

POLK COUNTY DEVELOPMENT REVIEW COMMITTEE STAFF REPORT

DRC Date: February 12, 2026	Level of Review: 4
PC Date: April 1, 2026	Type: LDC Text Amendment
BoCC Date: April 21, 2026	Case Numbers: LDCT-2026-2
June 16, 2026	Case Name: Office Center Consistency
Applicant: Polk County	Case Planner: Erik Peterson, AICP

Request:	An LDC text amendment to Chapter 2, Section 204, Standard Land Use Districts and Section 205, Table 2.1, Use Table for Standard Land Use Districts of the Polk County Land Development Code; Chapter 4, Section 401.02, Table 4.3, Use Table for Standard Land Use Districts for the Ronald Reagan Selected Area Plan; Chapter 4, Section 401.03, Table 4.8, Use Table for U.S. 27 Selected Area Plan Land Use Districts; Chapter 4, Section 401.04, Table 4.12, Allowable Uses for US Highway 98 SAP; and Chapter 4, Section 401.08, Table 401.08.01 Use Table for Southeast Polk SAP to achieve consistency with the Office Center (OC) and (OCX) Future Land Use Map designations in the Comprehensive Plan; amending Chapter 3, Conditional Uses, Section 303, Criteria for Conditional uses for Off-Site Agricultural Support Activities, Childcare Center, Financial Institutions, Governmental Facility, Research and Development, Sit-Down/Take-Out Restaurant, Leisure/Special Interest School, Technical/Vocational/Trade & Training School, and Veterinary Service to achieve consistency with the Office Center Future Land Use Map designation and Development Criteria in the Comprehensive Plan; providing for severability; providing an effective date.
Location:	n/a
Property Owner:	n/a
Parcel Size (Number):	n/a
Development Area:	n/a
Nearest Municipality:	n/a
DRC Recommendation:	Approval
Planning Commission Vote:	Approval 7-0

The change to Chapter 2, Section 204, Standard Land Use Districts of the Polk County Land Development Code is:

- Remove the statement in Section 204.B.6 that “*all development within the OC requires a Level 3 Review.*”
- Move Office Center (OC) from Section 204.B, Non-residential Districts/Activity Centers to Section 204.C, Other Standard Land Use Districts.
- Expand on Office Center description to include medical offices, clinics, personal services, and other uses consistent with the Comprehensive Plan.

The changes to Chapter 2, Section 205, Table 2.1, Use Table for Standard Land Use Districts of the Polk County Land Development Code are to the following uses in the Office Center (OC) district:

- Multi-family – not permitted
- Agricultural, Off-site – change from C3 to C2 conditional use

- Funeral Home and Related Facilities – add C3 conditional use
- Government Facility - change from C3 to C2 conditional use
- Hospitals – not permitted
- Research and Development - change from C3 to C2 conditional use
- Restaurant, Sit-down/Take out – add C2 conditional use
- Retail 10,000 – 34,999 sq. ft. – not permitted
- Retail, Less than 10,000 sq. ft - change from C3 to C2 conditional use
- School, Leisure/Special Interest - add C2 conditional use

The changes to Chapter 3, Conditional Uses, Section 303, Criteria for Conditional Uses, of the Polk County Land Development Code are:

- Adding conditions to conform to POLICY 2.113-C4 Office Center Development Criteria for the following uses: Agricultural Support Activities, Off-site; Childcare Center; Financial Institutions; Governmental Facility; Research and Development; Restaurant, Sit-down/Take-out; School, Leisure/Special Interest; School, Technical/Vocational/Trade & Training; and Veterinary Service.

The changes to Chapter 4, Special Districts are to the Office Center (OCX) districts for:

- Ronald Reagan Selected Area Plan
- US 27 Selected Area Plan
- US 98 Selected Area Plan
- Southeast Polk Selected Area Plan

Summary:

Non-residential uses vary significantly in property needs based on visibility and accessibility. Activity Centers form at high volume intersections and are intended for the types of non-residential uses that need high visibility and high accessibility. However, there are many non-residential land uses that do not need high accessibility and thrive on moderate visibility. These are termed midblock non-residential uses. Staff are introducing changes to the Office Center (OC) Future Land Use Map category in the Comprehensive Plan under LDCPAL-2026-1 to restore the designation to its intended characteristics and location requirements as it was originally established in 2001. In 2012, the OC policies were amended based on limited input and analysis. The results of this change have significantly curtailed the amount of OC district establishments throughout the County which forced low-volume and typically midblock uses into properties intended for higher volume commercial. The proposed Comprehensive Plan amendment broadens the possible locations for OC districts.

This Land Development Code (LDC) text amendment is a follow-up to the broadening of locations to adjust the review requirements for specific uses enabled by the Comprehensive Plan policies to further reduce the constraints on utilization of the OC district. Each of the uses listed are considered to be low volume uses that do not need to be located at high volume intersections. Reducing the development burdens on these uses will incentivize their entrepreneurs to seek less costly midblock locations that fulfill their market needs by having fewer burdens and barriers. This amendment also implements the Development Criteria in POLICY 2.113-C4 of the Comprehensive Plan that were not clarified accurately in the LDC.

Data and Analysis Summary

Staff have monitored development within the OC districts and evaluated their effectiveness pre-2012 and post 2012. Staff identified numerous instances where the location and development policies prevented nonresidential uses from forming in appropriate locations. Staff surveyed counties along the I-4 corridor for regulatory comparisons because they are most closely similar to Polk. Some of the abutting counties are reviewed along with the two largest cities within the County (Lakeland and Winter Haven). Alachua and Duval counties are also reviewed because of similar demographic and urban-rural mixtures to Polk County. This method of selection creates a survey of 14 total local jurisdictions.

Findings of Fact

1. *The request is a Land Development Code text amendment to amendment to Chapter 2, Section 204, Standard Land Use Districts and Section 205, Table 2.1, Use Table for Standard Land Use Districts of the Polk County Land Development Code, Chapter 4, Section 401.02, Table 4.3, Use Table for Standard Land Use Districts for the Ronald Reagan Selected Area Plan, Chapter 4, Section 401.03, Table 4.8, Use Table for U.S. 27 Selected Area Plan Land Use Districts, Chapter 4, Section 401.04, Table 4.12, Allowable Uses for US Highway 98 SAP, and Chapter 4, Section 401.08, Table 401.08.01 Use Table for Southeast Polk SAP to achieve consistency with the Office Center (OC) and (OCX) Future Land Use Map designations in the Comprehensive Plan; amending Chapter 3, Conditional Uses, Section 303, Criteria for Conditional uses for Off-Site Agricultural Support Activities, Childcare Center, Financial Institutions, Governmental Facility, Research and Development, Sit-Down/Take-Out Restaurant, Leisure/Special Interest School, Technical/Vocational/Trade & Training School, and Veterinary Service to achieve consistency with the Office Center Future Land Use Map designation and Development Criteria in the Comprehensive Plan.*
2. *This amendment applies to all properties in the unincorporated areas applying for land subdivision, including the Green Swamp Area of Critical State Concern.*
3. *Comprehensive Plan POLICY 2.113-C4: DEVELOPMENT CRITERIA states that “Development within an Office Center shall conform to the following criteria:*
 - a. *Development in Office Centers shall have frontage on, or direct access to, a collector or arterial roadway, or a frontage road or service drive which directly serves these roadways. Development within Office Centers shall incorporate the use of frontage roads or shared ingress/egress facilities wherever practical;*
 - b. *Office Center expansions, new locations for Office Centers and development within Office Centers may front on or accessed via local roads if the subject parcel(s) is within a quarter mile of a collector or arterial road. If the local road is classified as residential then traffic from the OC shall not be permitted on the local road if there is residential traffic between the driveway for the OC and the collector roadway and until a waiver, per the requirements and standards in the LDC, is approved;*
 - c. *Adequate parking shall be provided to meet the demands of the uses, and interior traffic-circulation patterns shall facilitate the safe movement of vehicular, bicycle, and pedestrian traffic;*
 - d. *Buffering shall be provided where the effects of lighting, noise, and other such factors would adversely affect adjacent land uses. Parking lots, loading areas, dumpsters, utilities and air conditioning units, signage, etc. are examples of facilities which may require special buffering provisions; and*
 - e. *Retail uses within an Office Center shall not exceed ten (10) percent of the total land area of the Office Center as the OC is meant for professional employment businesses.”*

4. *Comprehensive Plan POLICY 2.113-C1: CHARACTERISTICS states that “Office Centers are intended to accommodate the office needs of the community they serve. They generally contain lawyer, real estate, engineering, and other professional offices. Medical offices and support offices are also allowable in this category.”*
5. *Chapter 10 of the LDC defines **Agricultural Support, Off-Site** as “activities and uses related to the production of agricultural-related products, including, but not limited to, storage and maintenance of grove equipment and farm machinery, fertilizer application, grove installation and service, and farm-management services where such activities are off-site but accessory to a nearby general farming operation. Typical off-site Agricultural Support facilities may include, but are not limited to specialized agricultural service establishments performing storage and maintenance of grove equipment and farm machinery (not to include sales), fertilizer application, grove installation and service, and **farm management services.**”*
6. *Chapter 10 of the LDC defines **Childcare Center** as “a structure used to provide child care for any part of a day which receives a payment, fee, or grant for any of the children receiving care wherever operated whether or not operated for profit. The following are NOT included: public schools and nonprofit schools and their integral programs; summer camps having children in full-time residence; summer day camps, and Bible schools normally conducted during vacation periods.”*
7. *Chapter 10 of the LDC defines **Funeral Home and Related Facilities** as “An establishment engaged in the preparation of human remains for burial or cremation, and ceremonies conducted both on and off site, for the dignified interment of deceased humans.”*
8. *Chapter 10 of the LDC defines **Government Facility** as “A building or complex of buildings that houses public facilities, offices, or services. Typical uses include government-administration buildings, police, fire and emergency medical facilities.”*
9. *Chapter 10 of the LDC defines **Research and Development** as “Activities typically involving processes or operations of an industrial nature, including establishments performing research and development on a contract basis as well as facilities performing proprietary research and development. Also permitted are testing centers, laboratories (including medical, dental, and other health service laboratories not accessory to a clinic or medical office), and business/industry training schools.”*
10. *Chapter 10 of the LDC defines **Restaurant, Sit-down/Take out** as “An establishment whose principal business is the sale of food and beverages and where foods are: 1) served to customers at individual booths or tables, or 2) received by customers at a counter or bar. The customer may or may not consume the food on-site.”*
11. *Chapter 10 of the LDC defines **School, Leisure/Special Interest** as “A facility engaged in the instruction of a particular leisure or special interest activity including, but not limited to, dance, karate, and crafts and arts schools. This provision excludes water ski schools.”*
12. *Chapter 10 of the LDC defines **Financial Institutions** as “Institutions engaged in deposit banking and closely related functions such as the extension of credit by means of loans and underwriting, purchase, sale or brokerage of securities and other financial investments. Typically, the hours of a financial institution are between 8:00 AM and 5:00 PM Monday through Friday.”*
13. *Chapter 10 of the LDC defines **School, Technical** as “The use of land, structures or buildings for the provision of training in various skills and may include but not be limited to business schools, trade schools and vocational schools.”*
14. *Chapter 10 of the LDC defines **School, Vocational** as “An establishment which is offered, for compensation, instruction in a trade or craft, including, but not limited to, carpentry, masonry, metal working, machinery repair and operation, welding, fabrication and the like.”*

15. Chapter 10 of the LDC defines **School, Training** as “A facility engaged in the instruction of a particular discipline or skill including, but not limited to, auto driving instruction, aviation instruction, policeman instruction and firefighter instruction. This provision excludes water ski schools.”
16. Chapter 10 of the LDC defines **Veterinary Service** as “Medical services, associated with a Doctor of Veterinary Medicine (D.V.M.), for animals kept as pets, or livestock.”
17. Planning staff have reviewed the land development requirements of 12 central Florida counties that bear commonalities with Polk and the two largest municipalities in the County. Staff found that 10 out of the 14 jurisdictions have a separate and distinct office category in their zoning ordinance.
18. Of the 10 jurisdictions that had an office district or districts, all 10 listed professional offices, medical offices, and clinics in the permitted uses within the district. Eight permitted banks, seven permitted personal services, six permitted cultural facilities

Development Review Committee Recommendation:

The Land Development Division, based on the information provided with the proposed text amendment application, finds that the proposed text change request is **CONSISTENT** with the Polk County Land Development Code and the Polk County Comprehensive Plan. Staff recommend **APPROVAL** of LDCT-2026-2.

*At an advertised public hearing on April 1, 2026, the Planning Commission reviewed the ordinance and voted 7-0 to recommend **APPROVAL** to the Board of County Commissioners.*

Analysis

Introduction

Staff believe that the Office Center (OC) district is a vital land use classification for efficiently delivering needed services to residents within a community. The OC district can be located in close proximity to residential development and provide a step down in intensity between many other non-residential land uses and residential properties. Additionally, staff find that there are other uses besides professional offices that fit into the OC designation as listed in Policies 2.113-C1 through 2.113-C5 of the Comprehensive Plan. Staff also believe that lowering the barriers to development within OC districts delivers needed services to the public and incentivizes the efficient use of available properties.

This amendment combined with the changes to the Comprehensive Plan under case number LDCPAL-2026-1 will improve development within the OC district by providing a diversified spectrum of potential uses. With a wider variety of uses, individual businesses can complement other businesses within a given district.

Recommended Changes

The first step towards eliminating the barriers to development in the OC district is to remove the requirement that all developments undergo a Level 3 Review. This requires a change to Chapter 2, Section 204, Standard Land Use Districts, to remove the statement in Section 204.B.6 that “All development within the OC requires a Level 3 Review.” Another change is for consistency. Activity Centers in the Comprehensive Plan require higher levels of review and analysis. Currently, OC is listed as an Activity Center, and it should not be. Activity Centers are located under SECTION 2.110

in the Comprehensive Plan. Office Centers are under SECTION 2.113B with Business Park Centers (BPC). This amendment will move Office Center (OC) from Section 204.B, Non-residential Districts/Activity Centers to Section 204.C, Other Standard Land Use Districts. The last change recommended to LDC Section 204 is to expand the Office Center description to include medical offices, clinics, personal services, and other uses consistent with the Comprehensive Plan. This better describes the intentions for the district. Among the many other applications of this Section of the regulations, it is quoted in all Land Use Verification Letters. This broader explanation will provide sellers with more information that will increase an OC district property's appeal to prospective buyers.

Staff identified a number of uses listed in the OC district that require more scrutiny than is beneficial to the public. Staff is recommending changes to Chapter 2, Section 205, Table 2.1, Use Table for Standard Land Use Districts that reduce the requirements from Level 3 Planning Commission Review to Level 2 Administrative Review for the following uses in the Office Center (OC) district:

- Agricultural, Off-site – change from C3 to C2 conditional use
- Funeral Home and Related Facilities – add C3 conditional use
- Government Facility - change from C3 to C2 conditional use
- Research and Development - change from C3 to C2 conditional use
- Retail, less than 10,000 sq. ft - change from C3 to C2 conditional use

Staff also recommend that the following prohibited uses be added for Administrative Review:

- Restaurant, Sit-down/Take out – add C2 conditional use
- School, Leisure/Special Interest - add C2 conditional use

These uses are allowed within the parameters of OBJECTIVE 2.113-C: OFFICE CENTERS of the Comprehensive Plan and will complement other permitted uses in an OC district.

Multi-family, Hospitals, and Retail 10,000 – 34,999 sq. ft. are inconsistent with the Development Criteria for OC designations in POLICY 2.113-C4 and SECTION 2.109 - LAND USE CATEGORIES AND OVERLAY DISTRICTS of the Comprehensive Plan. Therefore, they must be removed from the Use Table for OC. It misleads the public to leave them in the table because the Plan's prohibition of them supersedes the Code.

Another change needed to bring the LDC into compliance with the Comprehensive Plan is the addition of certain standards pertaining to POLICY 2.113-C4. This policy directs the LDC to embody certain development standards that can only be addressed in LDC Chapter 3, Conditional Uses, Section 303, Criteria for Conditional Uses. These include

- Agricultural Support Activities (Off-site) – OC districts are only intended for farm offices.
- Childcare Centers - may be no more than 10% of an office building or 10% of the total building square footage of an office park.
- Financial Institutions – drive thru facilities are not appropriate in OC districts due to proximity to residential uses.
- Governmental Facility – limited to only government office buildings.
- Research and Development – eliminate erroneous standards but require activity to be contained within enclosed buildings.
- Restaurant, Sit-down/Take-out – limit to 10 percent of an OC district.
- School, Leisure/Special Interest - require activities to be contained within enclosed buildings
- School, Technical/Vocational/Trade & Training, - eliminate redundancy and require activities to be contained within enclosed buildings.
- Veterinary Service - require activities to be contained within enclosed buildings.

There are four Selected Area Plans that have OC districts within them. Ronald Reagan, North US 27, US 98, and Southeast Polk Selected Area Plans. These should be consistent with Table 2.1 for OC districts.

Benefit-cost Analysis of the Amendment

Who does it help?

This amendment combined with LDCPAL-2026-1 will provide better alternatives for entrepreneurs seeking locations for their offices, personal service establishments, and medical facilities. Additionally, it infuses some uses that are complementary to OC district uses. This amendment lowers many regulatory requirements and barriers for low volume non-residential land uses in the Office Center (OC and OCX) districts. The lowering of regulatory barriers along with increasing potential locations for office and office type uses makes these endeavors more feasible. It also prevents expensive high volume/high accessibility retail locations from being clogged with low volume uses that do not need the more accessible and visible sites.

Who does it hurt?

Office Center districts can fit well along collector roads on parcels isolated by surrounding subdivision developments or along corridors that are transitioning to major thoroughfares where single-family housing once lined the roadway. However, when lots are shallow or small there is concern that the non-residential development close to existing residents can create a nuisance due to an increase in intensity. This amendment is removing requirements for Planning Commission approval (Level 3 Review) for many of the conditional uses. This is why it is important that there be safeguards such as the Compatibility Standards in Section 220 and the individual use standards in Section 303 Criteria for Conditional Uses. Maintaining distances, screening and buffering, and keeping all activity within enclosed structures is essential for maintaining a good relationship between non-residential and residential uses.

What is the cost?

This amendment lowers development costs for uses that are not likely to cause detriment to nearby or abutting residential development as long as current compatibility standards and performance requirements for OC districts are met. It removes regulatory barriers that have been found to serve very little public service. The lowering of regulatory barriers along with increasing potential locations for office and office type uses will improve the tax base.

Regulatory History

The County's first zoning ordinance was adopted November 4, 1970 (Ord. 70-03). It had three non-residential districts: General Commercial (GC), Mixed Commercial/Industrial (MIC), and General Industrial (GI). On November 23, 1971, GC and MIC districts were replaced by six commercial districts: Neighborhood Service Centers (C-1), Area Service Centers (C-2), Regional Service Centers (C-3), General Commercial (C-4), Highway Service Commercial (C-5), and Commercial/ Recreation Resort Areas (C-6). It is not until 1983, with the adoption of Ordinance 83-02, that the Office (OF) district is introduced. It permitted Offices and Clinics by right. Financial Institutions, Day-Care Centers, Private Schools, Business and Trade Schools, and Studios for Artists, Dancers, and Photographers were conditional uses that required Board approval. It limited buildings to no greater than 3,000 square feet. Buffers were required when abutting single-family dwellings.

Neither the Comprehensive Plan nor the Land Development Code (LDC) had an Office category until after the LDC was effective. The LDC became effective on September 1, 2000. The Office Center category was not added to the Comprehensive Plan and LDC until July 25, 2001. This district had early success throughout the County providing alternatives for entrepreneurs seeking business locations in mid-block areas rather than being obligated toward high-volume intersections with higher land costs. Dentists, doctors, and beauty salons found these locations very lucrative for meeting the needs of their clientele while not overpaying for locational attributes their business did not need. High-volume intersections are best occupied by uses that are needed on a daily or weekly basis. Businesses that are visited less frequently do not need such high accessibility properties.

The Board developed concerns for the OC land use category in 2012. It was feared by some that the use was becoming too prevalent in one portion of the County. The OC designation was altered in the Comprehensive Plan to significantly restrict the locational possibilities and the uses allowed within were reduced and curtailed. The basis for the Board’s decision came from a very small and homogeneous area of the County. The community input came from a small group of citizens in that area, and their motives were not well vetted. Over time, this led to a lack of available commercial properties all over the County. Today, more land is needed to meet the demand for services of a growing population but there are fewer properties available. This land use category needs to be modified so that it is applicable to more locations and available to more business opportunities.

Limits of the Proposed Ordinance

This amendment applies to all lands within the unincorporated areas of Polk County including the Green Swamp Area of Critical State Concern. There are Office Center districts in the North US Highway 27 Selected Area Plan and the Polk City Special Protection Area. This amendment will be forwarded to Florida Commerce for the statutorily required 45-day review.

Comparisons to other Jurisdictions

Staff commonly survey counties along the I-4 corridor for regulatory comparisons because they are most closely similar to Polk. Some of the abutting counties are reviewed along with the two largest cities within the County (Lakeland and Winter Haven). Alachua and Duval counties are also reviewed because of similar demographic and urban-rural mixtures to Polk County. This method of selection creates a survey of 14 total local jurisdictions. Polk County has a rare form of land use regulation with its direct connection between the Comprehensive Plan Future Land Use Map and the zoning and land development policies. While there are not many jurisdictions that have office designations called out in their comprehensive plans, the use of an office district in a zoning ordinance is more typical. Out of the 14 jurisdictions surveyed, all but four (4) did not have a separate and distinct office category in their zoning ordinance.

Table 1

Jurisdiction <i>(Code citation)</i>	Is there an Office Zoning Category?	What uses are permitted and conditional within the Office district(s)
Alachua County <i>Section 403.11, 404.08</i>	Administrative and professional (AP) district	Residential over Office Affordable Multifamily Housing Assisted Living/Nursing Home Childcare facilities Educational facility, vocational, business or technical school; college or university Government Buildings and facilities Funeral homes Museum Medical clinic or lab

Table 1

Jurisdiction <i>(Code citation)</i>	Is there an Office Zoning Category?	What uses are permitted and conditional within the Office district(s)
		Business and professional services Bank or financial institution Personal services Gym or fitness center Dance, art, or similar studio
Brevard County <i>62-1255</i>	No.	n/a
Duval County <i>Section 656.311</i>	Commercial Office (CO) District Commercial, Residential and Office (CRO) District Residential Office (RO) District	Medical, dental, chiropractic, professional or business offices, cosmetology, childcare, Vocational, trade or business schools, Libraries, museums and community centers. Art galleries, dance, art, gymnastics, fitness centers, martial arts and music studios, and theaters for stage performances (but not motion picture theaters). Bed and Breakfasts.
Hardee County <i>Sec. 3.02.00</i>	No.	n/a
Highlands County <i>Section 12.05.244</i>	Office (O) district.	Professional Offices, Banks, and Libraries. Medical and churches are special exceptions.
Hillsborough County <i>Section 2.01.02, 2.02.02</i>	Office Residential (OR) district.	Professional and Medical Offices, Clinics, Funeral Homes, Photography and Broadcasting Studios, Wedding Chapels, Personal Services, Government Offices.
Lake County <i>Sec. 3.00.00, 3.01.00</i>	No.	n/a
Manatee County <i>Section 401.1</i>	Professional Small (PR-S) district. Medium Office (PR-M) district.	Professional and Medical Offices, Banks, Bed and Breakfast, Clinics, Cultural Facilities, Personal Services, Government Offices, Veterinary Clinic.
Orange County <i>Section 38-801 thru 38-809</i> <i>Section 38-77 Use Table</i>	Professional Office (P-O) District	Professional and Medical Offices, Banks, Bed and Breakfast, Funeral Services, Clinics, Movie Production Studios, Personal Services, Government Offices, Research and Development.
Osceola County <i>Chapter 3, Article 3.2, 3.4</i>	Commercial Office (CO) district	Professional and Medical Offices, Banks, Bed and Breakfast, Crematorium, Clinics, Educational Facilities, Personal Services, Government Offices, Dance, Karate, Art, or Similar Afterschool Care Studio, Childcare, Retail Sales and Services, Veterinary Clinic.
Seminole County <i>Sec. 30.2.1, 30.4.14,</i>	Office (OP) district	Professional and Medical Offices, Clinics, Hospitals, Banks, all educational facilities, Funeral Home,
Volusia County <i>Section 72-241</i>	General Office, Hospital-Medical (B-1) district	Professional and Medical Offices, Clinics, Hospitals, Banks, Childcare, Personal Services, Libraries, Cultural Centers, Trade Schools, Veterinary Clinics,
City of Lakeland <i>Sec. 2.2, and 2.3-1</i>	Low Impact Office (O-1) District Limited Impact Office (O-2) District Moderate Impact Office (O-3) District	Professional and Medical Offices, Multifamily, Bed and Breakfast, Hotels, Banks, Personal Services, Music & Dance Studios, Research and Development, Veterinary Clinics, Neighborhood Convenience Centers.
City of Winter Haven <i>Sec. 21-31, 21-33</i>	No.	n/a

Of the jurisdictions surveyed that had office districts, all listed professional offices, medical offices, and clinics in the permitted uses. Most permitted personal services (7), banks (8), and cultural facilities (6). Many of them allow veterinary clinics (4), research and development (3), vocational training (3), funeral services (3), and childcare (3). Some even allow more intense uses such as hospitals, event facilities, and retail uses. However, those were with multiple levels of office categories. Staff found from this survey that office zoning categories can be more broadly used to provide opportunities for other low-volume low-intensity non-residential land uses to coexist with the typical office district uses. Staff considered splitting the OC district into sub-districts to further

broaden the OC list of uses, but the uses considered for the upper tier would require more modification to the Comprehensive Plan policies.

Consistency with the Comprehensive Plan

The primary purpose for this Land Development Code (LDC) text amendment is to align the LDCs more specific development and use standards with the development criteria in Comprehensive Plan POLICY 2.113-C4, and the changes proposed to OBJECTIVE 2.113-C for the Office Center (OC) Future Land Use Map designation under the proposed Comprehensive Plan amendment (CPA) in case number LDCPAL-2026-1. These changes proposed in this LDC text amendment will correspond with the effective date of the CPA amendment adoption scheduled for June 16, 2026.

Consistency with the Florida Statutes

With the adoption of LDCPAL-2026-1, these proposed LDC text amendments will be consistent with Chapter 163 of the Florida Statutes.

Comments from Other Agencies: None.

Draft Ordinance: under separate attachment