

LDCPAS-2025-39: Additional Justification

Peterson & Myers, P.A. (the “Applicant”) is requesting a Future Land Use Map amendment to change the Future Land Use designation of Parcel ID Nos. 252729-000000-044010, 252729-000000-044020, and 252729-000000-042000 (the “Subject Property”) from Mixed-Use-X (MUX) and Preservation-X (PRESVX) to Business Park Center-1X (BPC-1X). The Subject Property is located within the I-4/NE Polk Parkway Plan District Selected Area Plan and the Transit Supportive Development Area (TSDA). This justification specifically addresses the proposed Future Land Use change from PRESVX to BPC-1X.

Due to access limitations, frontage along Braddock Road, underground gas lines, and overhead electric infrastructure, limited impacts to isolated wetlands on the Subject Property may be unavoidable. Consistent with the Polk County Comprehensive Plan, all wetland impacts will be avoided and minimized to the greatest extent practicable. Any unavoidable impacts will be properly permitted and mitigated in coordination with the Southwest Florida Water Management District (SWFWMD).

Notably, any such impacts would be consistent with Policy 2.123-C2 of the Polk County Comprehensive Plan, which governs development criteria within wetlands. That policy provides that wetland impacts, where unavoidable and properly mitigated as determined by agencies having jurisdiction, are permitted for, among other things: (1) access to the site; (2) necessary internal traffic circulation where no reasonable alternatives exist or where required for public safety; and (3) utility transmission and collection lines.

As noted above, the Applicant will take all necessary steps to avoid wetland impacts to the greatest extent possible. However, due to the proximity of wetlands to the Subject Property’s frontage along Braddock Road, as well as the presence of underground gas lines and overhead electric lines, some impacts will be unavoidable. Consistent with the Comprehensive Plan’s development criteria, such impacts are permissible when appropriate measures are taken to minimize effects and coordination with SWFWMD occurs.

The requested Future Land Use change from PRESVX to BPC-1X will streamline the development process by allowing the property owner to address existing wetland constraints during the development review process, thereby avoiding the need for a subsequent Future Land Use amendment.