

Request, Background, and Justification

This document outlines the Applicant's request, provides background on the Subject Property, and presents the justification for the request. The terms "Developer," "Applicant," and "Subject Property" are defined below. All exhibits referenced in this document have been submitted along with this application.

Request

On Behalf of Ruthven Green, LLC (the "Developer"), Peterson & Myers, P.A. (the "Applicant") is requesting a Land Development Code Amendment for sub-district change to allow business park center-2 (BPC-2) uses (the "Proposed Request") on +/-8 acres of land situated at the southeast corner of Drane Field Rd and Hamilton Rd in Polk County, Florida (the "Subject Property"). The Subject Property is currently designated as Business Park Center-1 and lies within a Urban Growth Area (UGA). The Proposed Request would redesignate the Subject Property to BPC-2.

Background

The Subject Property is in the process of being developed. The Subject Property is adjacent to County BPC-2 to the east and west. Per current data, both properties to the east and west appear to be either developed or in the process of development. The property to the north of the Subject Property is designated as County BPC-1 and appears to be in the process of development or already developed. The property south of the Subject Property has a City Future Land Use of Business Park Center, and a City Zoning designation of Industrial (I-2). The property to the south of the Subject Property is currently developed and utilized for industrial use.

Justification

The establishment of a BPC-2 sub-district on the Subject Property is consistent with the Polk County Comprehensive Plan and Land Development Code. In addition, the Proposed Request is compatible with the surrounding area and will act to buffer Drane Field Rd from higher intensity uses to the south of the Subject Property. Notably, the shape and location of the Subject Property provides a natural scaling of land uses going south from Drane Field Rd. The wider array of uses offered by the BPC-2 sub-district will allow the Subject Property to distinguish itself in a district undergoing high intensity development. Finally, any potential incompatibilities will be addressed through adherence with the buffering requirements contained in the Polk County Land Development Code.