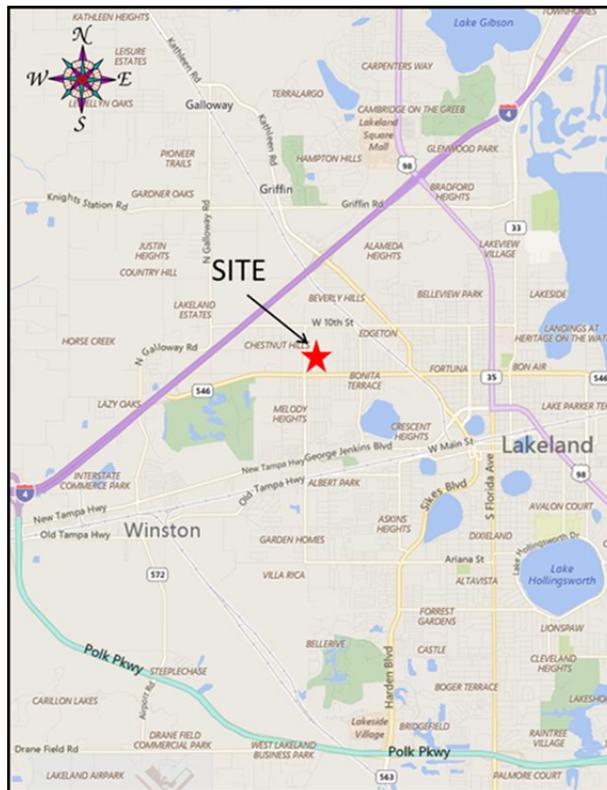


POLK COUNTY DEVELOPMENT REVIEW COMMITTEE CASE OVERVIEW

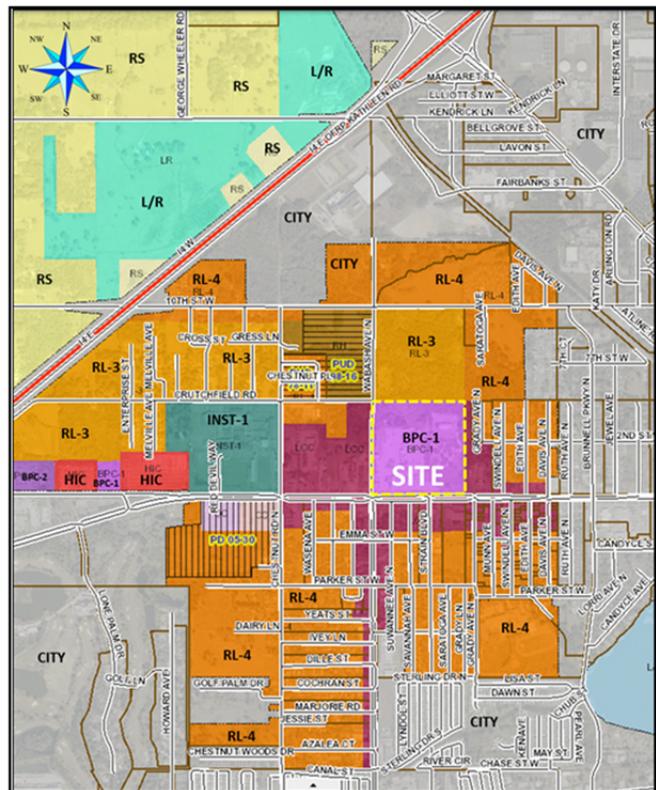
DRC Date:	April 7, 2016	Level of Review:	4
PC Date:	June 1, 2016	Type:	LDC Sub-district Change
BoCC Date:	June 21, 2016	Case Numbers:	LDC 16D-06 DMS#58584
Applicant:	MP Lakeland Logistics JV Company LLC	Case Name:	Lakeland Logistics
		Case Planner:	Erik Peterson, AICP

Request:	Change the Land Use District designation on approximately 37.93+/- acres from Business Park Center-1 (BPC-1) to Business Park Center -2 (BPC-2) to enable outdoor storage of finished goods.
Location:	Northeast corner of North Wabash Avenue and Memorial Boulevard (U.S. Highway 92) north, south and west of the City of Lakeland in Section 11, Township 28, Range 23.
Property Owner:	MP Lakeland Logistics JV Company LLC
Parcel Size (Number):	±37.93
Future Land Use:	Business Park Center-1 (BPC-1)
Development Area:	Transit Supportive Development Area (TSDA)
Nearest Municipality:	City of Lakeland (±755 feet)
DRC Recommendation:	Pending Review
Planning Commission Vote:	Pending Hearing

Location



Future Land Use Map

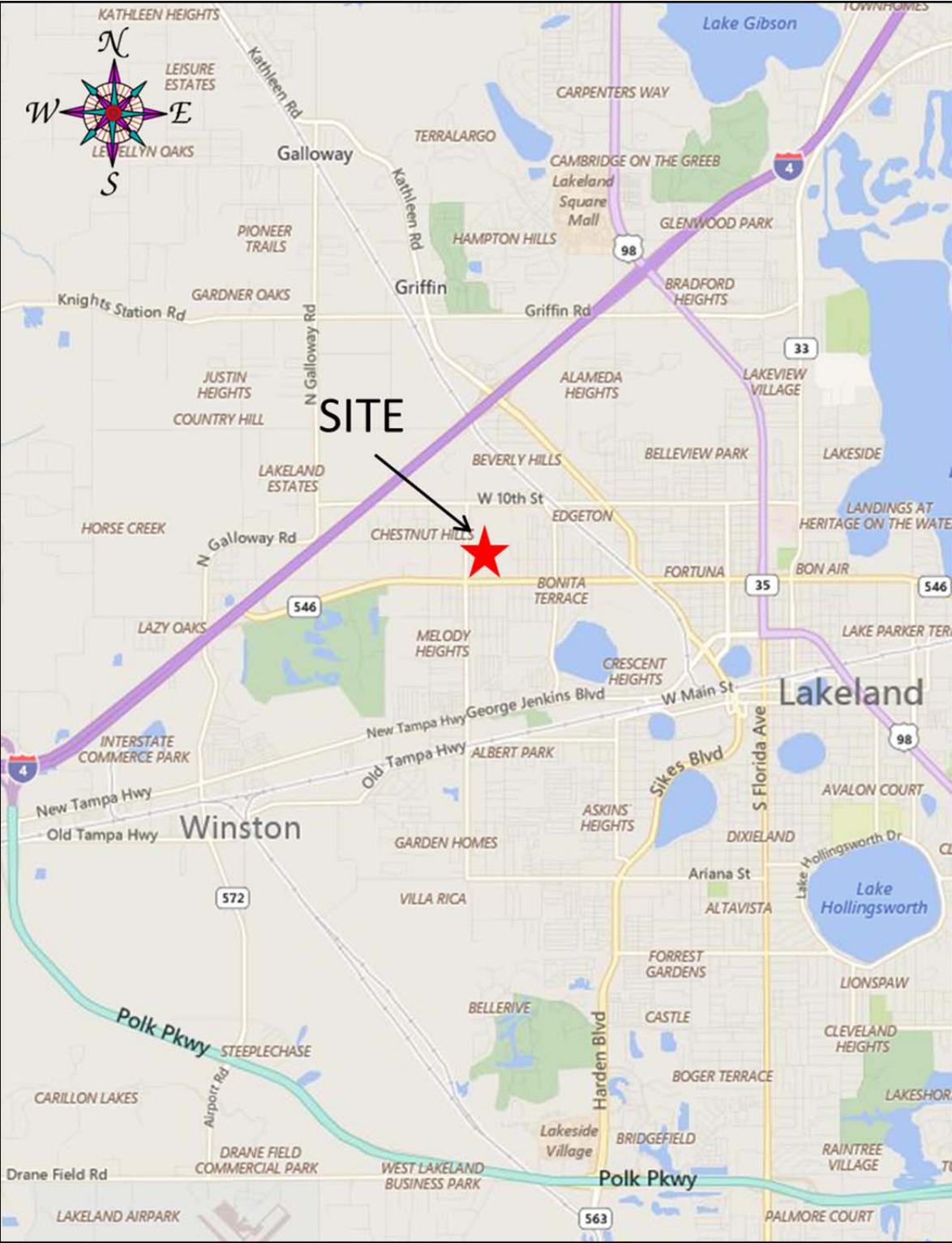


Summary:

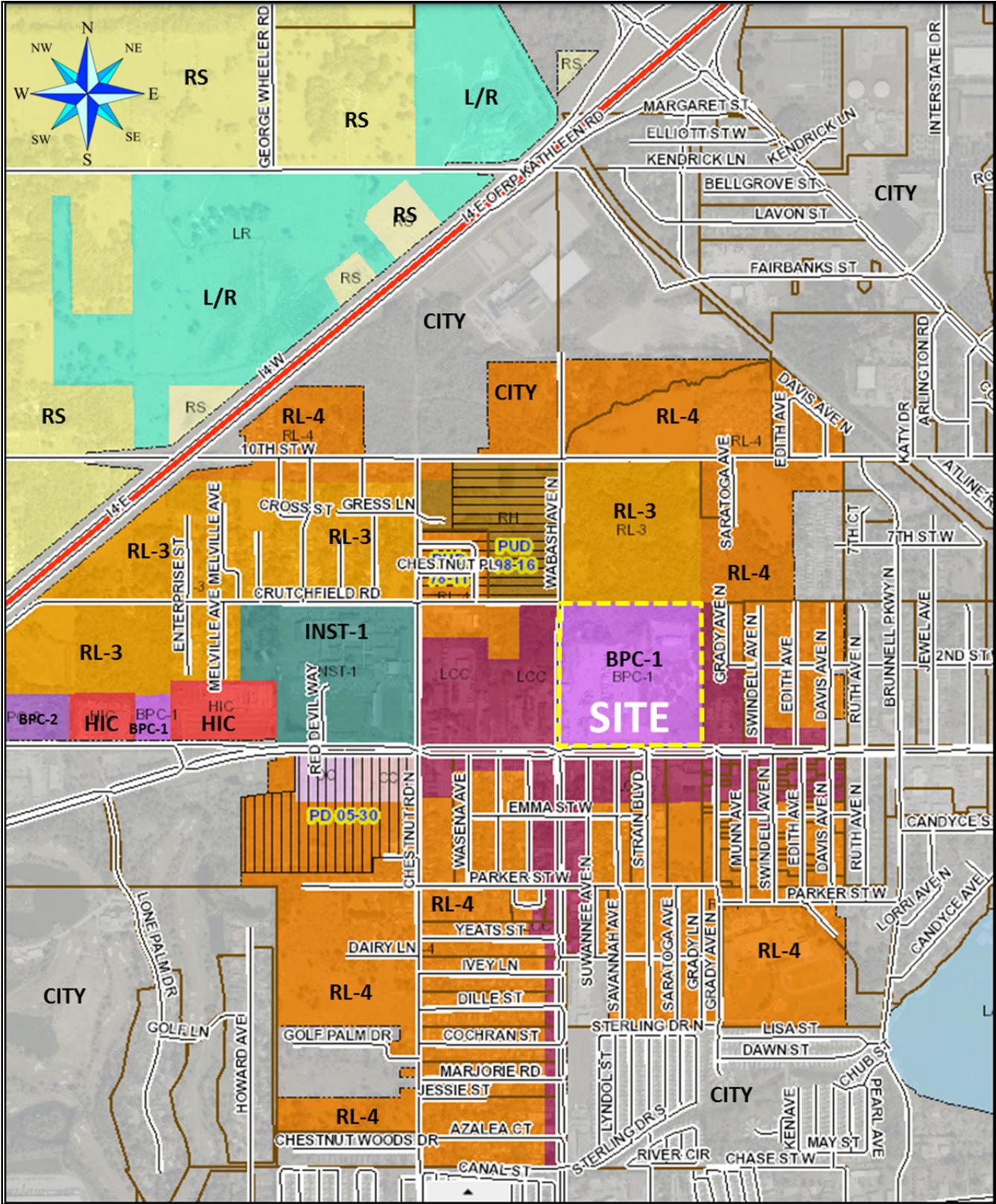
The Lakeland Logistics Center at 2011 U.S. Highway 92 is under construction for the first phase of a multi-phase project that includes a total of 490,000 square feet of warehousing and distribution along with commercial outparcels (see Exhibit 5). It was recently discovered that one of the potential tenants will require some area for outdoor storage. One of the primary differences between Business Park Center – 1 (BPC-1) and BPC-2 is the ability to store finished goods outside. This requirement is listed in Section 206.O.2 of the Land Development Code. The Comprehensive Plan requires outdoor storage in the BPC districts to be screen from offsite view.

Exhibits

- Exhibit – 1 Location Map
- Exhibit – 2 Future Land Uses
- Exhibit – 3 2016 Aerial Photo
- Exhibit – 4 2016 Aerial Close-up
- Exhibit – 5 Site Plan
- Exhibit – 6 Comparison of Permitted and Conditional Uses in BPC 1 & 2



LOCATION MAP



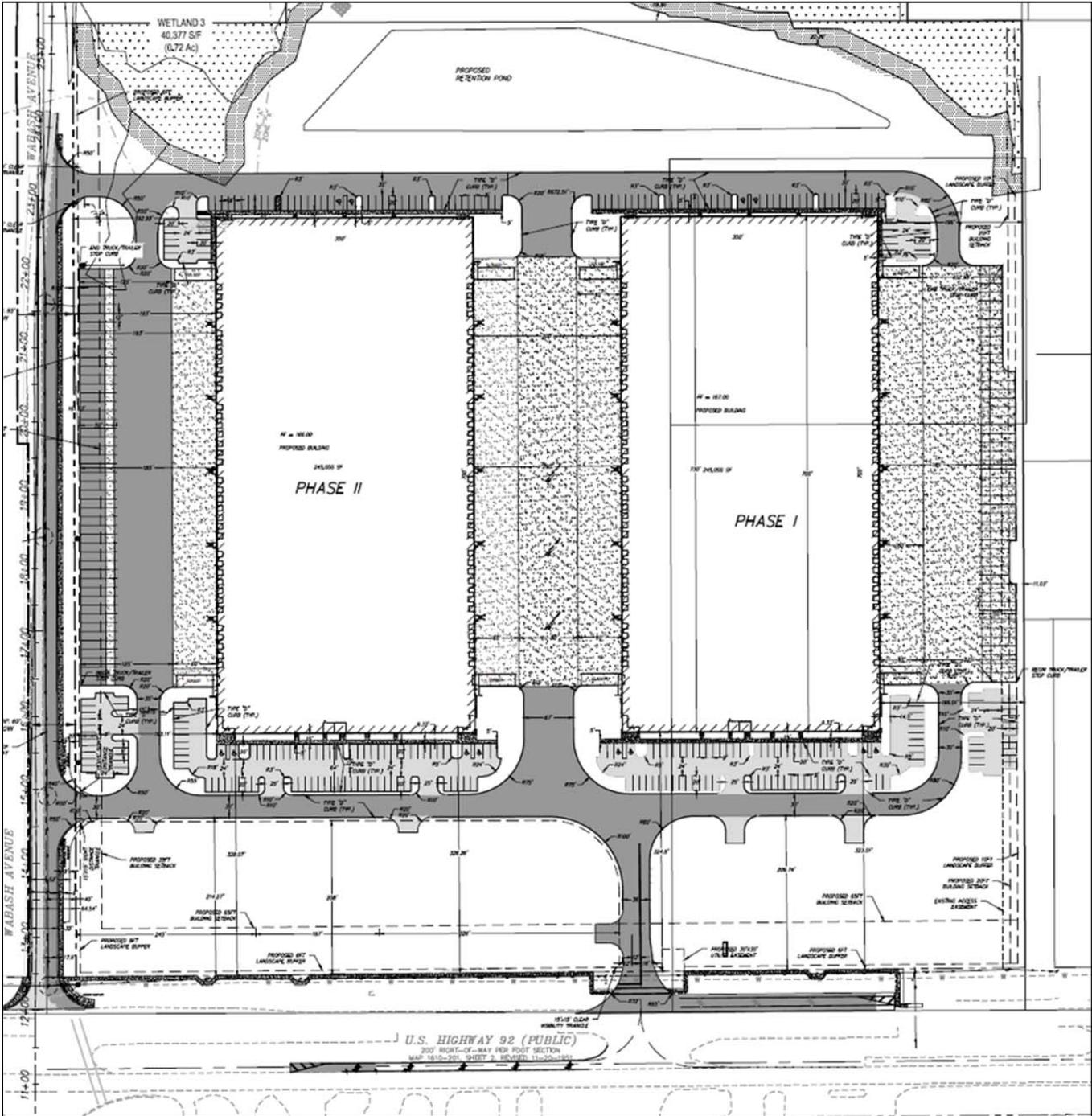
FUTURE LAND USES



2016 AERIAL PHOTO



2016 Aerial Close-Up



Site Plan

Comparison of Permitted and Conditional Uses

(differences indicated in bold font)

District	Permitted Uses	Administrative Review	Public Hearing(s) Required
<p style="text-align: center;">BPC-1 <i>Business Park Center-1</i></p>	<p>Nurseries and Greenhouses General Farming Government Facility Office Office Park Personal Services Printing & Publishing Research & Development Transit Facility Warehousing Wholesale</p>	<p>Alcohol Package Sales Bars, Taverns, Lounges Commercial Vehicle Parking Monopole Towers Community Center Convenience Store Cultural Facility Financial Institution Gas Station Golf Course Heavy Equipment sales & service Heliports Helistops Hotels & Motels Light Manufacturing Retail Nursery Passive Recreation Religious Institution Restaurant Retail under 65,000SF Leisure/Special Interest School Technical/Vocational School Trade/Training School Class 1&2 Utilities</p>	<p>Multifamily 10-15 du/ac Agricultural Support Animal Farms & Aquiculture Airport Guyed or Lattice Towers Dairy Lime Stabilization Facility Non-phosphate Mining Non-certified Low Power Plant Retail over 65,000SF Class III Utilities Water Ski Schools</p>
<p style="text-align: center;">BPC-2 <i>Business Park Center-2</i></p>	<p>Agricultural Support Animal Farms & Aquiculture Commercial Vehicle Parking General Farming Government Facility Office Office Park Personal Services Auto Body Vehicle Repair Mechanical Vehicle Repair Light Manufacturing Motor Freight Terminal Nurseries & Greenhouses Printing & Publishing Transit Facility Warehousing Wholesale</p>	<p>Farmworker Dormitory Alcohol Package Sales Bars, Taverns, Lounges Boarding & Breeding Exotic Spec. Boarding & Breeding Kennels Guyed or Lattice Towers Monopole Towers Community Center Convenience Store Cultural Facility Dairy General Farming Financial Institution Gas Station Golf Course Government Facility Heliports Helistops Hotels & Motels Livestock Auction Retail Nursery Outdoor Sales Passive Recreation Religious Institution Restaurant Retail under 65,000SF Leisure/Special Interest School Technical/Vocational School Trade/Training School Commercial Transit Class 1&2 Utilities Vehicle Recovery Service Veterinary Service</p>	<p>Non-certified High Power Plant Non-certified Low Power Plant Airport Lime Stabilization Facility Non-phosphate Mining Retail over 65,000SF Class III Utilities Water Ski Schools</p>