



February 5, 2026

Polk County Board of County Commissioners
Land Development Division
330 West Church Street
Bartow, FL 33831-9005

Re: Smale-scale Comprehensive Plan Amendment (CPA)
Demonstration of Need Narrative
LLCPPAS-2026-7 Recker Hwy Storage Yard
0 Recker Hwy, Auburndale, FL 33823 (Parcel ID: 25-28-14-000000-041080)

To Whom it May Concern,

Madrid Engineering Group, Inc., dba Madrid CPWG/Madrid CFTL, is pleased to present the below narrative in support of the small-scale comprehensive plan amendment (CPA). The Owner, Premier Parking US LLC, proposes rezoning (changing land use district designation) of the parcel of land located at 0 Reckey Highway, Auburndale, FL 33823, from Business Park Center 2 (BPC-2) to Industrial (IND). The proposed land use district change will allow the Owner to store modular classrooms on the site as a primary use.

The need for outdoor storage on the parcel is essential for the Owner to maximize the space and capabilities of the site. The adjacent land is all vacant. The proposed use will not cause adverse impacts to the surrounding areas/property owners. The need for outdoor storage is realized based on the close proximity to the railroad and location of the site. The change in use will allow outdoor storage which will allow flexibility to the Owner. The Urban Sprawl Criteria below is outlined for the request below.

The proposed development will not promote substantial amounts of low-density, low intensity or single use development is excess. *The proposed development consist of temporary storage and would not be used for permanent storage of vehicles or any other apparatus.*

The proposed development will not produce a significant or any amount of development to the surrounding area.

No urban developments would be affected by this project.

There are no affects on adjacent land uses (specifically agriculture).

Most of the current parcel will still be utilized as open space and the goal is to put a landscape buffer along the frontage to beautify the parcel.

AT THE READY

2030 State Road 60 East
Bartow, FL 33830
P: 863.533.9007

12625 40th Street North
Clearwater, FL 33762
P: 727.572.9797



Comprehensive Plan– 2.102-A11 Urban Sprawl Criteria

The information and guidelines outlined in the urban sprawl section of the comprehensive plan do not apply as the site development does not introduce any additional population.