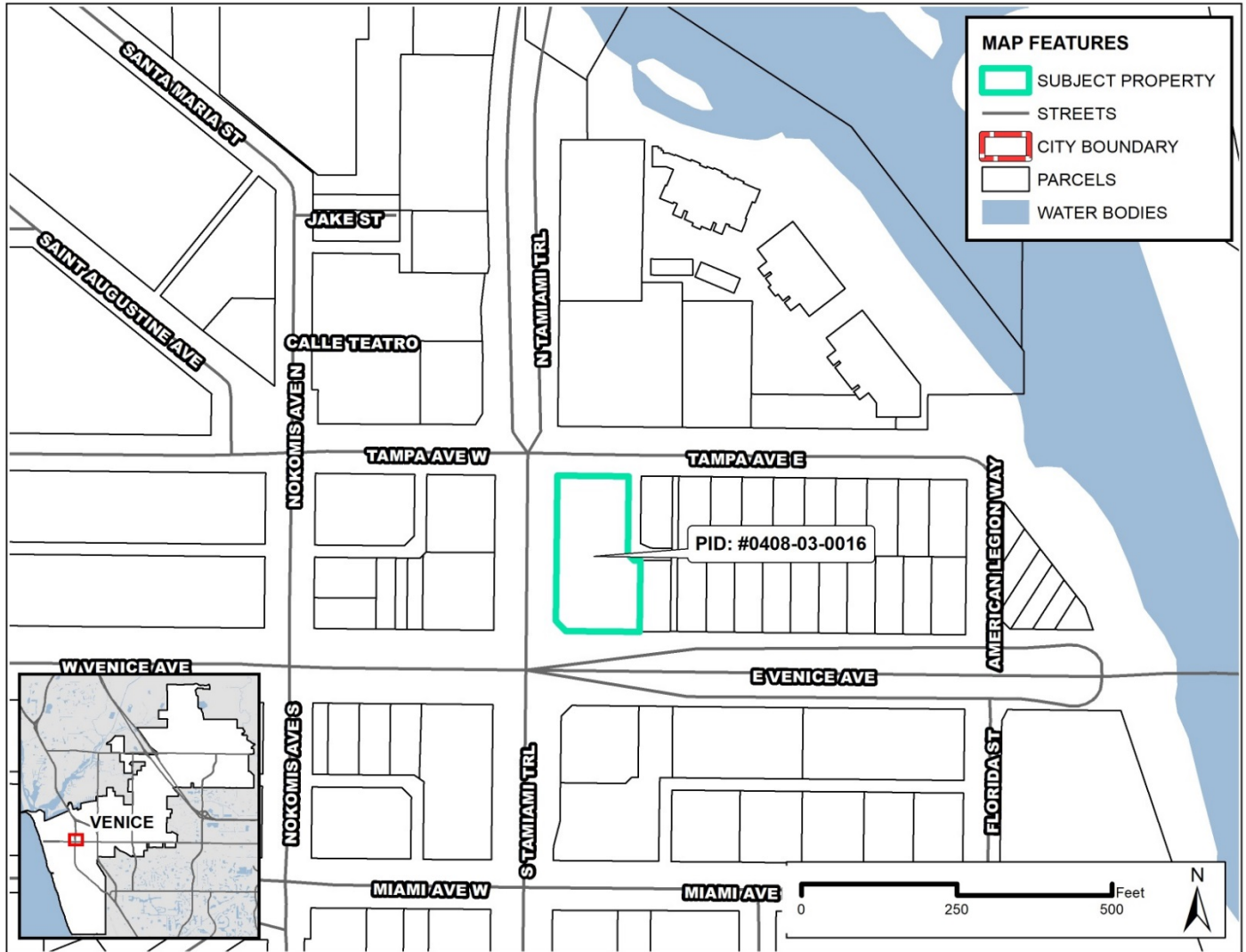




ZONING MAP AMENDMENT STAFF REPORT 7-ELEVEN

February 19, 2019

18-02RZ



PETITION NO.: 18-02RZ

REQUEST: Zoning map amendment to rezone the subject 0.71+ acre property from the Commercial, Business District (CBD) and Venetian Theme (VT) Architectural Control District to the Commercial, General (CG) district and Venetian Theme (VT) Architectural Control District.

GENERAL DATA

Owner: Venice Palm, Inc.

Agent: Jeffery Boone, Esq., Boone Law Firm

Address: 116 N. Tamiami Trail

Property ID: 0408030016

Property Size: 0.71+ acres

Future Land Use: Mixed Use Downtown (MUD)

Comp Plan Neighborhood: Island Neighborhood

Existing Zoning: Commercial, Business District/Venetian Theme (CBD/VT)

Proposed Zoning: Commercial, General/Venetian Theme (CG/VT)

ASSOCIATED DOCUMENTS

- A. Application Information (completed petition)
- B. Commercial, Business District (CBD) and Commercial, General (CG) district regulations

I. EXECUTIVE SUMMARY

The subject 0.71± acre property currently has a Commercial, Business District (CBD) zoning designation and is governed by the Venetian Theme (VT) architectural control district. The applicant requests a zoning map amendment to rezone the subject property to the Commercial, General (CG) district. The VT architectural control district will remain in place and applicable to the property.

Other land development applications associated with the development project are on file with the Planning and Zoning Division include the following:

- Site and Development Plan Petition No. 18-07SP
- Special Exception Petition No. 18-07SE

Generally, the applicant proposes to redevelop the subject property to include a new, approximately 2,958 square foot, retail building, and a canopy structure over gas pumps, along with associated parking and landscaping.

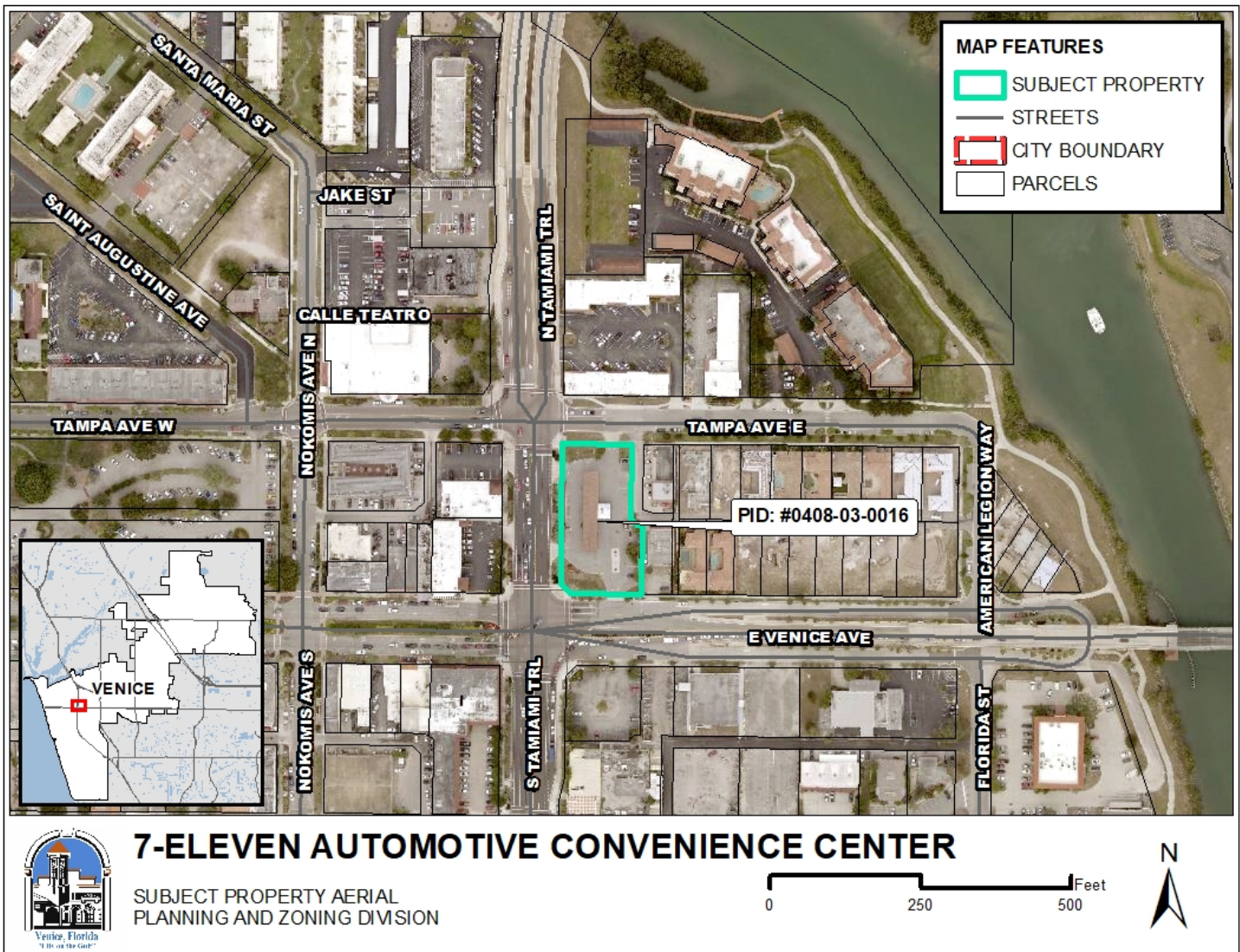
The subject property has a Mixed Use Downtown (MUD) future land use designation and, pursuant to Land Use Strategy LU 1.2.9, the proposed CG district is an implementing zoning district in the MUD designation.

Based on the submitted application materials, staff data and analysis, and conclusions of this staff report, staff provides the following summary findings on the subject petition:

- **Conclusions / Findings of Fact (Consistency with the Comprehensive Plan):**
Analysis has been provided to determine consistency with the Land Use Element strategies applicable to the Mixed Use Downtown future land use designation, Policy 8.2 regarding compatibility, strategies found in the Island Neighborhood and other plan elements. It is also noted that the analysis provided included identification of the intent statements for each of the subject districts. This analysis should be taken into consideration upon determining Comprehensive Plan consistency.
- **Conclusions / Findings of Fact (Compliance with the Land Development Code):**
The subject petition complies with all applicable Land Development Code standards and there is sufficient information to reach a finding for each of the rezoning considerations contained in Section 86-47(f) of the Land Development Code.
- **Conclusions / Findings of Fact (Concurrency/Mobility):**
Based on the preliminary concurrency analysis, no issues have been identified regarding current adequate public facilities capacity to accommodate the expected development of the subject property. Further evaluation will be required in conjunction with future development of the subject property.

II. EXISTING CONDITIONS

The subject property is currently occupied by an automotive convenience center with retail building and gas pumps. It is bordered to the north, west and south by roadways and to the east partially by an existing platted alley. Vehicular access to the property is provided with a total of four access drives, two on Tamiami Trail and one each on Venice and Tampa Avenues.





View looking east across Tamiami Trail



View looking southeast



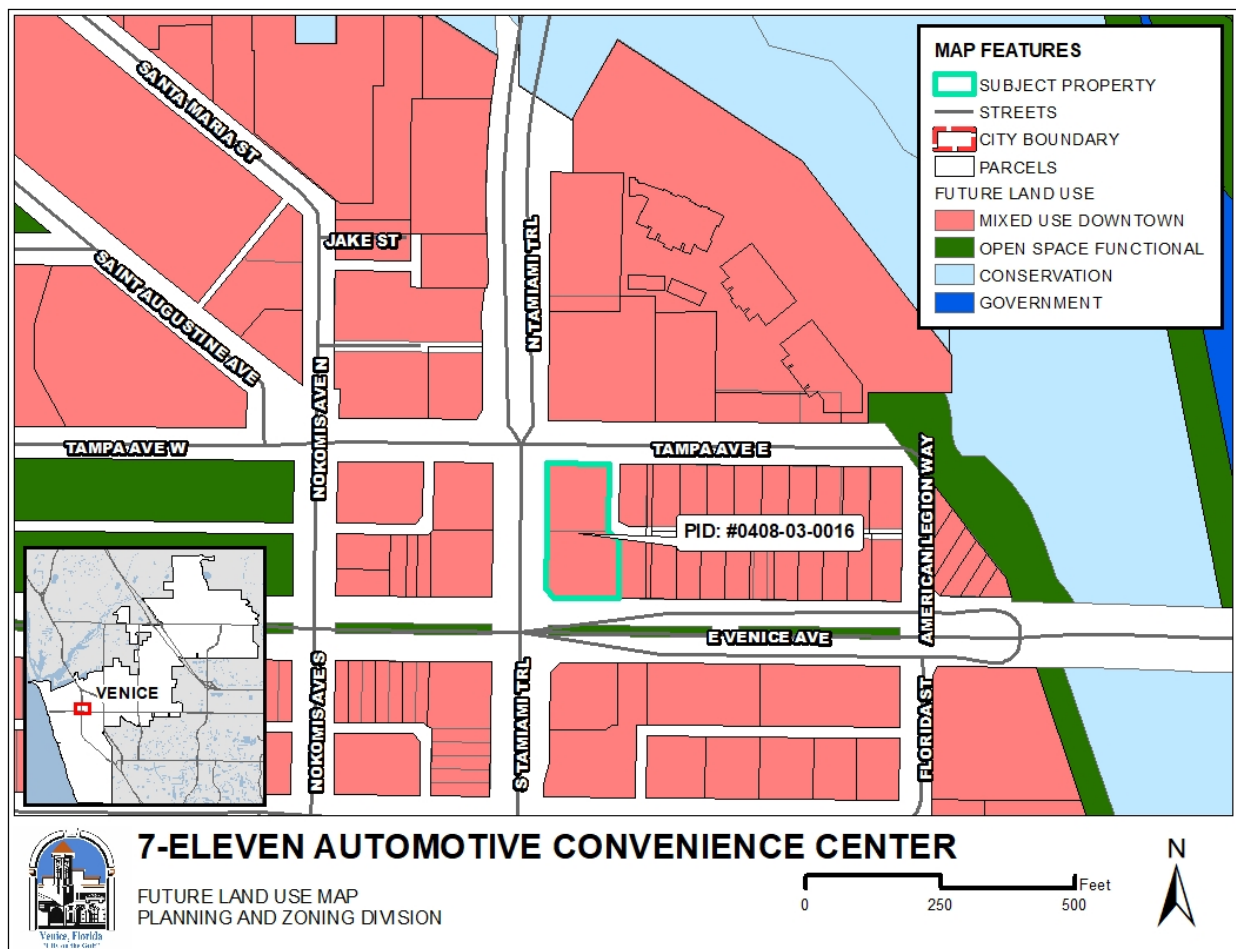
View looking northeast from Venice Avenue



View looking southwest
from Tampa Avenue

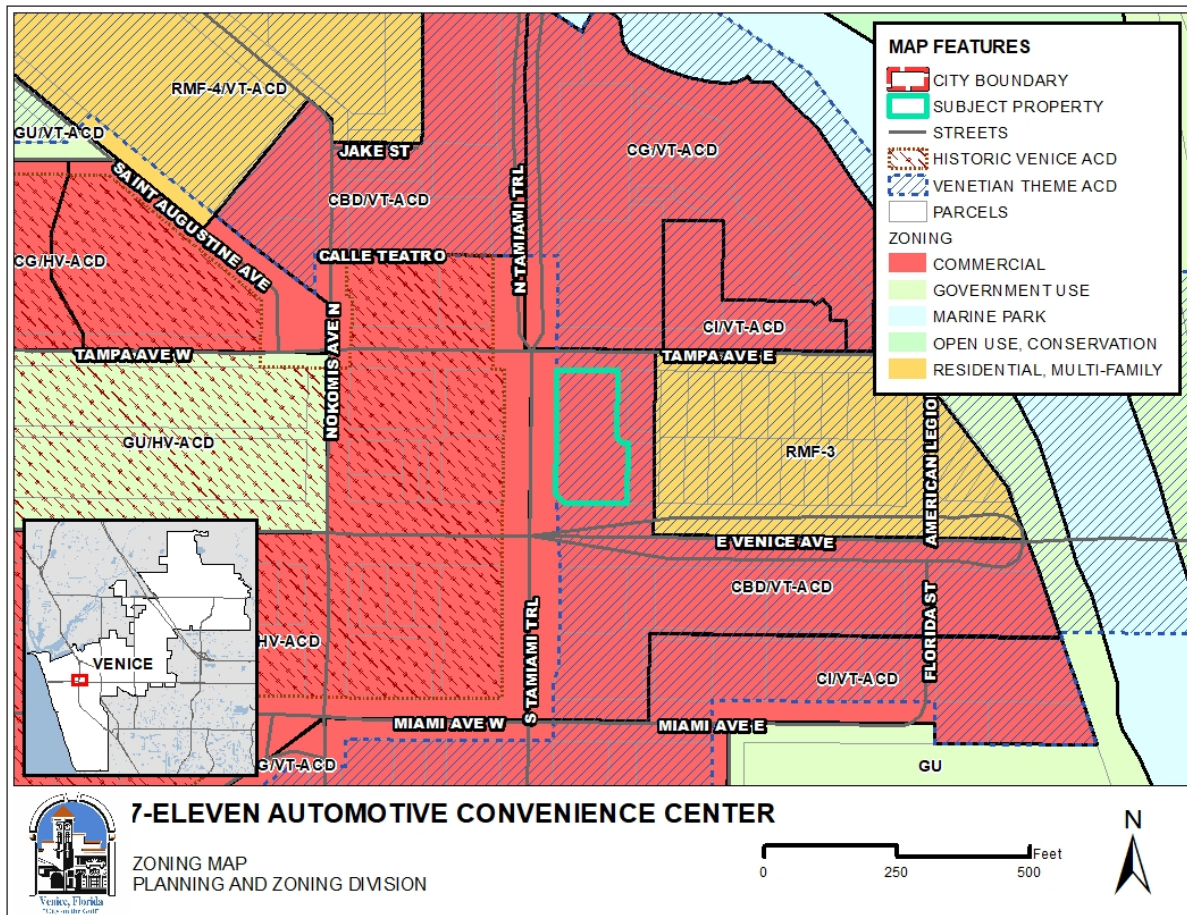
Future Land Use

The subject property is located in the 2,718 acre Island Neighborhood. The following map shows the future land use designation for the subject property and adjacent properties. The subject property has a Mixed Use Downtown (MUD) designation. This same designation is consistent for all adjacent properties surrounding the subject site.



Zoning Designation

The map below shows the existing zoning of the subject and adjacent properties. The subject property is zoned Commercial, Business District (CBD) and is also governed by the Venetian Theme (VT) architectural control district. The property to the east and the property to the south across Venice Avenue is also CBD/VT. The property to the west across Tamiami Trail is CBD as well but is governed by the Historic Venice (HV) architectural control district. The property to the north across Tampa Avenue is zoned CG/VT.



The following table summarizes the existing uses, current zoning, and future land use designations on properties adjacent to the subject property.

Direction	Existing Land Use(s)	Current Zoning District(s)	Future Land Use Map Designation(s)
North	Retail and service	CG/VT	MUD
West	Retail and service	CBD/HV	MUD
South	Vacant restaurant	CBD/VT	MUD
East	Auto repair and Insurance Agency	CBD/VT	MUD

Flood Zone Information

The FEMA Flood Insurance Rate Map (FIRM) shows the subject property with a Zone X designation with minimal to low flood risk. This flood zone designation is not in a Special Flood Hazard Area. Development of the property will be subject to compliance with applicable FEMA requirements.

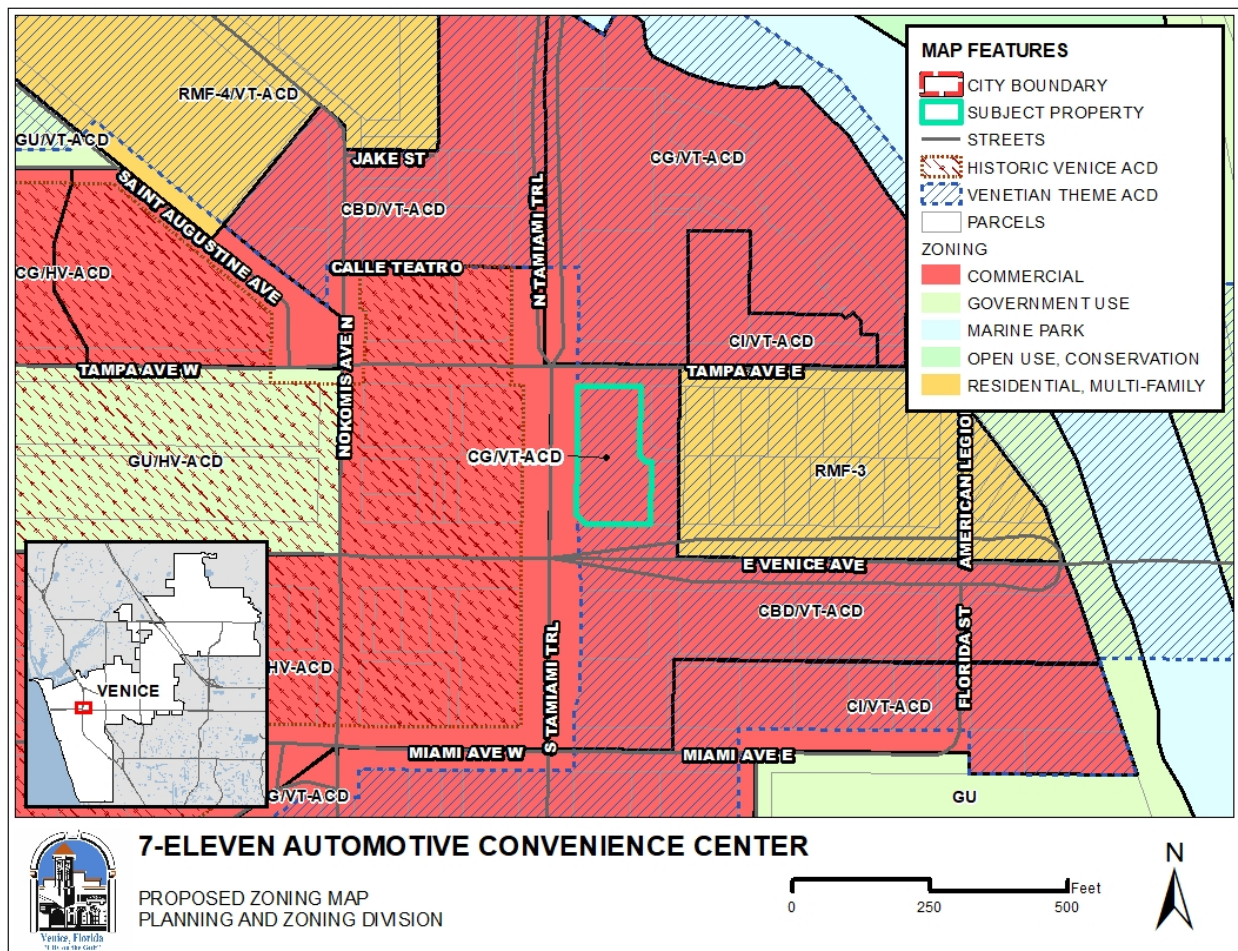
III. PLANNING ANALYSIS

This section of the report provides planning analysis on 1) how the existing CBD zoning compares to the proposed CG zoning with regard to allowed uses and development standards, 2) consistency with the comprehensive plan, and 3) compliance with the city's concurrency/mobility management regulations and the project's expected impacts on public facilities.

A. Comparison of Existing CBD Zoning and Proposed CG Zoning

Proposed Zoning Map Amendment:

The applicant has submitted a zoning map amendment application to rezone the subject property from Commercial, Business District (CBD) to Commercial, General (CG). The map below is the proposed zoning map showing the subject property with the requested CG zoning. The proposed CG zoned property would be surrounded on all sides by CBD zoning except for the property to the north across Tampa Avenue which is zoned CG.



Comparison of Existing CBD Use Regulations and Proposed CG Use Regulations:

Exhibit A has been included at the end of this report and provides a comparison of the principal permitted and special exception uses for the CBD and CG zoning districts. You will notice that there are significantly more uses available in the CG district than in the CBD district and many of the more intense uses that are permitted in the CG district are not permitted in the CBD district. If the subject petition is approved, all the identified CG uses are available to the property owner. It is important to note that there is a concurrently submitted site and development plan for redevelopment of the existing automotive convenience center on the site. The proposed petition does include a larger retail store and four additional re-fueling stations.

Comparison of the Existing CBD District Development Standards and the Proposed CG District Development Standards:

The following table provides a summary of the development standards in the existing CBD district and the proposed CG district. The summarized development standards include maximum residential density, maximum lot coverage, maximum building height, conditional use for building height, minimum yards (setbacks), and landscaping.

The main differences occur in standards related to building height and minimum yards. The CBD district is restricted to 35 feet building height and offers a conditional use for up to an additional 10 feet. The CG district has the same maximum building height standard of 35 feet but also allows an additional 10 feet for one story devoted primarily to parking within the building. In addition, the CG district has a conditional use provision for up to an additional 50 feet. With regards to minimum yards, it is noted that the minimum front yard for uses other than multi-family residential are much less in the CBD than those required in the CG district. This difference in front yard standards is evident in existing design of the CBD district.

Development Standard	Existing CBD District	Proposed CG District
Max. Residential Density	18 units per acre	18 units per acre
Max. Lot Coverage	Unrestricted, except 30% for multiple-family dwellings	Unrestricted, except 30% for multiple-family dwellings
Max. Building Height	35 feet	35 feet and an additional 10 feet for one story devoted primarily to parking within the structure
Conditional Use (Height)	Structures in excess of 35 feet but no more than 45 feet in height	Structures in excess of 35 feet but no more than 85 feet in height
Min. Yards (Setbacks)*	Front yards: 1 foot (20 feet for multiple-family dwellings) Side yards: None (20 feet for multiple-family dwellings) Hoods, canopies, roof overhangs and marquees may extend beyond the front lot line to within two feet of the street curb.	Front yards: 20 feet Side yards: 0-15 feet 20 feet when abutting a residential district Buildings above 35 feet shall provide an additional side yard at a ratio of one foot for each three feet of building, and a front yard of 25 feet or ½ of the building height, whichever is greater
Landscaping	No specific CBD required standards.	Landscape buffer required in minimum 20-foot wide side yards that abut residentially zoned property

* Rear yard (setbacks) are excluded due to the fact the subject property is a corner lot and has four front yards and one side.

B. Consistency with the Comprehensive Plan

The 2017 Comprehensive Plan identifies the subject property as being within the 2,718 acre Island Neighborhood. The subject property has a Mixed Use Downtown (MUD) future land use designation. The following analysis includes review of significant strategies found in the Land Use Element of the 2017 comprehensive plan.

Land Use Strategy LU 1.2.9 identifies the proposed CG district as one of the implementing zoning districts for the MUD designation. As such, the proposed zoning map amendment is consistent with this land use strategy.

Strategy LU-IS 1.1.1 Redevelopment relates strictly to the island neighborhood and provides the following:

The City recognizes this Neighborhood is primarily developed with minimal opportunities for new development. The City supports the redevelopment of underutilized properties to encourage a diversity of non-residential uses capable of supporting the adjacent residential areas. In support of this Strategy, the City shall utilize the land development regulations to require that redevelopment project are consistent with the historical character of those portions of the Island Neighborhood specifically regarding:

- A. Historic Grid street patterns established by the Nolen Plan.
- B. Building massing, form, layout, and setbacks.

LU-IS 1.1.5 Mixed Use Designations and Form Based Codes. This Strategy is similar to the previous LU-IS 1.1.1 in that it provides the following:

The City has identified that all mixed-use areas, excluding MUR, shall be implemented through Form Based Code. The implementing Code is intended to focus on the form of buildings rather than the land use; the physical character of buildings and the relationship of buildings to each other and to the street. Specific to the Island Neighborhood, characteristics shall include:

- A. Historic design (John Nolen Plan)
- B. Building Height
- C. Architecture
- D. Building form, massing, and setbacks
- E. Parking
- F. Mobility

Although the land development regulations have not been completed to implement these Strategies, the intent appears to be that development would be consistent with the existing pattern of the area. The following intent statements from each district are also noted:

Sec. 86-94. - CBD commercial, business district.

- (a) *Generally; intent.* The CBD district is intended to be applied only to that area which forms the city's center for financial, commercial, governmental, professional, cultural and associated activities. The standards are designed to protect and enhance the district's suitability for these activities and to discourage uses not requiring central city location or which are of a nature likely to create friction with pedestrian traffic and the primary activities for which the district is intended. High-density multiple-family structures are permitted, but heavily automotive-oriented uses are prohibited.

Sec. 86-92. - CG commercial, general district.

- (a) *District intent.* The CG district is intended for general commercial activity. Businesses in this category require larger land area and a location convenient to automotive traffic. Pedestrian traffic will be found in this

district. The district is not suitable for heavily automotive-oriented uses. It is not the intent of this district that it shall be used to encourage extension of strip commercial areas.

Strategy LU 4.1.1 brought forward from the 2010 Comprehensive Plan into the 2017 Comprehensive Plan, on a transitional basis, includes Policy 8.2, Land Use Compatibility Review Procedures.

At the point of rezoning of property, evaluation of compatibility is required to ensure compatibility with adjacent uses. Compatibility review requires evaluation of the following as listed in Policy 8.2:

- A. Land use density and intensity.
- B. Building heights and setbacks.
- C. Character or type of use proposed.
- D. Site and architectural mitigation design techniques.

The above development characteristics (Policy 8.2 A through D) will be evaluated with the review of the concurrently processed land development applications for site and development plan and special exception.

Policy 8.2 E through H lists considerations for determining compatibility. Staff provided the applicant's response to each consideration as well as staff's commentary on each consideration.

- E. Protection of single-family neighborhoods from the intrusion of incompatible uses.

Applicant's Response: Not applicable.

Staff Comment: *There are no single-family neighborhoods adjacent to the subject property.*

- F. Prevention of the location of commercial or industrial uses in areas where such uses are incompatible with existing uses.

Applicant's Response: The use is consistent and compatible with the surrounding uses.

Staff Comment: *The proposed CG zoning will increase the number of permitted uses compared with the existing CBD zoning. However, the existing uses that are adjacent to the subject property are all uses that would be permitted in the CG district. It is also noted that the concurrently submitted site and development plan proposes the same use, only larger, that is currently in place on the property.*

- G. The degree to which the development phases out nonconforming uses in order to resolve incompatibilities resulting from development inconsistent with the current Comprehensive Plan.

Applicant's Response: The proposed rezoning will eliminate the non-conforming status of the existing use.

Staff Comment: *The current use of the subject property as an automotive convenience center is a non-conforming use in the CBD district. The subject rezoning of the property will resolve the non-conformity as an automotive convenience center is a permitted use in the CG district and the applicant has submitted a site and development plan to redevelop the property for the same use.*

H. Densities and intensities of proposed uses as compared to the densities and intensities of existing uses.

Applicant's Response: The proposed rezoning will not increase the density or intensity of uses currently permitted on site.

Staff Comment: *As indicated above, the CG district does increase the number of permitted uses compared to the CBD zoning. However, the concurrently submitted site and development plan proposes the same use currently in place on the property.*

The attached Exhibit A summarizes the permitted and special exception uses and the table on page 9 provides the development standards in the existing CBD district compared with those contained in the proposed CG district. The complete use regulations and development standards contained in the CBD and CG districts are provided in Exhibit B. This consideration will require further evaluation in the review of the concurrently processed land development applications for site and development plan and special exception.

Based on the above evaluation there is adequate information to make a determination regarding compatibility with the surrounding properties and to make a finding on considerations E. thru H.

The review of the concurrently processed land development applications will identify all elements of the proposed redevelopment project on the subject property and allow a full review of the project, including the project's compatibility with adjacent properties. If during that review, potential incompatibilities are identified, the following mitigation techniques provided in Policy 8.2 I through N may be considered. Doing so would ensure the application of appropriate mitigation measures in response to specific development characteristics of an actual development proposal.

- I. Providing open space, perimeter buffers, landscaping and berms.
- J. Screening of sources of light, noise, mechanical equipment, refuse areas, delivery and storage areas.
- K. Locating road access to minimize adverse impacts.
- L. Adjusting building setbacks to transition between different uses.
- M. Applying step-down or tiered building heights to transition between different uses.
- N. Lowering density or intensity of land uses to transition between different uses.

Conclusions / Findings of Fact (Consistency with the Comprehensive Plan):

Analysis has been provided to determine consistency with the Land Use Element strategies applicable to the Mixed Use Downtown future land use designation, Policy 8.2 regarding compatibility, strategies found in the Island Neighborhood and other plan elements. It is also noted that the analysis provided included identification of the intent statements for each of the subject districts. This analysis should be taken into consideration upon determining Comprehensive Plan consistency.

C. Compliance with the Land Development Code

The subject petition has been processed with the procedural requirements contained in Section 86-47 of the Land Development Code (LDC). In addition, the petition has been reviewed by the Technical Review Committee and no issues regarding compliance with the LDC were identified. Future development of the subject property will

require confirmation of continued compliance with all applicable LDC standards.

Section 86-47(f) of the Land Development Code states that when pertaining to the rezoning of land, the report and recommendations of the Planning Commission to the City Council shall show that the Planning Commission has studied and considered the proposed change in relation to the following, considerations listed below. To facilitate the Planning Commission's review of the subject rezone petition, staff has provided the applicant's response to each of the considerations and staff has provided its own commentary on selected considerations in which additional information can be brought to the Planning Commission's attention.

(a) Whether the proposed change is in conformity to the comprehensive plan.

Applicant's Response: The subject property is designated Mixed Use Residential and the proposed rezoning is consistent with the future land use designation and all other applicable elements of the Comprehensive Plan.

Staff Comment: The applicant has incorrectly identified the future land use designation as Mixed Use Residential. Currently, in accordance with the 2017 Comprehensive Plan, the subject property is in the Island Neighborhood and has a Mixed Use Downtown (MUD) future land use designation. Section III.B of this report provides staff's analysis of Comprehensive Plan consistency.

(b) The existing land use pattern.

Applicant's Response: The proposed rezoning will eliminate the existing non-conforming use of the site and allow for the redevelopment of the site with the same use, therefore preserving the existing land use pattern.

Staff Comment: The existing land use pattern surrounding the subject property is shown on the aerial photograph on page 3. The property is surrounded by commercial uses on all four sides.

(c) Possible creation of an isolated district unrelated to adjacent and nearby districts.

Applicant's Response: The proposed rezoning will not create an isolated district unrelated to adjacent nearby districts.

Staff Comment: The property to the north of the subject property across Tampa Avenue has CG zoning.

(d) The population density pattern and possible increase or overtaking of the load on public facilities such as schools, utilities, streets, etc.

Applicant's Response: The proposed rezoning will not result in an overtaking of the load on public facilities.

Staff Comment: Based on a preliminary concurrency analysis, no issues were identified by staff regarding the availability of adequate public facilities to accommodate development in compliance with the proposed zoning district.

(e) Whether existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.

Applicant's Response: The existing CBD zoning district does not permit the existing use on the property therefore it is illogically drawn in relation to the existing conditions on the property.

Staff Comment: *The applicant's response may be correct, however, it appears that the boundaries were drawn to maintain contiguity with the downtown.*

- (f) Whether changed or changing conditions make the passage of the proposed amendment necessary.

Applicant's Response: The current non-conforming use of the property makes the proposed amendment necessary.

- (g) Whether the proposed change will adversely influence living conditions in the neighborhood.

Applicant's Response: The proposed change will not adversely influence living conditions as in the neighborhood as it will allow for the redevelopment of the site with the same use.

- (h) Whether the proposed change will create or excessively increase traffic congestion or otherwise affect public safety.

Applicant's Response: The proposed change will not excessively increase traffic congestion or otherwise affect public safety.

Staff Comment: *Based on a preliminary concurrency analysis, no issues have been identified by staff regarding the creation of traffic congestion. Technical Review Committee review of the petition identified no public safety impacts generated by the subject petition. Transportation will continue to be evaluated with the concurrently processed site and development plan application.*

- (i) Whether the proposed change will create a drainage problem.

Applicant's Response: The proposed change will not create a drainage problem.

Staff Comment: *A zoning change alone will not create a drainage problem.*

- (j) Whether the proposed change will seriously reduce light and air to adjacent areas.

Applicant's Response: The proposed change will not seriously reduce light and air to adjacent areas.

Staff Comment: *There is potential for taller structures in the CG district. It is noted that the concurrently submitted site and development plan proposes a one story building.*

- (k) Whether the proposed change will adversely affect property values in the adjacent area.

Applicant's Response: The proposed change will not adversely affect property values in the adjacent area.

- (l) Whether the proposed change will be a deterrent to the improvement or development of adjacent property in accord with existing regulations.

Applicant's Response: The proposed change will not be a deterrent to the improvement or development of adjacent property.

(m) Whether the proposed change will constitute a grant of special privilege to an individual owner as contrasted with the public welfare.

Applicant's Response: The proposed change will not constitute a grant of special privilege.

(n) Whether there are substantial reasons why the property cannot be used in accord with existing zoning.

Applicant's Response: The existing use on the property is a non-conforming use in the existing zoning district.

(o) Whether the change suggested is out of scale with the needs of the neighborhood or the city.

Applicant's Response: The proposed change is not out of scale with the needs of the neighborhood.

Staff Comment: *Generally, the needs of the neighborhood and the city is development of property, consistent with the comprehensive plan and in compliance with the Land Development Code. The property has a Mixed Use Downtown (MUD) future land use designation and the proposed CG district is an implementing zoning district for the MUD designation.*

(p) Whether it is impossible to find other adequate sites in the city for the proposed use in districts already permitting such use.

Applicant's Response: Not applicable, the proposed use already exists on site.

Conclusions / Findings of Fact (Compliance with the Land Development Code):

The subject petition complies with all applicable Land Development Code standards and there is sufficient information to reach a finding for each of the rezoning considerations contained in Section 86-47(f) of the Land Development Code.

D. Concurrency/Mobility

Typically, at the rezone stage for a project that is not for a proposed planned district, concurrency is evaluated on a "preliminary" basis, with a formal concurrency determination and issuance of a concurrency certificate regarding the applicable services at the subsequent site and development plan or preliminary plat stage of the project. Staff has conducted a preliminary concurrency analysis. Formal concurrency review and issuance of a concurrency certificate will be conducted with the concurrently process site and development plan amendment application.

The following is a listing of the major elements of the redevelopment project:

- 2,958 sq. ft. convenience store
- Increase from 8 re-fueling stations to 12
- Reduction in access drives from 4 to 3

City departments responsible for concurrency reviewed the proposed redevelopment project for impacts to sanitary sewer, potable water, parks, solid waste and drainage facilities and it was preliminarily determined there currently are adequate public facilities available to accommodate the expected development of the subject property.

Regarding mobility and impacts to transportation, the analysis provided by the applicant indicates that redevelopment project is expected to result in a net increase of 24 p.m. peak hour trips. The segment of U.S. 41 Business between U.S. 41 Bypass and Venice Avenue is currently operating at level of service “C” which is consistent with the City’s Comprehensive Plan.

Conclusion / Findings of Fact (Concurrency/Mobility):

Based on the preliminary concurrency analysis, no issues have been identified regarding current adequate public facilities capacity to accommodate the expected development of the subject property. Further evaluation will be required in conjunction with future development of the subject property.

V. CONCLUSION

Planning Commission Report and Recommendation to City Council

The Planning Commission is guided in its decision on Site and Development Plan Petition No. 18-02RZ on the findings contained in Section 86-47(f). To provide support for this decision, this staff analysis and report has been prepared to provide the Planning Commission with competent and substantial evidence to support its actions on the subject petition.

EXHIBIT A

Use Category * indicates a permitted use, SE permitted use by special exception, blanks not a permitted use, Ac accessory use		CBD	CG
Government	Government Uses/Buildings	*	
	Retail Sales	*	*
Retail Commercial	Convenience Stores	*	*
	Grocery Stores	*	*
	Pharmacies	*	*
	Produce Markets	*	*
	Bakeries	*	*
	Florists	*	*
	Gift Shops	*	*
	Hobby Shops	*	*
	Automotive Convenience Centers		*
	Automotive Service Stations		SE
	Pet Shops		*
	Package Stores		SE
	Wholesaling from Sample Stocks	*	
	Sale of Second-hand Merchandise within Building		
	Pawnshops	*	
	Outdoor Display of Retail Merchandise		SE
Personal and Business Services	Hair and Beauty Care	*	*
	Pet Grooming		*
	Health Spas	*	*
	Shoe Repair	*	*
	Clothing Repair and Alteration	*	*
	Dry Cleaning and Laundry Services	*	*
	Copying and Duplication Services	*	*
	Photography Studios	*	*
	Pain Management Clinics		SE
	Funeral Home		*
	Radio or Television Stations		*
	Electronics Repair	*	*
	Interior Decorators	*	*
Commercial Recreation, Entertainment	Studios for dance/music/yoga/ cheer/gymnastics/ etc.		*
	Movie Theatres		*
	Bowling Alleys		*
	Billiard Parlors		*
	Swimming Pools		*
	Miniature Golf Courses		SE
	Auditoriums and Convention Centers	*	
	Reducing Salon and Gymnasium	*	
Professional, Medical, and Business Offices	Medical and Dental Clinics		*
	Animal Hospitals and clinics		*
	Newspaper Offices		*
	Travel Agency	*	*
	Employment Office	*	*
	Professional Business Offices	*	
Bank, Financial Institutions	Banks and Financial Institutions	*	*
	Credit Unions	*	*
	Savings and Loans	*	*
	Credit Agencies	*	*
	Other Lending Institutions	*	*

Use Category (Continued)			
* indicates a permitted use, SE permitted use by special exception, blanks not a permitted use, Ac accessory use		CBD	CG
	Banks with Drive-Thru	SE	
Eating and Drinking Establishments	Restaurants	*	*
	Restaurants with Drive-Thru	SE	*
	Open-Air Cafes as accessory to Restaurants	*	
	Drive-In Restaurants		SE
	Brewpubs		SE
	Bars, lounges, nightclubs, etc.	*	*
Vocational, Trade, and Business Schools	Vocational, Trade, and Business Schools		*
Marinas, Docks, and Piers	Marinas		*
	Commercial and noncommercial piers and docks		*
	Boat rental, Marine Fuel sales, sale of fishing and marine related items.		Ac
	Boat Liveries		SE
Institutional	Houses of Worship		*
Civic, Service Organizations	Clubs such as civic, social		*
	Private Libraries		*
Parking Lots, Garages	Commercial Parking Lots		*
	Commercial Parking Garages		*
Residential	Existing Single-Family and Two-Family Structures		*
	Multi-Family Dwellings	SE	SE
	Dwelling Units above the First Floor	*	*
Temporary Lodging	Hotel/Motel	SE	SE
	Interval Occupancy Accommodations		SE
Automotive, Vehicular, Marine and Manufacturing	Motorbus Terminals	*	SE
	Automotive Service Station	SE	
Other	Electrical Substations		SE