

Explanation of Request and Demonstration of Need

The Applicant is requesting an amendment to the Polk County Comprehensive Plan and a Small Scale Comprehensive Plan Future Land Use Map amendment to change the designation on approximately 35 acres (the “Property”) from Mixed Use (MUX) district within the I-4/NE Parkway Plan District Selected Area Plan (“I-4 SAP”) to Business Park Center (BPC-1X).

The proposed request is to facilitate future development which will be complimentary to the growing development in the Innovation District, Sun Trax, Pace Road, and other uses in the area. In addition, the completion of the new interchange for Braddock Road and the Polk Parkway is transforming the development potential of this area. SunTrax continues to develop and it is anticipated a program manager will be announced soon. In conjunction with other developments, it is anticipated that a Transit Center will be established at this intersection. As part of this process, the Applicant is initiating conversations with the Citrus Connection leadership to confirm the viability of bringing transit to this area and identifying locations for bus stops.

In addition, the site will allow for new jobs to be located in central Polk County which will be complimentary to the surrounding area. The location of new jobs in this area will help reduce the labor shed that Polk County currently experiences as residents move east/west along the I-4 corridor.

There are unavoidable wetland impacts that are anticipated. However, the location of the isolated wetland in proximity to Braddock Road, the high pressure gas line easement, and the Duke power line easement significantly limit the ability to utilize the site without impacting wetlands. These will be addressed as specific proposals are considered.