



**STALWART BUSINESS PARK
POLK COUNTY –**

LDC TEXT AMENDMENT

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Executive Summary

Project Request:

This Land Development Code (LDC) text amendment application is hereby requested to be included in Appendix 2.135 Parcel Specific FLU Map Amendment with Conditions. This application is running concurrently with a Comprehensive Plan Map amendment and LDC Sub-District amendment to update the Subject Property's Future Land Use (FLU) designation from Agriculture/Residential Rural (A/RR) and Residential Low 1 (RL-1) to Business Park Center-1 (BPC-1) and Business Park Center-2 (BPC-2) to support the development of a multi-building business park, including light industrial/warehousing uses. A portion of the property will remain Agriculture/Residential Rural (A/RR) and Residential Low 1 (RL-1).

Existing and Proposed Land Use:

The Subject Property, a 441165.4 ± acre site, is located generally north of Swindell Road and Interstate 4 and east of Alderman Road in Polk County, Florida. The site is composed of three-four (34) parcels, including: 23-28-18-000000-014010, 23-28-18-000000-012000, and 23-28-18-087000-000701 and 23-28-18-000000-021090. The site currently is being used for agricultural, pasture and residential uses and has a Future Land Use designation of A/RR and RL-1. The Subject Property is within the Rural Development Area (RDA), Transit Supportive Development Areas (TSDA), Transit Corridors and Centers Overlay (TCCO) (Core and Center).

Infrastructure and Urban Services:

The Site will utilize the existing roadway network, specifically accessing the site via Swindell Road, a Town Medium Collector roadway adjacent to the property. Improvements to the roadway, if determined necessary, will accommodate the new development. The proposed development will utilize existing City of Lakeland water/wastewater facilities located in close proximity to the site and will extend services, where necessary. Capacity of the existing public utility system (sewage, water supply) to meet the level of service standards to serve this site is being currently reviewed by the City of Lakeland. It is anticipated that there are adequate public safety facilities (EMS, Fire, and Law Enforcement) to serve the proposed Future Land Use designation of BPC-2.

Compatibility Summary:

The proposed land use change will not negatively impact the property's compatibility with surrounding areas due to the nature of the existing vegetative habitat on-site, as well as the implementation of significant buffering and landscaping, through this LDC Text



Amendment application. Surrounding uses include residential, agricultural, vacant, and industrial uses with future land use designations of A/RR, RL-1, and Business Park (BP – City of Lakeland). Similar industrial and warehousing uses are active in the area, including land south of the property along Swindell Road and further southeast along Frontage Road. Residential areas to the north and east of the site will be highly buffered from the proposed warehousing buildings through the existing native habitat present in these areas, proposed ponds, and flood compensation areas. Residential land to the west will also be sufficiently separated from active uses on the property, through the implementation of buffering techniques such as landscaping and berms. Other buffering and compatibility measures that are proposed include building height limitations, lighting requirements, use limitations and substantial building setbacks. Please see Parcel-Specific Text document, Map X: Context Map, Map C: Site Plan, and Cross Section for more information.

[The lands remaining as A/RR and RL-1 will serve as a buffer to lands lying north east and eastern of the development. Those lands will retain wetlands in that area and be used for stormwater and floodplain compensation only. There is an existing home in the RL-1 area and will remain for residential use.](#)

Environmental Conditions Summary:

The proposed plan for the site seeks to avoid impacting native habitat ~~impacts~~ through its design, however minor wetland impacts may be necessary due to the nature of industrial development. Most of the proposed project is within Zone AE, which denotes a base floodplain where the base flood elevation is provided. The base flood elevation is assumed to be 115 feet based on the FEMA Firmette. The site will maintain the original drainage patterns. Stormwater ponds will be provided on site to account for the additional impervious area treatment and attenuation. All impacts to wetlands/floodplain will be mitigated, compensated, or proven to have no adverse impacts by the proposed development in accordance with State and Local jurisdictional requirements.

Demonstration of Need

Provide a narrative discussing how the need for the proposed Future Land use meets market demands and outweighs adverse impacts upon existing public facilities, public services, and environmental resources. Also, address the amount of excess vacant land in the County that has the same Future Land Use as the proposed request. Most importantly, discuss why the change is needed now and why it is needed at the proposed location.



The concurrent Comprehensive Plan Amendment and LDC Sub-District applications request a Future Land Use change for a 441,165.4± acre property located generally north of Swindell Road and east of Alderman Road, just north of Interstate-4, in Polk County, Florida. This request seeks to change the FLU designation from A/RR and RL-1 to BPC 1 and BPC-2 to allow the property to develop as a multi-building business park with light industrial/warehousing uses. A portion of the property will remain Agriculture/Residential Rural (A/RR) and Residential Low 1 (RL-1).

Due to factors such as the site's proximal location to other similar business park and light industrial/warehousing land uses, access to existing infrastructure, and proximity to vital inter-county and state transportation corridors, the implementation of the proposed development is logical and will support the continuation of a highly demanded use in this area of the County. Map X: Context Map showcases these characteristics.

The southern half of the property, adjacent to Swindell Road, is located with the Transit Supportive Development Area (TSDA) overlay, an overlay promoting and supporting the location of higher density and intensity compact, mixed-use development with a balance between employment and housing opportunities. The proposed amendment to BPC would support the goals of the TSDA by implementing a land use designation that promotes demanded employment opportunities, in a key business park/industrial hub in the area. This amendment, along with the concurrent CPA and LDC Sub-District applications, will encourage the suitable development of this site along important transportation corridors while remaining compatible with any residential or low intensity use adjacent to the site.

Policy 2.113-B-4: Development Criteria of the Comprehensive Plan allows BPC land with a maximum floor area ratio for non-commercial activities of 0.75 in the TSDA and 0.50 in the RDA. This amendment will limit the development of this Site to 640,000 sf of industrial uses and 45,000 sf of commercial uses. The floor area ratio for the site will be capped at 0.12 which is far below the allowable floor area ratio for the BPC future land use designation and the TSDA/RDA overlays.

The I-4 / County Line Road interchange has become a hub of industrial activity as it provides easy access to the industrial trade along I-4. Hillsborough County/ Plant City has experienced a burgeoning market for the industrial market. This hub extends west into Plant City and beyond toward the City of Tampa's industrial market. Also south of I-4 along County Line Road, both sides of County Line Road has millions of square feet of existing and proposed industrial uses. This shows a significant trend for industrial uses in this particular area in both Polk and Hillsborough Counties.

There are no known adverse impacts on existing public facilities and public services anticipated. Development of the property is expected to connect to existing public infrastructure for water, wastewater, and will utilize the existing and proposed roadway network.



There are onsite wetlands and the development of the site will seek to avoid wetland impacts; however, it is anticipated that minor impacts will be necessary to accommodate the industrial buildings and access to the buildings.

Provide a narrative discussing why the text amendment is needed and what other alternatives besides the request have been or could be sought as a remedy?

The concurrent Comprehensive Plan and LDC Sub-district Amendments propose a change of the Subject Property's Future Land Use (FLU) designation from A/RR and RL-1 to BPC-1 and BPC-2 for the western portion of the site to allow the development of business park and light-industrial/warehouse land uses. The eastern portion of the property will remain Agriculture/Residential Rural (A/RR) and Residential Low 1 (RL-1). Due to the proximity of other light industrial use properties, as well as Interstate 4 and other important transportation corridors, the site is a logical location for the proposed FLU update. This LDC Text Amendment is needed ~~in order to~~ support the proposed development's compatibility and consistency with surrounding properties, including residential areas. Specific site development standards, are detailed in the proposed language and include regulations on areas, such as: buffering, landscaping, lighting, intensity, building height, access, locational criteria, and other general site design guidelines. These standards, along with the revised Use Table, encourage thoughtful planning for the site that will allow the development of a demanded land use, while incorporating standards to increase compatibility with neighbors.

Analysis of Economic Issues is required when requesting a land use amendment from residential to a non-residential land use designation.

As displayed in Map X: Context Map, the Subject Property is located just east of the Plant City and Hillsborough County jurisdictional boundaries. Due to our Subject Property's proximity to the following report's study area, we can assume the findings from this report are applicable to our site. In a December 2023 report by the Plant City Economic Development Corporation, *Industrial Submarket Report – East Hillsborough/Plant City*, the area, East Hillsborough County and Plant City, is noted for its robust, growing industrial sub-market. Over 50% of the overall Tampa Industrial absorption rate (4.4 million SF) has occurred in this area over the last year. Furthermore, according to the report industrial demand for the area is continuously outpacing supply, leading to low vacancy rates and asking rent growth.

