

# POLK COUNTY DEVELOPMENT REVIEW COMMITTEE CASE OVERVIEW

<b>DRC Date:</b>	September 29, 2016	<b>Level of Review:</b>	4
<b>PC Date:</b>	December 7, 2016	<b>Type:</b>	Conditional Use
<b>BoCC Date:</b>	n/a	<b>Case Numbers:</b>	CU 16-27
<b>Applicant:</b>	Pickett Engineering Inc.	<b>Case Name:</b>	Mine&Mill Road Salvage Yard
		<b>Case Planner:</b>	Erik Peterson, AICP

<b>Request:</b>	Salvage Yard including auto salvage and metals recycling.
<b>Location:</b>	2880 Mine and Mill Road, east of Combee Road, south of Lunar Circle, West of Crystal Hills Drive, north of Maine Avenue, east of the City of Lakeland in Section 27, Township 28, and Range 24.
<b>Property Owner:</b>	NatransUSA Inc.
<b>Parcel Size (Number):</b>	±10.07 acres (242827-000000-041030,041033, and 041032)
<b>Future Land Use:</b>	Industrial (IND)
<b>Development Area:</b>	Transit Supportive Development Area (TSDA)
<b>Nearest Municipality:</b>	City of Lakeland (0.4 miles)
<b>DRC Recommendation:</b>	Pending Review
<b>Planning Commission Vote:</b>	Pending Hearing

**Location**



**2016 Aerial Photo**



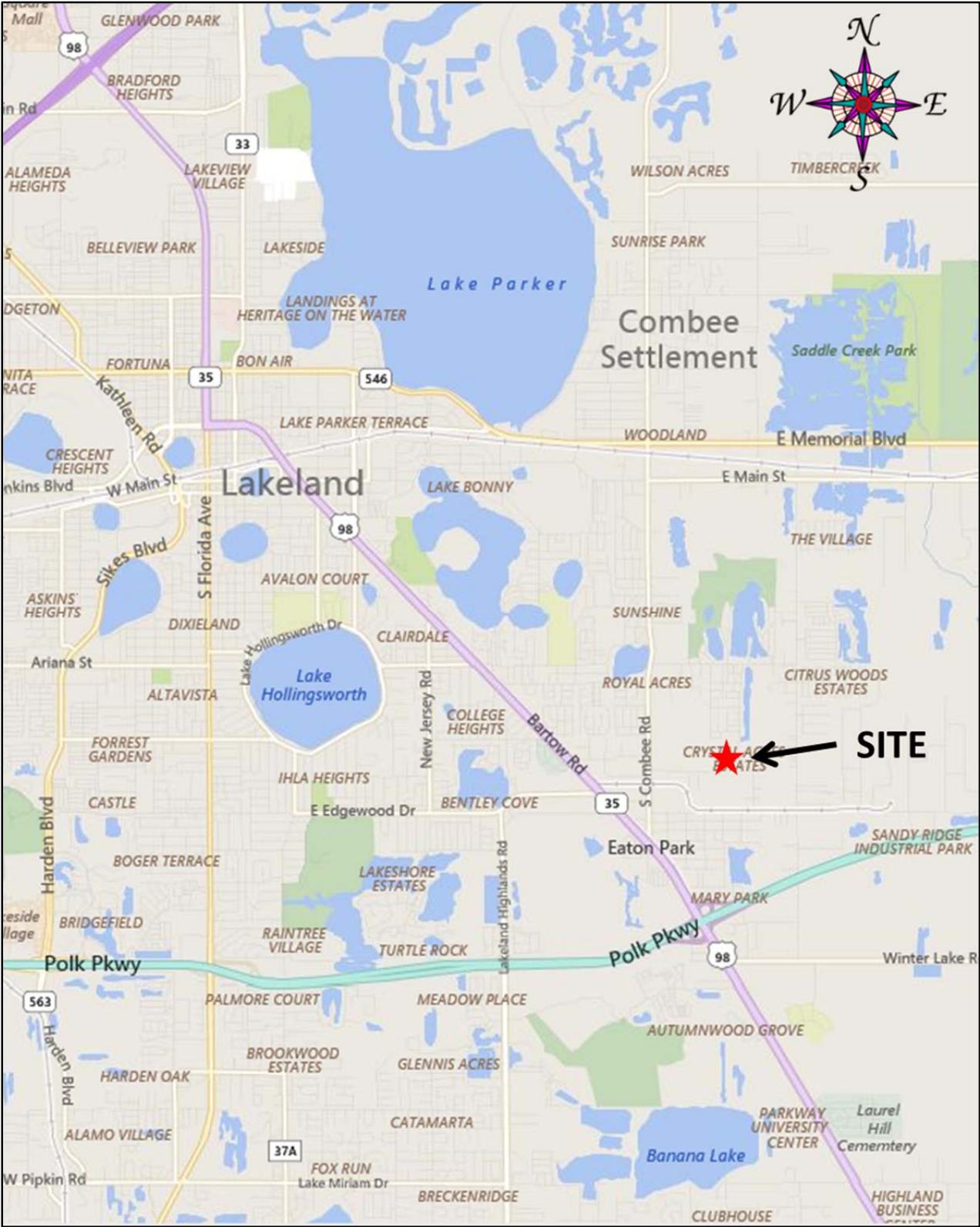
## Summary:

The Future Land Use on the property along with others was recently changed to Industrial (IND) from Business Park Center-2 (BPC-2) under Case # CPA 16C-02. One of the reasons for the change was so that NatransUSA Inc. an auto parts recovery business can reach compliance with outstanding code violations. In addition to the conditions that may be placed on the property through this hearing, the applicant will not be allowed to store vehicles or salvage materials within 300 feet of a residential property and meet the following standard conditions as well:

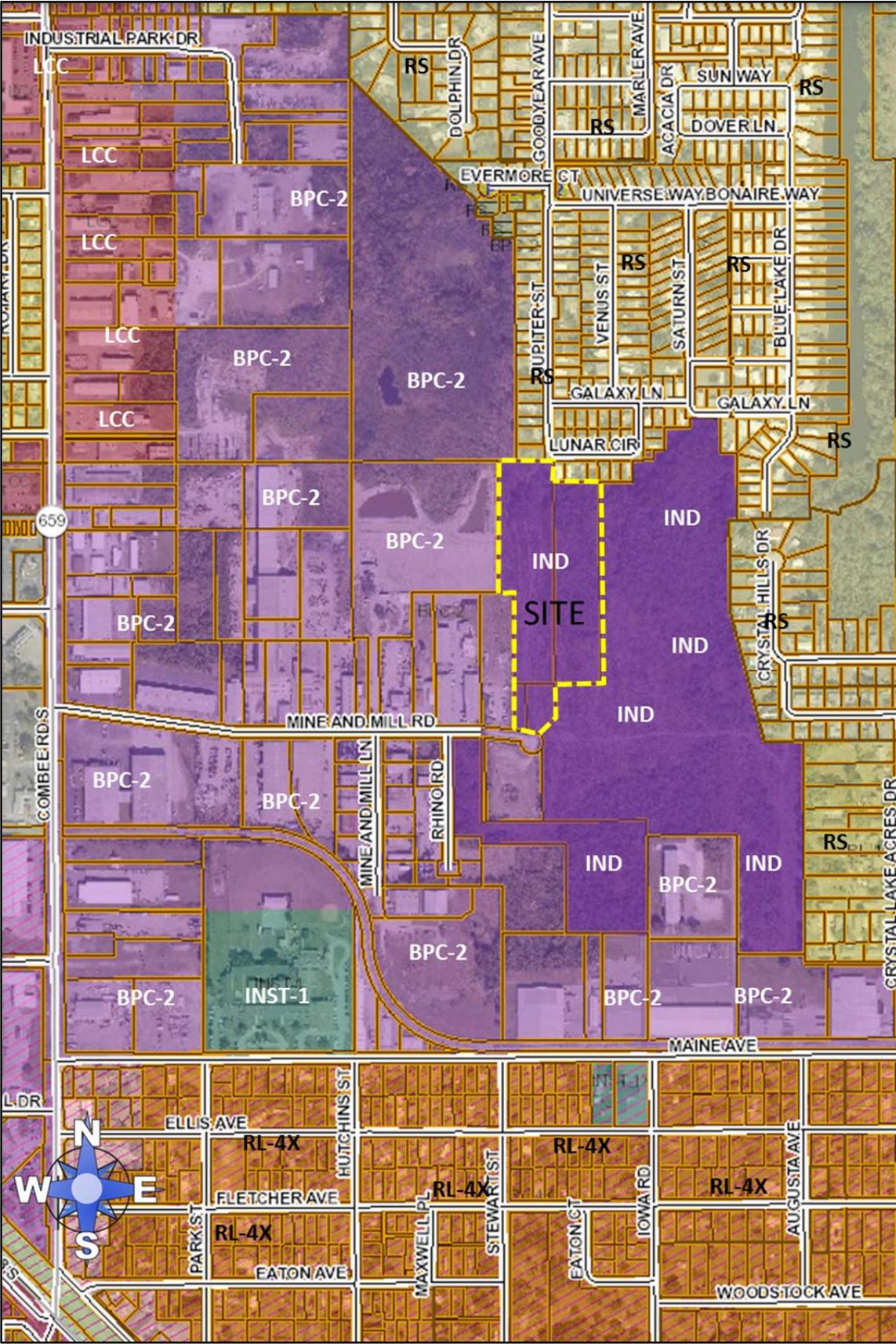
1. *No scrap, machinery, junk, debris, vehicles, vehicle parts, or other materials may be stored closer than 15 feet from any property line. Said materials shall not be visible from public roadways or residential dwellings.*
2. *No junk or vehicles, including automobiles and trucks, shall be burned in or on any premises occupied as a salvage yard.*
3. *All salvage yards shall be maintained so as not to create environmental or health hazards that pose a threat to ground or surface water quality, air quality, wildlife, or humans. All fluids shall be drained from vehicles stored in any salvage yard.*
4. *Entrance gates shall be set back a minimum of 50 feet from any street right of way.*
5. *Salvage yards shall have direct and primary access to a paved collector or arterial road. Direct access from any local or residential street shall be prohibited.*
6. *In addition to the Type C buffering requirements of Section 720, all salvage yards shall provide a solid perimeter wall or fence (excluding sheet metal), which is interior to any required landscaping material, and which is a minimum of six feet and a maximum of 10 feet in height from the average grade of the property.*
7. *Prior to establishing or operating any salvage yard, the operator shall obtain an Operating Permit from the County in accordance with the following:*
  - a. *An application for an Operating Permit shall be required to undergo a Level 2 Review (refer to Section 905). Applications shall include the name, address, and phone number of the local salvage yard operator or agent.*
  - b. *A valid Operating Permit shall be prominently displayed in the office of the firm operating the salvage yard, and shall be renewed prior to January 1st of each year in operation. Operating permit renewals shall undergo a Level 1 Review (refer to Section 904).*
  - c. *In the event of sale or transfer of ownership of a salvage yard, an operating permit may be re issued to the new operator, under the same conditions, requirements, and agreements as were applicable to the previous owner, at the time of sale. Application for the re issuance of an annual operating permit may be made prior to the sale or filed within 10 days after the closing date of the sale. Failure to comply with this Section shall cause a current operating permit to become invalid.*
  - d. *Provide documentation of Industrial permits from the Department of Environmental Protection.*

## **Exhibits**

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|-------------|--|
| Exhibit – 1 | Location Map                             |
| Exhibit – 2 | Future Land Uses                         |
| Exhibit – 3 | 2016 Aerial Photo                        |
| Exhibit – 4 | 2016 Aerial of Industrial District       |
| Exhibit – 5 | Site Plan                                |
| Exhibit – 6 | 2016 Aerial View w/ Site Plan Annotation |



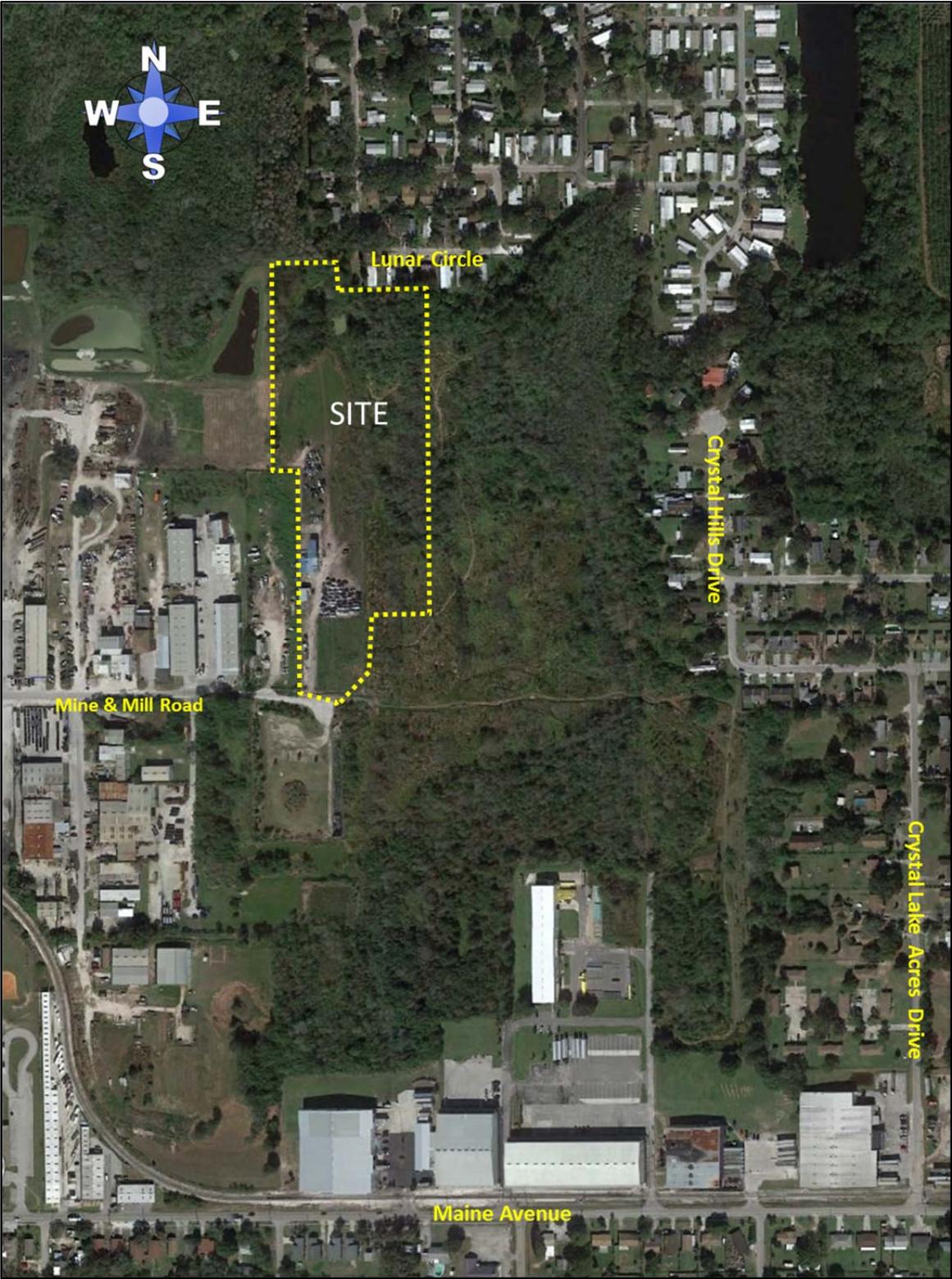
LOCATION MAP



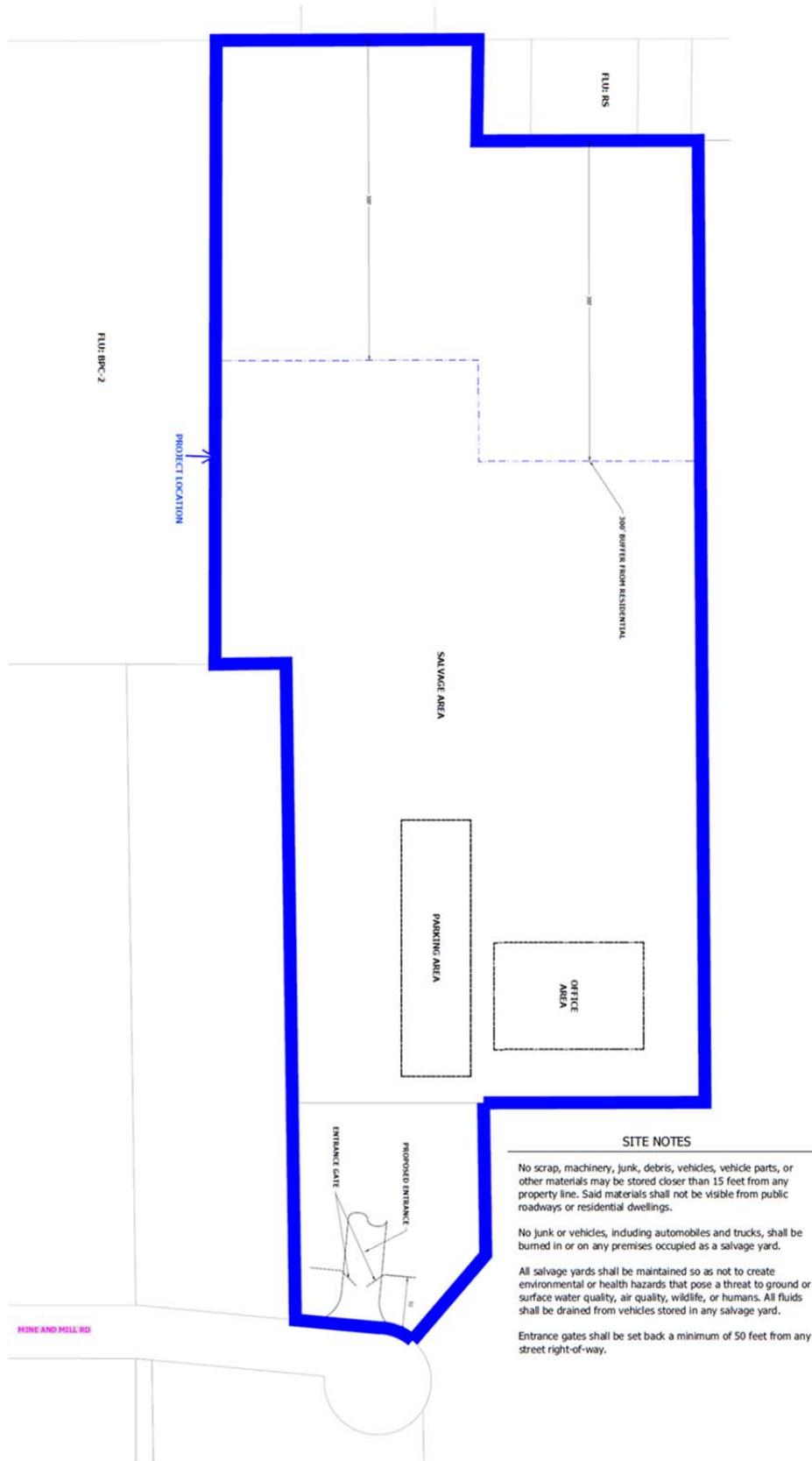
FUTURE LAND USES



2016 AERIAL PHOTO



2016 Aerial View of Industrial District



Site Plan



2016 Aerial View w/ Site Plan Annotation