

PLANNING AND ZONING BOARD REPORT

PZB 21-01300002: City-initiated small-scale **Future Land Use Map (FLUM) amendment** (Ordinance 2021-18) and **Zoning Map amendment** (Ordinance 2021-19) on behalf of Dixie Capital Partners LLC in coordination with the City of Lake Worth Beach’s Electric Utility requesting:

- a FLUM amendment from the Mixed Use - East (MU-E) FLU to the Public (P) FLU, and
- a rezoning from the Mixed Use – Dixie Highway (MU-Dixie) zoning district to the Public (P) zoning district on properties located at 706 South H Street and 710 South H Street.

Transmittal Date: August 25, 2021

Meeting Date: September 1, 2021

Property Owner: Dixie Capital Partners LLC

Address: 706 South H Street and 710 South H Street

PCN: 38-43-44-21-15-223-0070 and 38-43-44-21-15-223-0060

Size: 13,488 square feet (0.31 acres)

General Location: Southeast corner of the 7th Avenue South and South H Street intersection

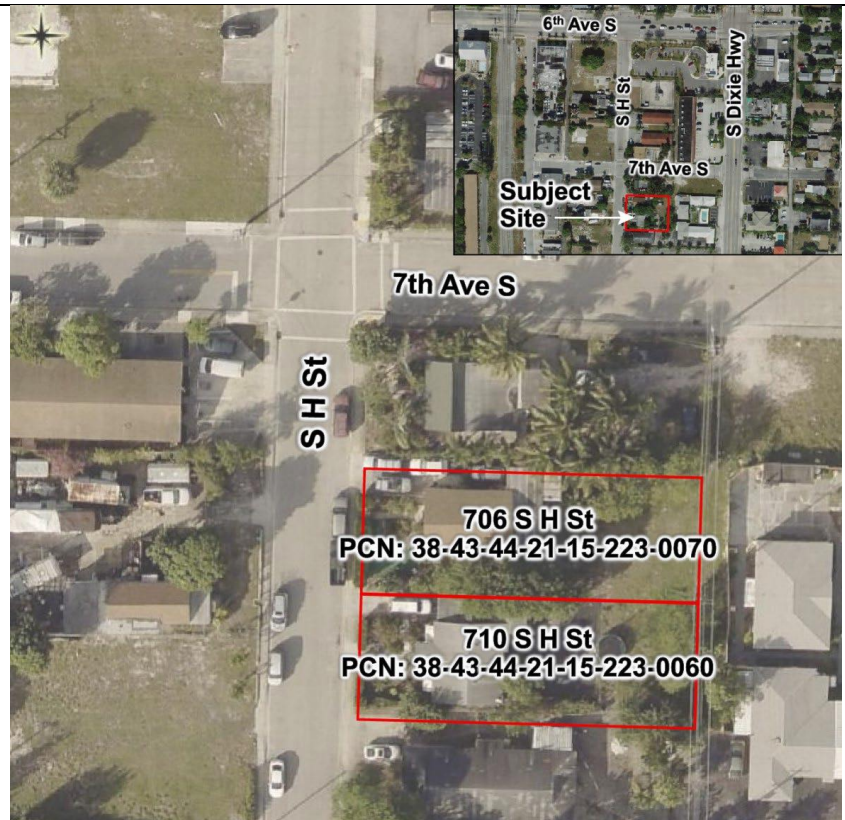
Existing Land Use: Two single-family residential homes

Current Future Land Use Designation: Mixed Use – East (MU- E)

Proposed Future Land Use Designation: Public (P)

Current Zoning District: Mixed Use – Dixie Highway (MU- DH)

Proposed Concurrent Zoning District: Public (P)



RECOMMENDATION

The data and analysis in support of the proposed FLUM amendment was prepared in accordance with F.S. 163.3177. The proposed FLUM amendment is consistent with the purpose, intent, and requirements of the Comprehensive Plan, including the level of service requirements and the Strategic Plan. **Therefore, a recommendation is provided to Planning & Zoning Board to recommend that the City Commission adopt the proposed small scale FLUM amendment.**

The proposed rezoning is consistent with the Comprehensive Plan, Strategic Plan, and the guidelines and standards found in the City of Lake Worth Beach Land Development Regulations (LDRs). **Therefore, a recommendation is provided to the Planning and Zoning Board to recommend that the City Commission adopt the proposed Zoning map amendment.**

PROJECT DESCRIPTION

The proposed City-initiated FLUM amendment would amend the FLU designation for approximately .31 acres (2 subject properties) from the Mixed Use - East (MU-E) FLU to the Public (P) FLU. The proposed concurrent rezoning request would amend the zoning district on the subject properties from the Mixed Use – Dixie Highway (MU-DH) district to the Public (P) district. The proposed map amendments would allow the development of a new Electrical Substation on the subject site which will serve and be owned by the City of Lake Worth Beach. Furthermore, the amendments are supported by and are consistent with the Comprehensive Plan and City Strategic Plan as described in the respective Comprehensive Plan and Strategic Plan Analysis sections of this report for each request.

The data and analysis section of this staff report for the FLUM amendment was prepared in accordance with the requirements of F.S. 163.3177 and provides relevant and appropriate data based the City's community goals and vision and consistency with level of service requirements. The proposed FLUM amendment is eligible for processing as a small-scale future land use map amendment per F.S.163.3187. If adopted, the proposed amendment would be sent to the Florida Department of Economic Opportunity (DEO) upon adoption and become effective 31 days after adoption if not challenged within the 30 days.

The data and analysis section of this staff report for the concurrent Zoning Map amendment analyzes the proposed request for consistency with the City's Comprehensive Plan, Strategic Plan, and LDR Section 23.2-36(4): Review Criteria for the Rezoning of Land.

COMMUNITY OUTREACH

Staff has not received letters of support or opposition for this application.

BACKGROUND

The proposed FLUM and Zoning Map amendments include two (2) parcels currently owned by Dixie Capital Partners LLC. The proposed relocation of the substation would allow for the eventual redevelopment of the existing substation site by Dixie Capital Partners LLC, which is located at 610 S H Street near the intersection of S H Street and the major thoroughfare of 6th Ave South. The sale of the subject property to the City of Lake Worth Beach is anticipated to occur sometime in 2022. The service capacity of the existing substation at 610 S H Street will be transferred to the new upgraded facility upon the completion of its construction. The subject site is located within the CRA boundaries.

FUTURE LAND USE MAP (FLUM) AMENDMENT ANALYSIS

The proposed Public (P) FLU for the subject properties is compatible with the Mixed Use- East (MU-E) FLU designations of surrounding properties. The following outlines the FLU designations for the adjacent areas:

- Future Land Use Map amendment for approximately .31 acres (2 properties) from Mixed Use – East (MU- E) to Public (P)

Subject Property FLU	Adjacent Direction	Adjacent Future Land Use	Existing Use
Mixed Use – East (MU- E)	North	Mixed Use – East (MU- E)	Single Family
Mixed Use – East (MU- E)	South	Mixed Use – East (MU- E)	Multifamily Apartments
Mixed Use – East (MU- E)	East	Mixed Use – East (MU- E)	Motel
Mixed Use – East (MU- E)	West	Mixed Use – East (MU- E)	Single Family Vacant Residential

The Public FLU designation allows for areas specifically used for public purposes and, in conjunction with the implementing Public zoning district, provides for various related uses including office and institutional uses. Use of this site as described will help the City of Lake Worth Beach provide necessary utility facilities to support the surrounding areas and future development enumerated in its Strategic Plan and is consistent with the Comprehensive Plan.

The proposed FLUM amendment is consistent and in support of the following associated Objectives and Policies of the City of Lake Worth Beach’s Comprehensive Plan. The underlined text below emphasizes key concepts, strategies and objectives within these objectives and policies that are furthered by the subject amendments. However, it should be noted that per F.S. 163.3208, substations are permitted in all land use categories by the Florida Statutes. As the local electric utility is owned by the City, the local preference is for all City facilities to be located within a public future land use designation and zoning district. Substations are permitted in the Public (P) zoning district, which is the implementing zoning district for the Public (P) future land use designation. Therefore, while the proposed FLUM amendment is not required under Florida Statute, the local preference is for the City’s FLUM and Zoning Map to reflect the location of this type publicly owned facility.

1. FUTURE LAND USE ELEMENT

- Objective 1.3.4:** To coordinate future land uses with availability of facilities and services.
- Objective 1.3.5:** To encourage the availability of suitable land for utility facilities necessary to support proposed development.
- Policy 1.3.5.1: Suitable land shall be dedicated or reserved by the developers or reserved by the City for utility facilities necessary to support proposed development.
- Policy 1.3.5.3: Electric substations and Utility uses shall be allowed in all future land use categories except in Conservation areas or areas designated as Historic Districts, provided the uses are consistent with the provisions of the Comprehensive Plan and the Land Development

Regulations. Electric facilities shall comply with the provisions of F.S. 163.3208., which establishes compatibility standards, procedures for the review of applications for location of a new substation.

2. INFRASTRUCTURE ELEMENT

Objective 4.1.21: To plan for and assure an adequate electric service to meet the needs of all residents and non-residential establishments within the City of Lake Worth and within the City's service area during planning horizon.

Policy 4.1.21.2: Based upon the overall level of service data and analysis in the City's Electric Utility Plan, the City will review future demands to verify that any need for future expansion of Electric facilities is accounted for.

Objective 4.1.25: To encourage the availability of suitable land for utility facilities necessary to support proposed development.

Policy 4.1.25.1: Electric substations and Utility uses shall be allowed in all future land use categories except in Conservation areas or areas designated as Historic Districts, provided the uses are consistent with the provisions of the Comprehensive Plan and the Land Development Regulations. Electric facilities shall comply with the provisions of F.S. 163.3208., which establishes compatibility standards, procedures for the review of applications for location of a new substation.

Consistency with the Strategic Plan

The proposed amendments further the City's Strategic Plan that is committed to building a vibrant and diverse economy, planning thoughtfully for the future, and supporting the Strategic Pillars of Positioning Lake Worth Beach to be a Competitive viable location of choice, Strengthening Lake Worth Beach as a "Community of Neighborhoods", and Navigating towards a sustainable community.

Specifically, the proposed amendments , if approved, would be consistent with Strategic Plan Pillar I.E: Provide superior public amenities and services to retain existing and entice new residences and businesses and Pillar II.C: Sustain infrastructure investments. The proposal is necessary as the existing substation 610 is proposed to be relocated to the subject site.

Level of Service Analysis

Pursuant to Chapter 163 of the Florida Statutes, any FLU amendment must be evaluated to determine if the proposed future land use will have a significant impact on the long range level of service (LOS) for public facilities (i.e. drainage, potable water, wastewater, solid waste, parks, schools, and traffic) that service the property and the surrounding area. The LOS for public facilities is analyzed based on the maximum development potential for the existing and proposed FLU, and whether or not each public facility has capacity to accommodate any additional demands.

According to the City's Comprehensive Plan, the maximum development potential change is for the existing Mixed Use – East FLU at 30 du/acre to the proposed Public FLU at 0 du/acre resulting in a decrease of 30 du/acre. Public FLU generates less service demands than the Mixed Use – East FLU. Analysis of the decreased density (30 du/acre to 0 du/acre= 0 du/acre) on the long range Level of Service (LOS) impacts concluded community facilities and services are available in the area to sustain the future demands and long range LOS can be met with current and planned system capacities. The decrease from 30 du/acre to 0 du/ac results in a decrease of facilities and services needed (at an average household size of 2.53 people per household per Comprehensive Plan Future Land Use Data and Analysis). Public FLU generates less service demands than the Mixed Use- East FLU. The following table provides a LOS summary.

FLUM AMENDMENT LOS SUMMARY TABLE

Type of Facility:	Existing FLU Designations: (at 30 du/acre for Mixed Use – East (MU- E))	Proposed FLU Designations: (at 0 du/acre for Public)
Drainage	3-year, 1-hour storm duration, as recorded in the FDOT Drainage Manual IDF curves, current edition and fully contained onsite.	3-year, 1-hour storm duration Both FLU designations meet the 3 yr. – 1 hr. drainage LOS requirements. Site improvements may be required to provide drainage collection and conveyance systems to positive outfall.
Potable Water	105 GPCD (gallons per capita per day) 105 gpcd x 30 du/acre x 2.53 pph =7,970	105 gpcd x 0 du/acre x 2.53 pph = 0 Decrease of 7,970 gpcpd Public use generates less demand than single family residential development The City facilities have available capacity to accommodate the decreased demand.
Sanitary Sewer	Collection and treatment of 100 gallons per capita per day at secondary treatment level, or 250 gallons per ERU per day. 100 gpcd x 30 du/acre x 2.53 pph =7,590	100 gpcd x 0 du/acre x 2.53 pph = 0 Decrease of 7,590 gpcpd Public use generates less demand than single family residential development The City facilities have available capacity to accommodate the decreased demand.
Solid Waste	Collection and disposal of 6.5 pounds of solid waste per capita per day. 6.5 lbs/pcd x 30 du/acre x 2.53 pph x 365 days/year / 2,000 = 90 Tons/year	Solid waste pickup will be located on the property and is substantially less than the potential impacts of residential development. The Solid Waste Authority has available capacity to accommodate the demand of the proposed facility.
Parks	2.5 acres of community parks for every 1,000 persons and 2.0 acres of neighborhood parks for every 1,000 persons. .31 acre x 30 du/acre = 9 du x 2.53 pph/du= 23 persons	.31 acres x 0 du/ac = 0 du/ac x 2.53 pph/du = 0 persons Decrease of 9 du = decrease of 23 persons
Schools	9 du	0 du/acre x 3.71 ac= 0 du Decrease of 9 du School District to determine impact of decreased units; School Capacity Availability Determination

<p>Traffic</p>	<p>.31 acre x 30 du/acre = 9 du 9 du x 5.44 daily trips* = 49 Daily Trips</p> <p>* ITE 10th Edition Trip Generation Rates</p>	<p>Public use generates less daily trips than single family residential development LOS D Decrease of daily trips Capacity is available to accommodate the decreased demand.</p>
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ZONING MAP AMENDMENT ANALYSIS

Consistency with the Comprehensive Plan and Strategic Plan

The subject site currently has a Future Land Use designation of Mixed Use – East (MU-E). Per Policy 1.1.1.5, the MU-E future land use is intended to provide a mixture of residential, office, service and commercial retail uses within specific areas east of I-95, near or adjacent to the central commercial core and major thoroughfares of the City. The subject proposal for an electric substation includes the rezoning being reviewed concurrently with a FLU Map Amendment (FLUM) requesting to change the FLU of 706 and 710 S H Street from MU-E to Public to accommodate appropriate public uses that serve the surrounding areas. The Public zoning district is not an implementing zoning district of the MU-E FLU designation. Per Policy 1.1.1.15, the Public FLU is designated to have a corresponding zoning district of Public. Per Section 23.3-26 of the Land Development Regulations, "...the Public district designates locations for public schools and municipal facilities including City Hall, City Hall Annex, Lake Worth Public Library, Pine Crest Cemetery and the reclaimed landfill site at the southern city limits. It also provides for publicly owned utility facilities. Because of the diverse variety of uses permitted in the Public district and the mapping of the district throughout the city, all uses are permitted as conditional uses. The P public district implements the P public land use category of the Lake Worth Comprehensive Plan."

The City’s Strategic Plan sets goals and ideals for the City’s future vision and lays out methods to achieve them. The proposed concurrent amendments to the FLUM and the Zoning are required for consistency with the Comprehensive Plan. The proposal, if approved, would be consistent with Strategic Plan Pillar I.E: Provide superior public amenities and services to retain existing and entice new residences and businesses and Pillar II.C: Sustain infrastructure investments. The proposal is necessary as the existing substation 610 is proposed to be relocated to the subject site.

Based on the analysis above, the proposed rezoning and FLUM amendment are consistent with the goals, objectives, and polices of the City of Lake Worth Beach’s Comprehensive Plan and the Strategic Plan.

Consistency with the City’s Land Development Regulations

If the rezoning and FLUM amendment are approved, the new Public zoning district would be consistent with the purpose and intent of the Public FLU designation. Additionally, the proposed use of a substation would be consistent with the Public zoning district.

The LDRs also require all rezoning requests with a concurrent Future Land Use Map (FLUM) Amendment be analyzed for consistency with the review criteria in Section 23.2-36(4). Staff’s full analysis of the review criteria is provided below. The analysis demonstrates that the proposed rezoning complies with the review criteria and that the required findings can be made in support of the rezoning.

Section 23.2-36(4): Review Criteria for the Rezoning of Land

The Department of Community Sustainability is tasked in the Code to review rezoning applications for consistency with the findings for granting rezoning applications in LDR Section 23.2-36 and to provide a recommendation for whether the application should be approved, approved with conditions, or denied.

At the hearing on the application, the Planning and Zoning Board or Historic Resources Preservation Board shall consider the rezoning/FLUM amendment application and request, the staff report including recommendations of staff, and shall receive testimony and information from the petitioner, the owner, city staff, and public comment. At the conclusion of the hearing, the Board shall make a recommendation on the rezoning/FLUM amendment request to the City Commission.

The land development regulations require all rezoning requests with a concurrent FLUM Amendment be analyzed for consistency with **Section 23.2-36(4)**. Staff has reviewed the rezoning against this section and has determined that the rezoning complies with the following review criteria:

a. Consistency: Whether the proposed rezoning amendment would be consistent with the purpose and intent of the applicable comprehensive plan policies, redevelopment plans, and land development regulations. Approvals of a request to rezone to a planned zoning district may include limitations or requirements imposed on the master plan in order to maintain such consistency.

Analysis: If the FLUM amendment and the rezoning are approved, the new P zoning district would be consistent with the purpose and intent of the P FLU designation. The rezoning request furthers the implementation of the City’s Comprehensive Plan with the proposed adoption of a zoning district for the proposed use of a substation that is consistent with the P FLU designation on the subject sites. **Meets Criterion.**

b. Land use pattern. Whether the proposed FLUM amendment would be contrary to the established land use pattern, or would create an isolated land use classification unrelated to adjacent and nearby classifications, or would constitute a grant of special privilege to an individual property owner as contrasted with the protection of the public welfare. This factor is not intended to exclude FLUM amendments that would result in more desirable and sustainable growth for the community.

Analysis: The rezoning request will not be contrary or incompatible to the established land pattern, nor will it create an isolated zoning district unrelated to the adjacent and nearby classifications or constitute a grant of special privilege to the petitioner as contrasted with the protection of the public welfare. As evidenced in Future Land Use Element Policy 1.3.5.3 and Infrastructure Policy 4.1.25.1, an electrical substation is an essential use and shall be allowed in all future land use categories, except Conservation areas or Historic Districts. Below is a table outlining the existing zoning and future land use designations of adjacent properties. **Meets Criterion.**

Subject Property FLU	Adjacent Direction	Adjacent Future Land Use Designations	Adjacent Zoning Districts	Existing Use
Mixed Use – East (MU- E)	North	Mixed Use – East (MU- E)	Mixed Use – Dixie Highway (MU-DH)	Single Family
Mixed Use – East (MU- E)	South	Mixed Use – East (MU- E)	Mixed Use – Dixie Highway (MU-DH)	Multifamily Apartments
Mixed Use – East (MU- E)	East	Mixed Use – East (MU- E)	Mixed Use – Dixie Highway (MU-DH)	Motel
Mixed Use – East (MU- E)	West	Mixed Use – East (MU- E)	Mixed Use – Dixie Highway (MU-DH)	Single Family Vacant Residential

c. Sustainability: Whether the proposed rezoning would support the integration of a mix of land uses consistent with smart growth or sustainability initiatives, with an emphasis on 1) complementary land uses; 2) access to alternative modes of transportation; and 3) interconnectivity within the project and between adjacent properties.

Analysis: The proposed rezoning to Public will allow for the development of an electrical substation. This use is essential to the City and is consistent with the Sustainability initiative of the City of Lake Worth Beach. Public uses such as substations are considered supportive uses in function and nature to residential uses. Approval of the rezoning will allow for continuation of public uses that are complementary to and serve the properties' existing surrounding residential and hotel uses as well as any future uses allowed in the surrounding Mixed Use – East zoning district. **Meets Criterion.**

d. Availability of public services/infrastructure: Requests for rezoning to planned zoning districts shall be subject to review pursuant to section 23.5-2.

Analysis: This criterion is only applicable to requests to rezone land to a planned zoning district. As this request seeks approval to rezone the subject properties to the conventional Public zoning district and not a planned development district, this criterion does not apply. **Criterion not applicable.**

e. Compatibility: The application shall consider the following compatibility factors:

1. Whether the proposed FLUM amendment would be compatible with the current and future use of adjacent and nearby properties, or would negatively affect the property values of adjacent and nearby properties.

Analysis: The proposed Public (P) FLU for the subject properties is compatible with the existing and future land uses of adjacent and nearby properties, and will not negatively affect the property values of the neighborhood. The existing zoning district of the subject site is not reflective of the current residential use of the site. Rezoning of the subject site and the land use change to Public will be consistent with the electrical substation, allow for future service expansion, and would not negatively affect the property values of properties. **Meets Criterion.**

f. Direct community sustainability and economic development benefits: For rezoning involving rezoning to a planned zoning district, the review shall consider the economic benefits of the proposed amendment, specifically, whether the proposal would:

1. Further implementation of the city's economic development (CED) program;
2. Contribute to the enhancement and diversification of the city's tax base;
3. Respond to the current market demand or community needs or provide services or retail choices not locally available;
4. Create new employment opportunities for the residents, with pay at or above the county average hourly wage;
5. Represent innovative methods/technologies, especially those promoting sustainability;
6. Support more efficient and sustainable use of land resources in furtherance of overall community health, safety and general welfare;
7. Be complementary to existing uses, thus fostering synergy effects; and
8. Alleviate blight/economic obsolescence of the subject area.

Analysis: The rezoning request does not include rezoning to a planned zoning district. As such, this criterion is not applicable. **Criterion not applicable.**

g. Economic development impact determination for conventional zoning districts: For rezoning to a conventional zoning district, the review shall consider whether the proposal would further the economic development program, and also determine whether the proposal would:

- A. Represent a potential decrease in the possible intensity of development, given the uses permitted in the proposed land use category; and

- B. Represent a potential decrease in the number of uses with high probable economic development benefits.

Analysis: While the P zoning district does not offer an increase in density from the Mixed Use – Dixie Highway zoning district, the proposed rezoning to the P zoning district will result in the addition of an electrical substation for the City. The substation use is consistent with the City’s goal to provide necessary utility services to the residents of Lake Worth Beach. **Meets Criterion.**

h. Commercial and industrial land supply. The review shall consider whether the proposed FLUM amendment would reduce the amount of land available for commercial/industrial development. If such determination is made, the approval can be recommended under the following conditions:

1. The size, shape, and/or location of the property makes it unsuitable for commercial/industrial development; or
2. The proposed FLUM amendment provides substantiated evidence of satisfying at least four (4) of the direct economic development benefits listed in subparagraph "f" above; and
3. The proposed FLUM amendment would result in comparable or higher employment numbers, building size and valuation than the potential of existing land use designation.

Analysis: The proposed rezoning would result in a reduction of the amount of land available for commercial development under the current Mixed Use Zoning, however it will accommodate a necessary use to serve the residents and nonresidential uses of the City. **Meets Criterion.**

i. Alternative sites. Whether there are sites available elsewhere in the city in zoning districts which already allow the desired use.

Analysis: The necessary electrical substation use is best suited at the subject site. There is an existing substation at 610 S H Street that will be relocated to the subject site. The subject site is the closest in proximity to the existing substation, thus having less of an impact on the City’s services. **Meets Criterion.**

j. A Master plan and site plan compliance with land development regulations. When master plan and site plan review are required pursuant to section 2.D.1.e. above, both shall comply with the requirements of the respective zoning district regulations of article III and the site development standards of section 23.2-32.

Analysis: The proposed electrical substation is subject to Site Plan review and will comply with Section 23.2-32 of the City’s Code. **Meets Criterion.**

The analysis has shown that the required findings can be made in support of the rezoning. Therefore, the proposed rezoning is consistent with the review criteria for rezoning as outlined in LDR Section 23.2-36.

CONCLUSION

The proposed FLUM amendment request is consistent with the purpose, intent, and requirements of the Comprehensive Plan. The proposed rezoning is also consistent with the purpose, intent, and requirements of the Comprehensive Plan and LDRs. Therefore, staff recommends that the Board recommend approval to the City Commission of both the FLUM amendment and the Zoning Map amendment based on the data and analysis in this report and the findings summarized below:

- The amendments are consistent with the City’s goals to encourage the availability of suitable land for utility facilities necessary to support proposed development and to allow Electric substations and Utility uses in all future land use categories.
- The amendments are consistent with the Strategic Plan’s goals of providing superior amenities and services to retain existing and entice new residents and businesses, and sustain infrastructure investments.

- The amendments are supported by and are consistent with the Comprehensive Plan and City Strategic Plan as described in the respective Comprehensive Plan and Strategic Plan Analysis sections of this report; and
- The FLUM amendment is supported by data and analysis prepared in accordance with the requirement of F.S. 163.3177 that provides relevant and appropriate data based the City's community goals and vision and consistency with level of service requirements.
- The Zoning Map amendment is consistent with the proposed FLUM amendment.

BOARD POTENTIAL MOTION:

One vote per ordinance is required:

I MOVE TO RECOMMEND APPROVAL OF the proposed amendment to the **Future Land Use Map (Ordinance 2021-18)** based on the data and analysis in the staff report and the testimony at the public hearing.

I MOVE TO NOT RECOMMEND APPROVAL OF the proposed amendment to the **Future Land Use Map (Ordinance 2021-18)** as the proposal is not consistent with the City's Comprehensive Plan and Strategic Plan for the following reasons [Board member please state reasons.]

AND

I MOVE TO RECOMMEND APPROVAL OF the proposed amendment to the **Zoning Map (Ordinance 2021-19)** based on the data and analysis in the staff report and the testimony at the public hearing.

I MOVE TO NOT RECOMMEND APPROVAL OF the proposed amendment to the **Zoning Map (Ordinance 2021-19)** as the proposal is not consistent with the City's Comprehensive Plan and Strategic Plan for the following reasons [Board member please state reasons.]

Consequent Action: The Planning and Zoning Board will be making a recommendation to the City Commission on the FLUM and Zoning Map amendment requests.

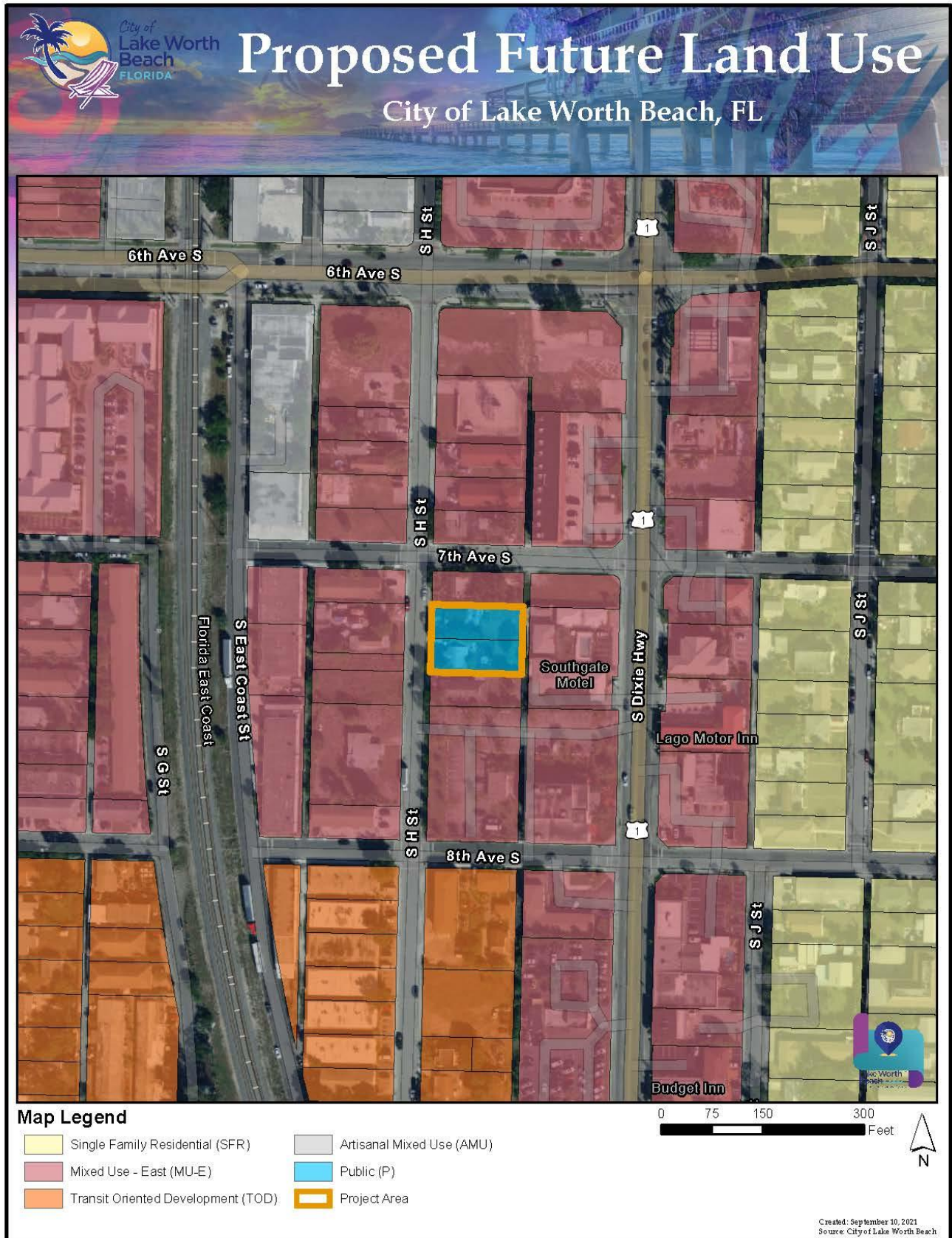
ATTACHMENTS

- A. Current FLU Map of property located at 706 South H Street and 710 South H Street (PCN #s 38-43-44-21-15-223-0070 and 38-43-44-21-15-223-0060)
- B. Proposed FLU Map of property located at 706 South H Street and 710 South H Street (PCN #s 38-43-44-21-15-223-0070 and 38-43-44-21-15-223-0060)
- C. Current Zoning Map of property located at 706 South H Street and 710 South H Street (PCN #s 38-43-44-21-15-223-0070 and 38-43-44-21-15-223-0060)
- D. Proposed Zoning Map of property located at 706 South H Street and 710 South H Street (PCN #s 38-43-44-21-15-223-0070 and 38-43-44-21-15-223-0060)

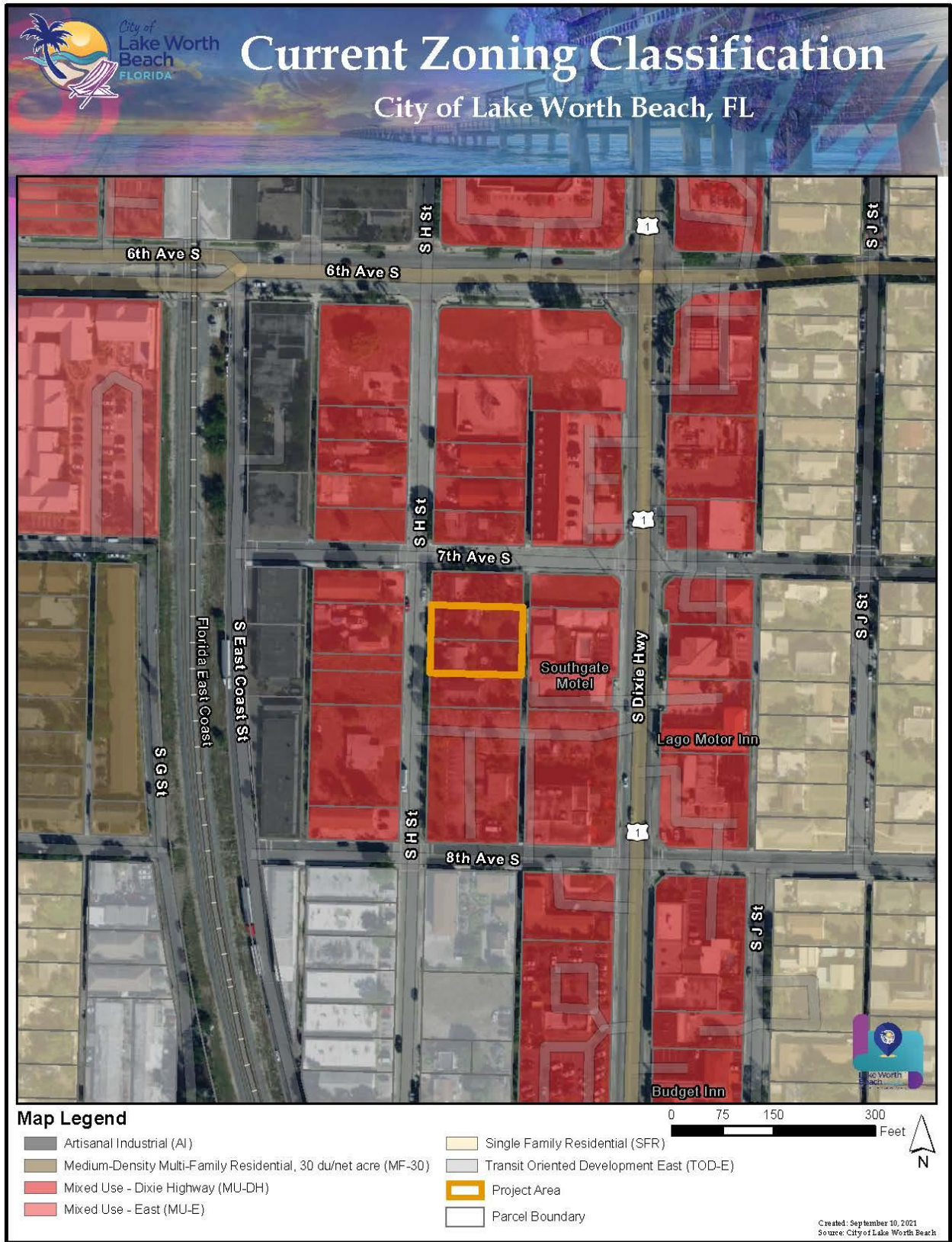
ATTACHMENT A
Current FLU Map of Subject Properties



ATTACHMENT B
Proposed FLU Map of Subject Properties



ATTACHMENT C
CURRENT ZONING MAP



ATTACHMENT D
PROPOSED ZONING MAP

