

Request, Justification, and Demonstration of Need

Request

1. Comprehensive Plan Text Amendment

On behalf of ECP Partners, LLC (the “Applicant”), Peterson & Myers, P.A. (“P&M”) is transmitting an application submittal for a Comprehensive Plan Text Amendment to Section 2.131-R, Policy 2.131-RA4 for the U.S. 98 SAP in Chapter 4 of the Polk County Comprehensive Plan to allow over 30% the Employment Center-X (ECX) district to be commercial and personal services when approved by a conditional use (“Request 1”).

2. Land Development Code Text Amendment

On behalf of the Applicant, P&M is also transmitting an application submittal for a Land Development Code Text Amendment to Section 401.04 for the U.S. 98 SAP in Chapter 4 of the Polk County LDC to allow over 30% the ECX district to be retail and personal services when approved through a Level 3 Conditional Use review (“Request 2”).

Both Request 1 and Request 2 are collectively referred to throughout this application as the “Proposed Requests.”

Justification and Demonstration of Need

The Proposed Requests are consistent with the Polk County Comprehensive Plan and Land Development Code. *See Consistency Analysis*. Allowing more than 30% of the ECX district to consist of commercial, retail, and/or personal services aligns with the policies and objectives of the ECX district. The overarching goal of the ECX district is to “accommodate the employment and functional needs of the college and vocational school campuses and the residents living within the area between the Cities of Bartow and Lakeland” Polk County Comprehensive Plan, Chapter 4, Section 2.131-R, Policy 2.131-RA4(F)(1).

The Proposed Requests will move towards the objectives set-out in the Comprehensive Plan by allowing for commercial, retail, and personal services to be developed in the ECX district on an as-needed-basis. Moreover, requiring conditional use approval for commercial, retail, and personal services development exceeding the 30% threshold provides Polk County with a mechanism to evaluate the merits and necessity of commercial, retail, and personal services within the ECX district before granting approval. This safeguard ensures that development facilitated by the Proposed Requests is well-planned and controlled.