

July 10, 2026

The Honorable Martha Santiago
Chair, Polk County
Board of County Commissioners
330 West Church Street
Bartow, Florida 33830

Dear Chair Santiago,

FloridaCommerce has reviewed the Polk County proposed comprehensive plan amendment (Amendment No. 26-02ESR), received on June 10, 2026, pursuant to the expedited state review process in section 163.3184(2) and (3), Florida Statutes (F.S.). FloridaCommerce has identified no comment related to adverse impacts to important state resources and facilities within FloridaCommerce's authorized scope of review.

FloridaCommerce is, however, providing a technical assistance comment consistent with section 163.3168(3), F.S. The technical assistance comment will not form the basis of a challenge. It is offered either as a suggestion which can strengthen the local government's comprehensive plan to foster a vibrant, healthy community or are technical in nature and designed to ensure consistency with the Community Planning Act in Chapter 163, Part II, F.S. The technical assistance comment is:

Technical Assistance Comment (Future Land Use Element): Amendment to Future Land Use Element Policy 2.11X-A2: Designation and Mapping, Policy 2.11X-A3: Location Criteria, and Policy 2.11X-A4(e): Development Criteria are **potentially more restrictive or burdensome** because the policies restrict new development or redevelopment within a MSC to incorporate the use of frontage roads under specified circumstances, or alternatively, shared ingress/egress facilities and cross-access easements connected parking lots, and/or alternate methods of property connection would be required. Amendment to Future Land Use Element Policy 2.11X-A4(c): Development Criteria is **potentially more restrictive or burdensome** because the policy restricts new residential development within the MSC to only consist of duplex, triplex, quadraplex, and multi-family units and thus does not allow new single-family units.

The local government should act by choosing to adopt, adopt with changes or not adopt the proposed amendment. For your assistance, the procedures for adoption and transmittal of the comprehensive plan amendment are enclosed. In addition, the local government is reminded that:

- Section 163.3184(3)(b), F.S., authorizes other reviewing agencies to provide comments directly to the local government. **If the local government receives reviewing agency comments and they are not resolved, these comments could form the basis for a challenge to the amendment after adoption.**
- The local government shall hold a second public hearing, which shall be a hearing on whether to adopt the comprehensive plan amendment. **If the local government fails, within 180 days after receipt of agency comments, to hold the second public hearing, the amendment is deemed withdrawn** unless extended by agreement with notice to the state land planning agency and any

affected person that provided comments on the amendment pursuant to section 163.3184(3)(c)1., F.S. **If the amendment is not adopted at the second public hearing, the amendment shall be formally adopted by the local government within 180 days after the second public hearing is held or the amendment is deemed withdrawn.**

- **The adopted amendment must be transmitted to FloridaCommerce within 30 working days after the final adoption hearing or the amendment shall be deemed withdrawn pursuant to 163.3184(3)(c)2., F.S.** Under section 163.3184(3)(c)2. and 4., F.S., **the amendment effective date** is 31 days after FloridaCommerce notifies the local government that the amendment package is complete or, if challenged, until it is found to be in compliance by FloridaCommerce or the Administration Commission.

If you have any questions concerning this review, please contact Matthew Preston, Planning Analyst, by telephone at (850) 717-8490 or by email at Matt.Preston@Commerce.fl.gov.

Sincerely,



James D. Stansbury, Chief
Bureau of Community Planning and Growth

JDS/mp

Enclosure(s): Procedures for Adoption
External Agency Comments

cc: Chanda Bennett, AICP, Comprehensive Planning Administrator, Polk County
Jennifer Codo-Salisbury, AICP, Executive Director, Central Florida Regional Planning Council

SUBMITTAL OF ADOPTED COMPREHENSIVE PLAN AMENDMENTS

FOR EXPEDITED STATE REVIEW

Section 163.3184(3), Florida Statutes

NUMBER OF COPIES TO BE SUBMITTED: Please submit electronically using FloridaCommerce's electronic amendment submittal portal "[Comprehensive Plan and Amendment Upload](https://fldco.my.salesforce-sites.com/cp/)" (<https://fldco.my.salesforce-sites.com/cp/>) or submit three complete copies of all comprehensive plan materials, of which one complete paper copy and two complete electronic copies on CD ROM in Portable Document Format (PDF) to the State Land Planning Agency and one copy to each entity below that provided timely comments to the local government: the appropriate Regional Planning Council, Water Management District, Department of Transportation, Department of Environmental Protection, Department of State, the appropriate county (municipal amendments only), the Florida Fish and Wildlife Conservation Commission and the Department of Agriculture and Consumer Services (county plan amendments only), and the Department of Education (amendments relating to public schools), and for certain local governments, the appropriate military installation and any other local government or governmental agency that has filed a written request.

SUBMITTAL LETTER: Please include the following information in the cover letter transmitting the adopted amendment:

_____ State Land Planning Agency identification number for adopted amendment package.

_____ Summary description of the adoption package, including any amendments proposed but not adopted.

_____ Identify if concurrency has been rescinded and indicate for which public facilities. (Transportation, schools, recreation and open space).

_____ Ordinance number and adoption date.

_____ Certification that the adopted amendment(s) has been submitted to all parties that provided timely comments to the local government.

_____ Name, title, address, telephone, FAX number and e-mail address of local government contact.

_____ Letter signed by the chief elected official or the person designated by the local government.

ADOPTION AMENDMENT PACKAGE: Please include the following information in the amendment package:

_____ In the case of text amendments, changes should be shown in strike-through/underline format.

_____ In the case of future land use map amendments, an adopted future land use map, **in color format**, clearly depicting the parcel, its future land use designation and its adopted designation.

_____ A copy of any data and analyses the local government deems appropriate.

Note: If the local government is relying on previously submitted data and analysis, no additional data and analysis is required.

_____ Copy of the executed ordinance adopting the comprehensive plan amendment(s).

Suggested effective date language for the adoption ordinance for expedited review:

"The effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after the state land planning agency notifies the local government that the plan amendment package is complete. If the amendment is timely challenged, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance."

_____ List of additional changes made in the adopted amendment that the State Land Planning Agency did not previously review.

_____ List of findings of the local governing body, if any, that were not included in the ordinance and which provided the basis of the adoption or determination not to adopt the proposed amendment.

_____ Statement indicating the relationship of the additional changes not previously reviewed by the State Land Planning Agency in response to the comment letter from the State Land Planning Agency.

From: [Merkle, Tanya](#)
To: [Bennett, Chanda](#)
Cc: [Suguri, Vitor](#); [DCPexternalagencycomments](#)
Subject: RE: Proposed Amendment External Agency Notification Polk County 26-02ESR
Date: Monday, June 22, 2026 9:10:44 AM
Attachments: image001.png
image002.png

Good Morning,

FDOT has reviewed the transmitted amendment for Polk County pursuant to Section 163.3184(3), Florida Statutes. The proposed CPA is not anticipated to have significant adverse impacts to transportation resources or facilities of state importance.

We appreciate the opportunity to review the proposed amendment, and if you have any questions, please do not hesitate to reach out.

Thank you,

Tanya

Tanya Merkle, MURP, CPM
Community Planner
D1 Bicycle/Pedestrian & SUN Trail Coordinator
941-708-4459 Desk
863-272-4819 Cell
tanya.merkle@dot.state.fl.us



PLANNING STUDIO
DISTRICT ONE



From: noreply@salesforce.com <noreply@salesforce.com> **On Behalf Of** Donna Harris
Sent: Wednesday, June 10, 2026 10:14 AM
To: compliancepermits@dos.fl.gov; compplans@fdacs.gov; compplans@fldoe.org; conservationplanningservices@myfwc.com; D1-Planning Reviews <D1-PlanningReviews@dot.state.fl.us>; james.golden@watermatters.org; Jennifer Codo-Salisbury <jcodosalisbury@cfrcp.org>; plan.review@dep.state.fl.us; FDOT Planning <FDOT.Planning@dot.state.fl.us>
Cc: donna.harris@commerce.fl.gov
Subject: Proposed Amendment External Agency Notification Polk County 26-01ESR

EXTERNAL SENDER: Use caution with links and attachments.

This is to notify you that FloridaCommerce has received a proposed amendment for review.

?Polk County 26-02ESR

From: [Stansbury, James](#)
To: [Rogers, Scott](#); [Preston, Matt](#); [DCPexternalagencycomments](#)
Subject: FW: [EXTERNAL] - Polk County 26-02ESR Proposed
Date: Friday, June 26, 2026 4:07:57 PM
Attachments: image001.png

James Stansbury
Bureau Chief, Community Planning and Growth
Division of Community Development

FloridaCommerce
Office: 850.717.8512
www.FloridaJobs.org

From: Poplin, Susan <Susan.Poplin@dot.state.fl.us> **On Behalf Of** FDOT Planning
Sent: Friday, June 26, 2026 1:33 PM
To: Stansbury, James <james.stansbury@commerce.fl.gov>
Cc: Stettner, Alison <Alison.Stettner@dot.state.fl.us>; Carver, Jennifer <Jennifer.Carver@dot.state.fl.us>; FDOT Planning <FDOT.Planning@dot.state.fl.us>
Subject: [EXTERNAL] - Polk County 26-02ESR Proposed

CAUTION - "This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe."

Mr. Stansbury:

The following items were identified.

Items:

- Main Street Commercial Corridors Proposed Land Use Category and Objective and Associated Policies:
 - POLICY 2.109-A1: LAND USE CATEGORIES ESTABLISHED - The following land use categories are hereby established for the Polk County Comprehensive Plan:

	Max Symbol	Maximum Standard Residential Density	Maximum Planned Development Density	Standard Non-residential FAR	Maximum Planned Development FAR
<u>Main Street Commercial</u>	<u>MSC</u>	<u>15.0</u>	<u>15.0</u>	<u>1.0</u>	<u>1.0</u>

- OBJECTIVE 2.11X-A: MAIN STREET COMMERCIAL CORRIDORS – Polk County shall recognize existing "Main Street Commercial Corridors" by their designation and mapping on the Future Land Use Map Series as Main Street Commercial Corridors (MSC) and shall promote the redevelopment and infilling of such areas through the establishment of criteria for the development of lands within Main Street Commercial Corridors.
- POLICY 2.11X-A2: DESIGNATION AND MAPPING - Existing linear corridors in Redevelopment Districts with non-residential areas shall be designated and mapped on

the Future Land Use Map Series as "Main Street Commercial Corridors" (MSC).

- o POLICY 2.11X-A4: DEVELOPMENT CRITERIA - Development or redevelopment within a Main Street Commercial Corridor shall conform to the following criteria [excerpted sections below]:

e. New development or redevelopment within a Main Street Commercial Corridor shall incorporate the use of frontage roads wherever there is adequate public right-of-way or there is property available for the expansion of the right-of-way or the establishment of frontage- road easements to facilitate such roads in accordance with recognized highway safety standards. Whenever the placement of frontage roads is not practical, shared ingress/egress facilities shall be used. Cross-access easements connected parking lots, and/or alternate methods of property connection shall be required.

f. Interior traffic circulation shall facilitate safe bicycle and pedestrian movement.

h. The Land Development Code shall contain regulations that are context-sensitive to their location in existing, developed areas. The Land Development Code shall also promote the redevelopment and/or revitalization of these corridors through the creation of regulations that promote an urban-oriented design, encourage the safe bicycle and pedestrian movement and provide flexibility and creativity in site and building design, and encourage uses that meet the immediate needs of the surrounding residential areas.

FDOT: It is not clear if and how Main Street Commercial Corridor (MSC) is added to the Future Land Use Map, either effective with the proposed policy additions or subject to future land use map amendment review, thereby implementing the proposed development criteria. It is also not clear if this is applying the current existing provisions in the redevelopment plans or current development code for MSC, or if these are different, higher standards. For these reasons, the proposed amendments are potentially more burdensome and restrictive.

Thank you,

Susan Poplin, MSP, AICP
Statewide Transportation Coordinator
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Email: susan.poplin@dot.state.fl.us
Office: 850-414-4815

