

**The Bee Ridge Park of Commerce (BRPOC) is currently labeled “PCD” - this is a broad land use designation.** Several parcels within this PCD are what are known as “bubbles.” That is, they have no specific use listed, and therefore are open to any of the Permitted (P) uses below for PCD, and potentially open to any of the Limited uses (L).

If the 7.7 acres of the BRPOC were converted to CN, then use on those 10 acres would be restricted to what is allowed for CN below.

## **PCD vs. CN by level of permission (Sarasota Cty Code Appendix 5)**

Info taken from the [Municode for Sarasota County](#)

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**According to the chart, everything that's permitted as CN is also permitted as PCD but not vice versa.**

**The ones marked with \* are permitted for both CN and PCD**

### **PCD - Permitted**

Townhouse (semi-attached, roof deck, stacked)

Multifamily (multiplex, apartment)

Upper story/attached residential

\* All community service

\* Family day care home

\* Large family child care home

\* Adult day care home (up to 6)

\* Adult day care facility (7 or more)

College or university

\* Day facility

Elementary, middle or high school

\* Vocational, trade or business school

All medical facilities except pain management clinics

\* All parks and open areas, except cemetery, wild animal sanctuary

All passenger terminals except limited airport, heliport

Places of worship

Neighborhood resource center

\* Minor utilities

\* Stormwater facility in different zoning district than principal use

All indoor recreation except bars are permitted/limited and indoor entertainment is limited/special exception

\* Clubs & lodges

Extreme sports facility

Firing, or archery range, indoor

Gymnastics facility, martial arts facility, fitness gym, dance studio, indoor sports academy

All offices

\* Community recreation facility

All commercial parking

Drive-thru (drive in) restaurants

All **retail sales and service** *except limited animal hospital, veterinary clinic, with or without animal boarding and limited convenience store with gas pumps, gas station with minim art*

Convenience store without gas pumps permitted

Drive-thru retail sales or service

Package store

Vehicle parts and accessories

Retail sales of lumber and building supplies up to 60,000 square feet gross floor area

All self-service storage

Car wash, full or self-service

All light industrial service, except crematorium

Research laboratory without manufacturing facility

All warehouse and freight movement, except stockpiling of sand and gravel

All wholesale trade

### **CN - Permitted**

All community services

Family day care home

Large family child care home

Adult day care home (up to 6)

Adult day care facility (7 or more)

Educational day facility

Vocational, trade or business school

All parks and open areas, except cemetery and wild animal sanctuary

Minor utilities

Stormwater facility in different zoning district than principal use

Clubs & lodges  
Community recreation facility

**PCD - Limited (Permitted with Limitations)**

- \* Live work unit
- \* Upper story/attached residential
- \* All group living except community residential home and group homes
- \* Boarding house, rooming house, fraternity or sorority
- \* Day care facility

Medical patient family accommodations

- \* Major utilities limited/special exception

Bars permitted/limited

- \* Entertainment indoors limited/special exception

Entertainment outdoors limited/special exception

Restaurants

Animal hospital, veterinary clinic, with or without animal boarding

Convenience store with gas pumps, gas station with mini -mart

All transient accommodations, except bed and breakfast

Vehicle service, general

**CN - Limited (Permitted with Limitations)**

Live work unit

Upper story/attached residential

All group living except community residential home and group homes

Boarding house, rooming house, fraternity or sorority

Day care facility

Medical facilities limited except no patient family accommodations or pain management clinics

Places of worship

Neighborhood resource center

Major utilities limited/special exception

Indoor recreation is limited exception

Bars are limited/special exception

Indoor Entertainment is limited/special exception

No extreme sports facilities

No firing or archery range, indoor

No Gymnastics facility, fitness gym, dance studio, indoor sports academy

All offices are limited/special exception

Restaurants limited/special exception

All retail sales are limited/special exception except drive-thru retail sales or service is limited only and garden center/outside merchandise is by special exception

All transient accommodations, including bed and breakfast are limited/special exception

**PCD - Special Exception**

All social service institutions except neighborhood resource center is permitted

Dog or horse track, jai-alai fronton

Polo club

Special events in conjunction with an approved outdoor recreation use

Garden center completely enclosed

Garden center/outside merchandise

Retail sales, over 60,000 square feet gross floor area in a single occupant building - SE

**CN - Special Exception**

College or university

Garden center/outside merchandise

Special events in conjunction with an approved outdoor recreation use