

DEMONSTRATION OF NEED FOR REZONING FROM MEDIUM RESIDENTIAL (RM) TO COMMERCIAL ENCLAVE (CE)

Applicant: Brisbin Capital

Property Location: 3408 AVENUE W NW
WINTER HAVEN 33881
25-28-13-342500-007603 & 25-28-13-342500-007602

Date: July, 24th, 2023

I. Introduction

The purpose of this Demonstration of Need is to provide a comprehensive overview of the reasons and justifications for requesting the rezoning of the subject property from Medium Residential (RM) to Commercial Enclave (CE). The proposed rezoning aims to meet the evolving demands of the surrounding community and aligns with the long-term vision outlined in the Polk County Comprehensive Plan. Below are the key points that support the need for the requested rezoning:

II. Market Demand and Demand Analysis

Market Trends: An analysis of the local market reveals a growing demand for commercial establishments within the vicinity of the subject property. The current trend in the area shows an increasing population, leading to an increased need for convenient commercial services.

Services Gap: The existing land use as Medium Residential (RM) does not adequately cater to the needs of the community for accessible commercial services. The lack of nearby commercial establishments results in residents traveling long distances to fulfill their daily needs.

III. Compatibility with Comprehensive Plan

Policy Alignment: The proposed rezoning to Commercial Enclave (CE) conforms to the goals and policies outlined in the Polk County Comprehensive Plan. Section 2.112, Policy 2.114-A4, of the Comprehensive Plan encourages the establishment of well-planned commercial enclaves to cater to the needs of the growing population while ensuring a harmonious coexistence with surrounding residential areas. The intensity will be the same or less than the surrounding area. The property has direct access to 34th Street. The 2 sides that it abuts to residences are heavily screened with fence and vegetation. We have and will continue to be a quiet location, not disturbing the surrounding area with noises, or offensive odors.

IV. Site Suitability and Access

Location Advantages: The subject property's strategic location at 3408 AVENUE W NW WINTER HAVEN 33881 offers easy access to major transportation routes and thoroughfares. Its proximity to the local highway and in alignment with the commercial corridor on 34th Street makes it an ideal site for commercial development.

Infrastructure Availability: The site is equipped with the necessary infrastructure, including water, sewer, electricity, and other utilities, making it suitable for commercial use.

V. Anticipated Uses

Permitted Uses: The proposed rezoning to Commercial Enclave (CE) would allow for a limited variety of commercial uses, including retail stores less than 10,000 s/f primarily serving customers on-line small business professional offices and or storage.

Conditional Use Requests: In the event that certain uses require conditional approval, we anticipate submitting comprehensive and well-documented conditional use requests, meeting all necessary criteria and standards.

We anticipate some requests for:

“personal services -C1”, Vehicle Sales, Leasing - C3, Self-storage Facility - C2

VI. Conclusion

In conclusion, the rezoning of the subject property from Medium Residential (RM) to Commercial Enclave (CE) is a logical step to meet the increasing demand for commercial services within the growing community. The proposed commercial enclave will align with the Comprehensive Plan, provide much-needed convenience to residents, and contribute positively to the economic development of the area. A commercial enclave will not only benefit businesses but also the surrounding community. By stimulating economic growth and creating job opportunities, this project will contribute to a higher standard of living for residents of Polk County. Additionally, the increased business activity will generate increased tax revenue that can be utilized for public infrastructure development, educational programs, and other community services. Access to the property is on the main road and not inhibit residential traffic or make use of the side road leading into the local neighborhood.

We sincerely hope that the Planning Department considers this Demonstration of Need and approves our request for the rezoning of the property. We remain committed to complying with all relevant regulations and contributing to the betterment of the community.

Sincerely,

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