



Statement of Justification Polk County Comprehensive Plan Text Amendments March 7, 2024

This statement of justification is being submitted to the Polk County Land Development Division to be included as part of the proposed text amendments to the Comprehensive Plan, Future Land Use Element. The following two (2) text amendments are being proposed as part of this request:

Proposed Amendment 1:

Existing: Policy 2.113-C3 Location Criteria – The establishment of a new Office Center designation shall be located according to the following:

Section b. along a collector or arterial roadway adjacent to an existing Activity Center that contains 10% or less in land area developed with professional offices;

Proposed change to Section b: along a collector or arterial roadway adjacent to an existing Activity Center or Commercial Enclave that contains 10% or less in land area developed with professional offices;

Justification:

The Commercial Enclave district is to recognize existing concentrations of commercial and office uses located outside of Activity Centers and Linear Commercial Corridors, whose future development or redevelopment is consistent with the Polk County Comprehensive Plan. We have identified twelve (12) examples throughout the County in which Commercial Enclaves exist either adjacent to and nearby commercial, institutional, office center, and business park center land uses. These are summarized in Table 1 and mapped using Polk's County Map Viewer and are included in Appendix A. Of these Commercial Enclaves, six (6) are adjacent to other office related zoned parcels. These consist of:

(Mapped CE1): 2766 Rifle Range Road, Winter Haven, FL

This Commercial Enclave Zoned property is adjacent to Institutional zoned parcel and is nearby multiple use zoned properties including Residential, Business Park Center 2, Recreation Open Space, Neighborhood Activity Center and Office Center. A second Commercial Enclave parcel (CE2) is also located nearby. Therefore, the Commercial Enclave Zoning has not prevented future development including the presence of Office Center.

(Mapped CE3): 3802 Rifle Range Road, Winter Haven, FL

This Commercial Enclave Zoned property is adjacent to an Institutional zoned parcel and is surrounded by multiple use zoned properties including Residential, Institutional 1 and 2, and Linear Commercial Corridor. Linear Commercial Corridor zoned properties recognize existing linear concentrations of commercial, office, institutional, and industrial uses along roadways. There are two (2) other Commercial Enclaves (CE4 and CE5) in the immediate area. Therefore, the Commercial Enclave Zoning has not prevented future development including the presence of potential office spaces.



(Mapped CE6): 4980 Spirit Lake Road, Winter Haven, FL

This Commercial Enclave Zoned property is adjacent to an Office Center Zoned parcel and is surrounded by multiple use zoned properties including Residential, Neighborhood Activity Center, Business Park Center 1, and Office Center. There are two (2) additional Commercial Enclave parcels in the immediate area (CE7 and CE8). Therefore, the Commercial Enclave Zoning has not prevented future development of office space due to the presence of the zoning of Office Center and Business Park Center 1 which provides areas for office and business park development.

(Mapped CE9): 5115 US Highway 17/92 W, Haines City, FL

This Commercial Enclave Zoned property is adjacent to Residential and a Business Park Center 1 zoned properties. The zoning of Business Park Center 1 provides areas for office and business park development. Therefore, the Commercial Enclave Zoning has not prevented future development of office space.

(Mapped CE10): 5299 Highway 60 E, Bartow, FL

This Commercial Enclave Zoned property is adjacent to Agricultural/Residential Rural and a Rural Cluster Center (Non-Residential) zoned properties. Rural Cluster Center zoned areas permit commercial and office uses at an intensity and scale necessary to provide the immediate rural population with retail and personal services, agricultural support uses, and community facilities. Therefore, the Commercial Enclave Zoning has not prevented future development of office space.

(Mapped CE11): 10639 US Highway 98 N, Lakeland, FL

This Commercial Enclave Zoned property is surrounded by Residential, Institutional, Leisure/Recreation, Agricultural/Residential Rural, Rural Cluster Center (Non-Residential), and a second Commercial Enclave (CE12) zoned property. Rural Cluster Center zoned areas permit commercial and office uses at an intensity and scale necessary to provide the immediate rural population with retail and personal services, agricultural support uses, and community facilities. Therefore, the Commercial Enclave Zoning has not prevented future development of office space.

Commercial Enclave districts already include office uses. There are several current existing Commercial Enclave parcels that are adjacent to and in the general area of other office related properties. Therefore, the creation of new office centers adjacent to Commercial Enclaves should be included in the County's Comprehensive Plan.

Proposed Amendment 2:

Existing: Policy 2.125-C1 Transitional Area Location Controls - Transitional Areas are nonmapped areas to provide for the lessening of impacts between dissimilar uses by providing for transitional or "step-down" uses between intensive-use activities and low-density residential uses, subject to the following controls:

Section b. Transitional Areas shall only be located on that portion of the vacant, undeveloped residentially designated tract immediately adjacent to the higher-intensity use (not to exceed 660 feet from the property line of that use).



Proposed change to Section b: Transitional Areas shall only be located on that portion of the vacant, undeveloped residentially designated tract immediately adjacent to the higher-intensity use (not to exceed 660 feet from the property line of that use).

Justification:

The proposed project will re-zone the current Residential Low (RL-4) to Office Center (OC) (Appendix B). There are two (2) existing structures that were previously utilized as residential occupancy located on the parcel that are within 50 feet of Residential Low properties. The interior of the existing structures is to be renovated into office spaces. The only exterior renovations will consist of asphalt paving and handicap access to the structures.

The parcel is adjacent to the north by Commercial Enclave (CE) and to the east, south and west by additional Residential Low parcels. The Commercial Enclave parcels located north are also adjacent to a current Office Center and Business Park (northwest). By allowing the existing residential structures to be converted into general office space with minimum exterior renovations will provide an aesthetic transition of the northern Commercial Enclaves, Office Center and Business Park to the surrounding Residential properties.

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If you have any questions or require additional information do not hesitate in contacting us.

Very Truly Yours,

GURR PROFESSIONAL SERVICES, INC.

T. M. Gurr, P.G.
Senior Hydro-Geologist
Florida License No. 231



Cc: David Cruz, P.O. Box 422956, Kissimmee, FL 34742



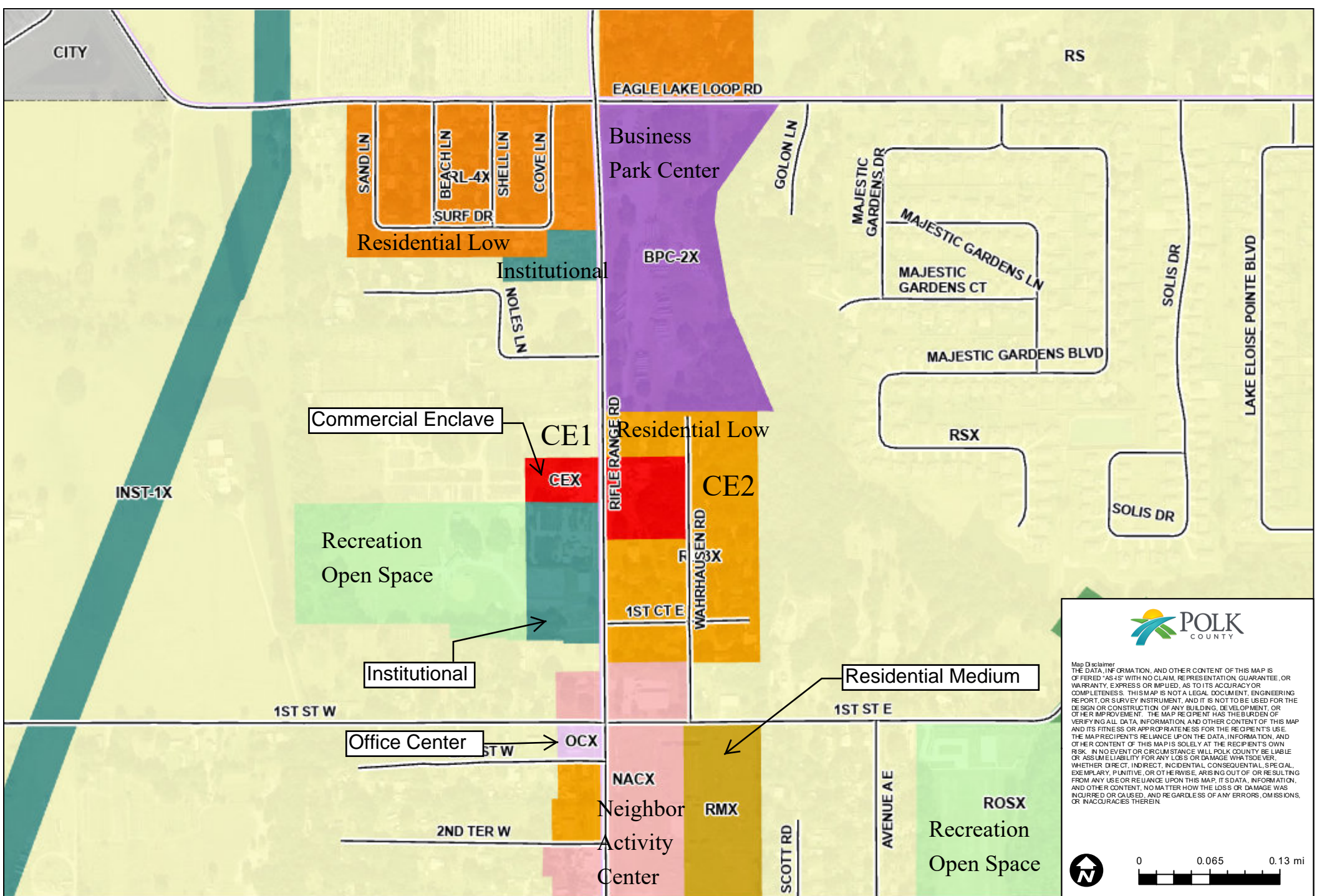
APPENDIX A

MAPPED CE PARCELS

Table 1: Summary of Commercial Enclave Properties Near Office Use Zoning

CE Map No.	Commercial Enclave Address	Parcel Number	Acreage	Adjacent To
1	2766 Rifle Range Road, Winter Haven, FL	26-29-17-000000-012013	0.56	Institutional
2	214 Wahrhausen Road, Winter Haven, FL	26-29-16-689000-015810	1.67	Institutional
3	3208 Rifle Range Road, Winter Haven, FL	26-29-20-690000-024929	0.44	Institutional
4	111 Monroe Road, Winter Haven, FL	26-29-21-690500-025405	2.77	Nearby
5	3825 Rifle Range Road, Winter Haven, FL	26-29-21-690500-025402	1.69	Nearby
6	4980 Spirit Lake Road, Winter Haven, FL	25-29-11-000000-014540	0.61	Office Center
7	5004 Spirit Lake Road, Winter Haven, FL	25-29-11-000000-014390	0.43	Nearby
8	5008 Spirit Lake Road, Winter Haven, FL	25-29-11-000000-014380	0.43	Nearby
9	5115 US Highway 17/92 W Haines City, FL	26-27-26-000000-041030	6.32	Business Park Center
10	5299 Highway 60 E, Bartow, FL	26-30-06-000000-033010	4.11	Rural Cluster Center
11	10639 US Highway 98 N, Lakeland, FL	23-26-27-000630-000442	0.43	Rural Cluster Center
12	10705 Highway 98 N, Lakeland, FL	23-26-27-000000-032080	1.00	Rural Cluster Center

2766 Rifle Range Road, Winter Haven, FL

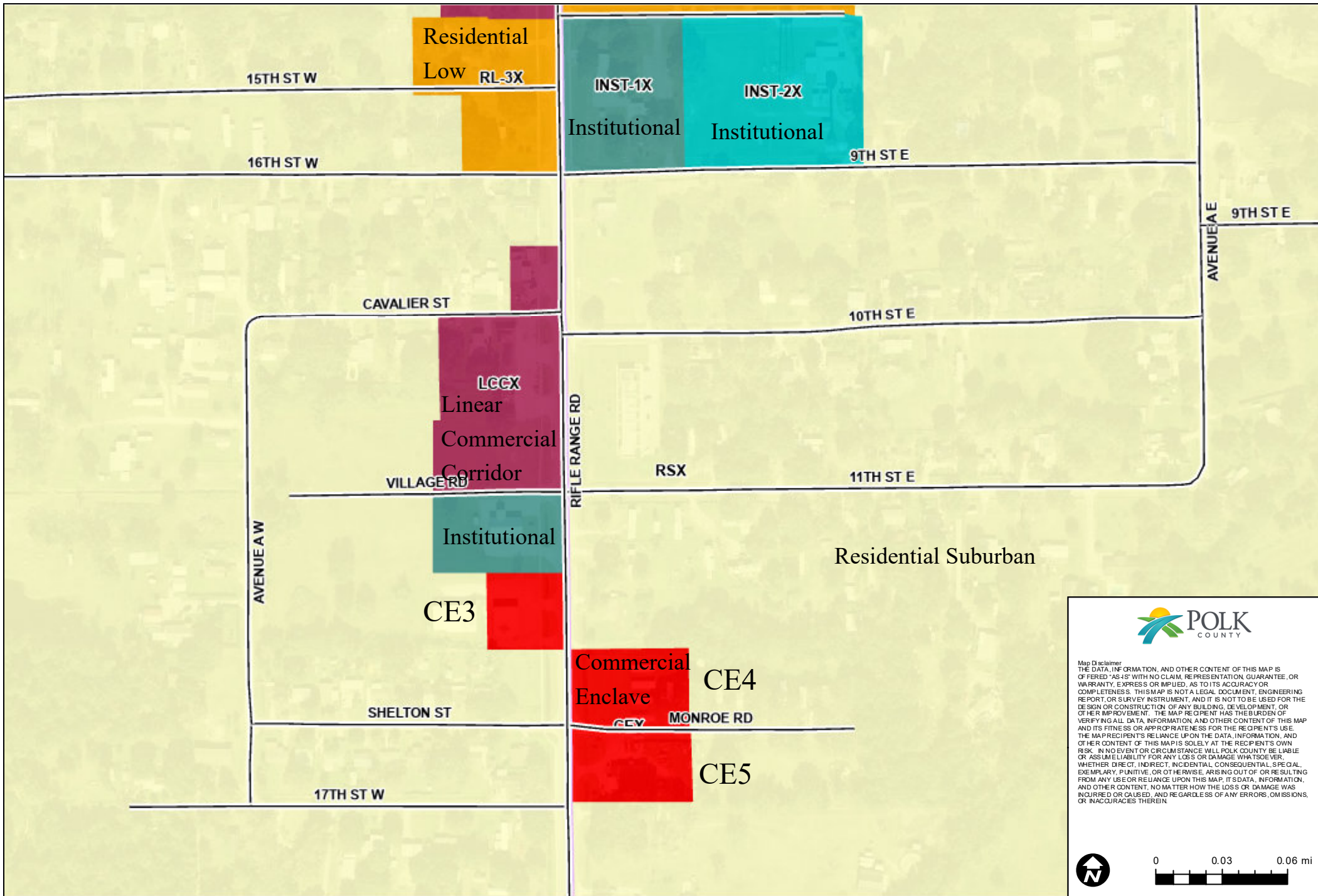


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3802 Rifle Range Road, Winter Haven, FL

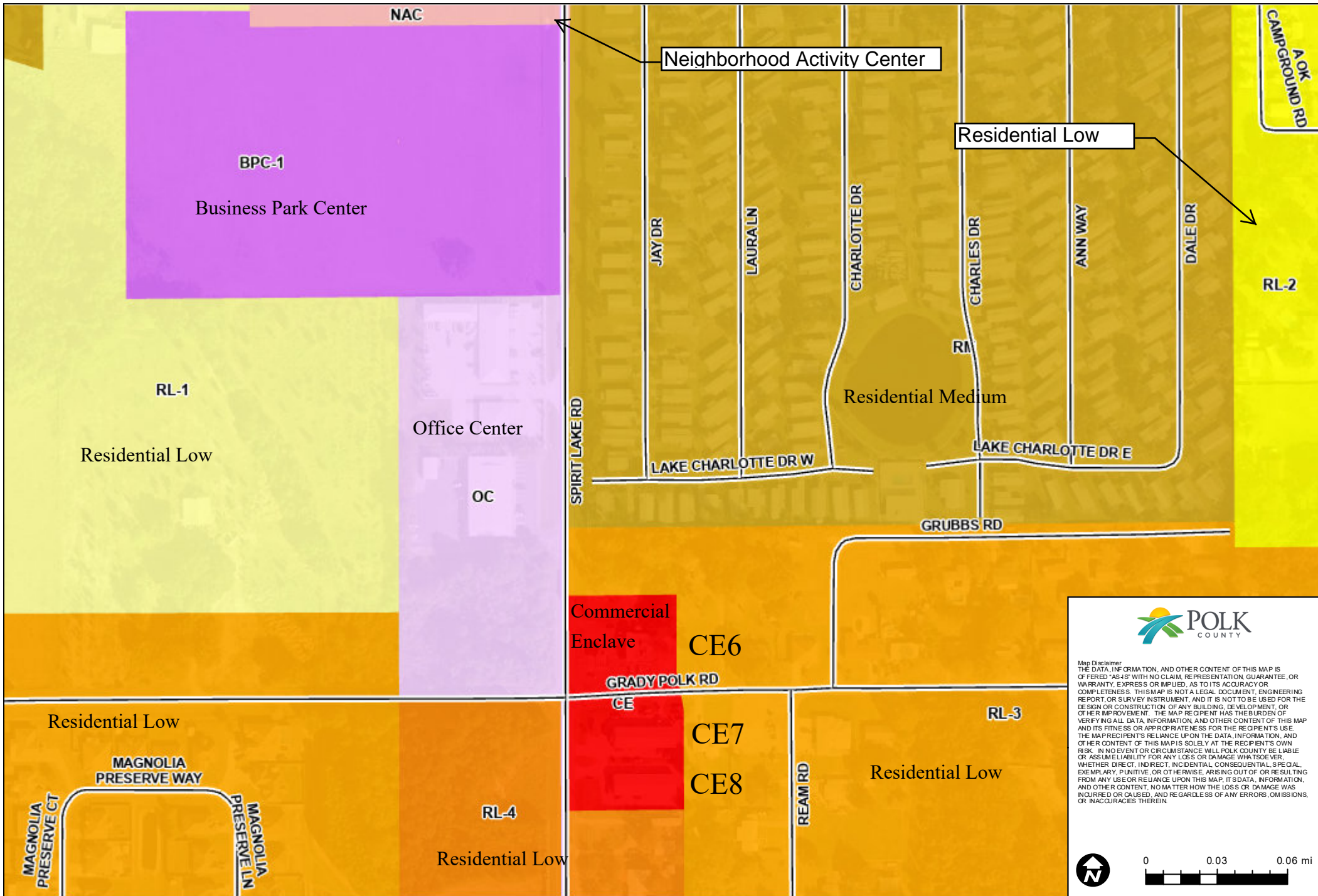


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4980 Spirit Lake Road, Winter Haven, FL


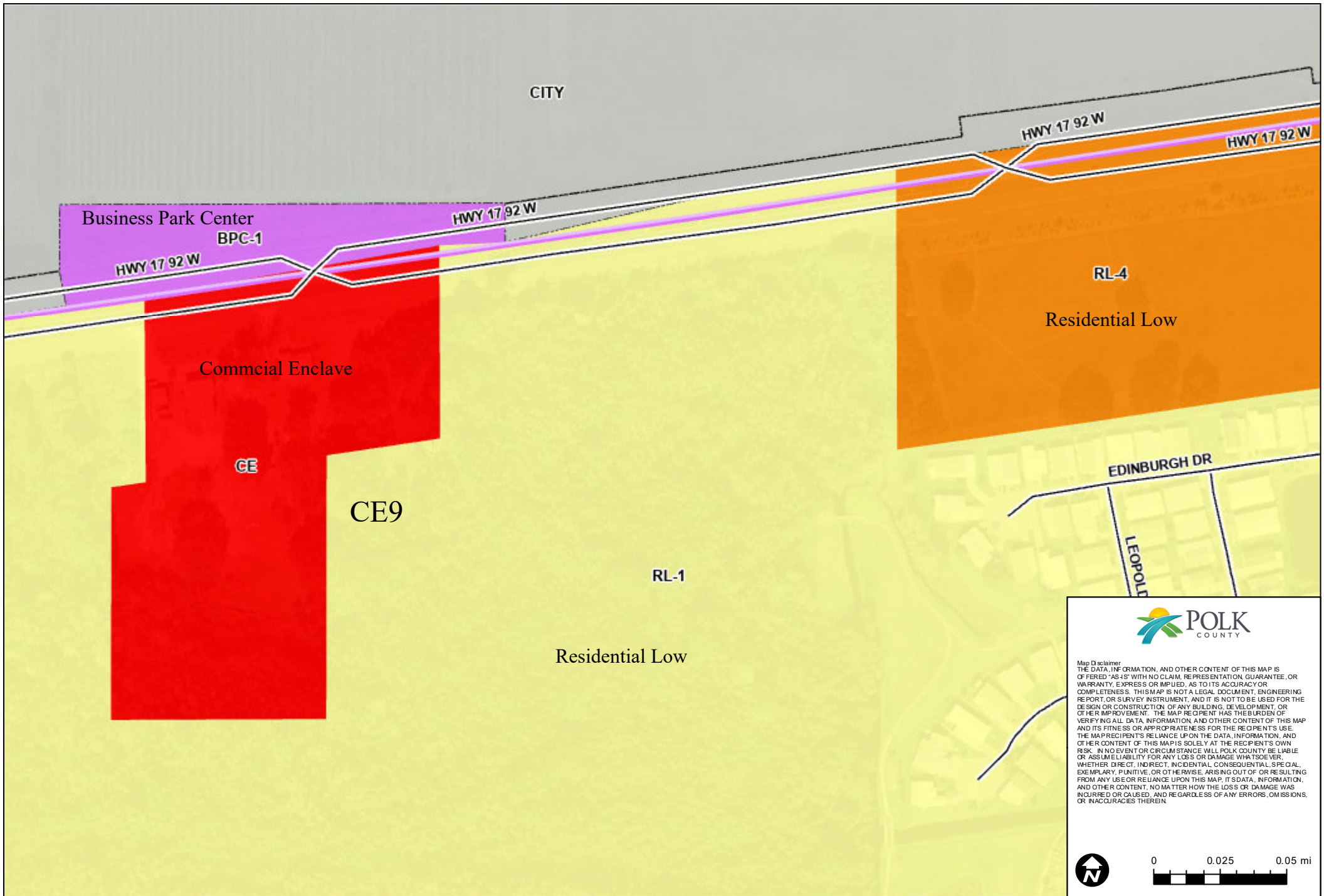


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5115 US Hwy 17/92 W, Haines City, FL



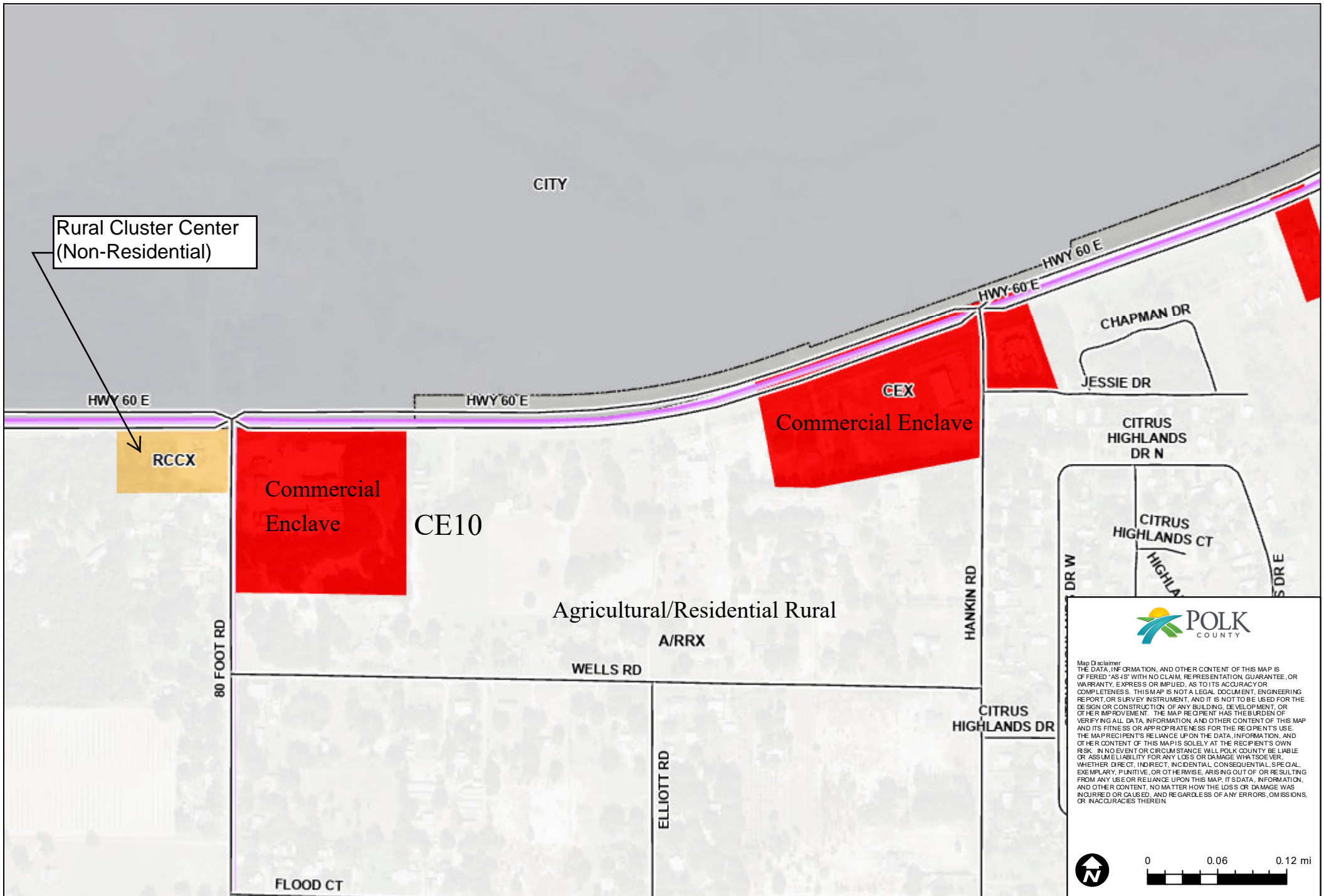
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5299 Hwy 60 E, Bartow, FL



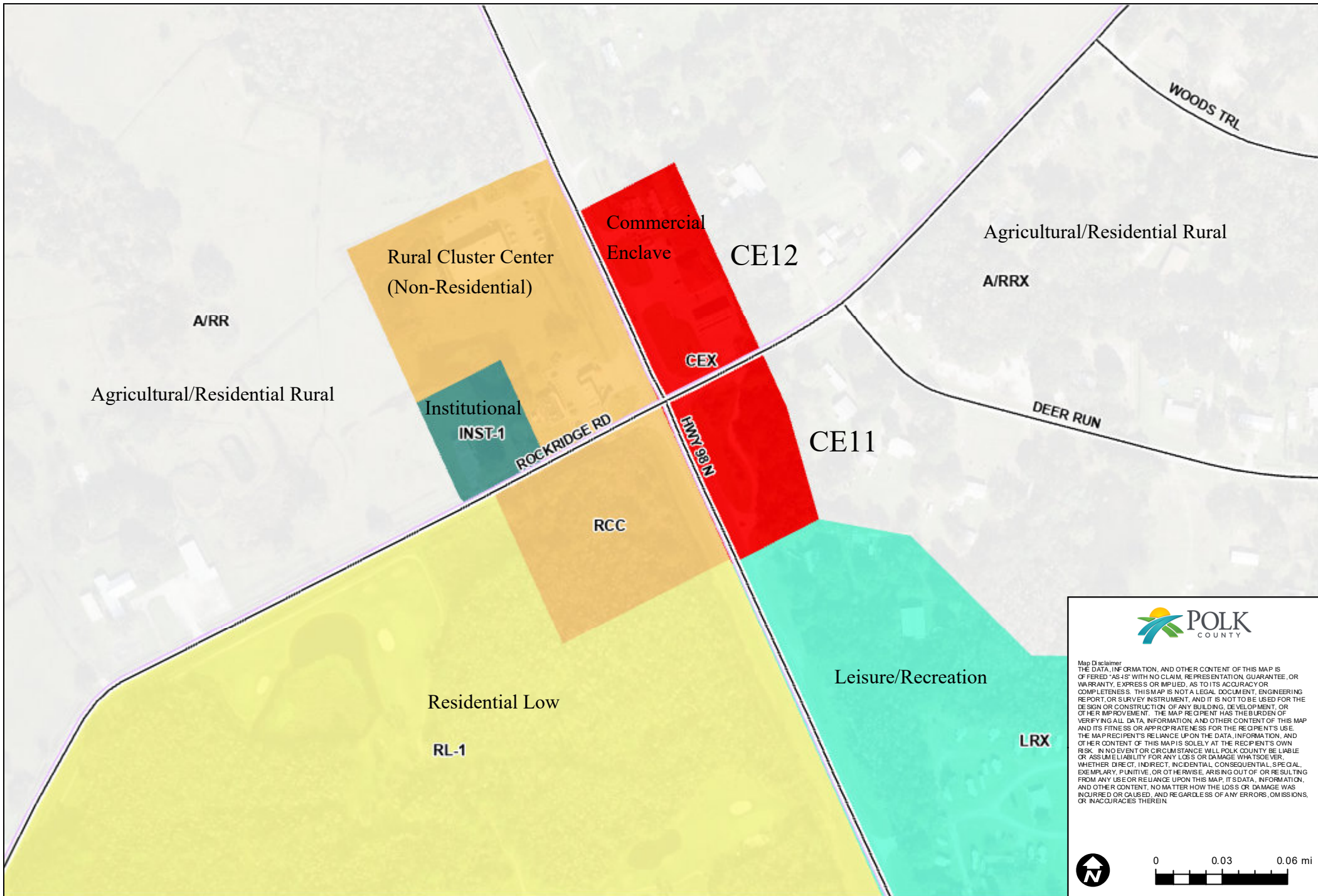
Rural Cluster Center
(Non-Residential)

POLK COUNTY

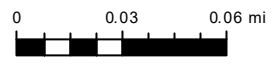
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10639 US Highway 98 N, Lakeland, FL



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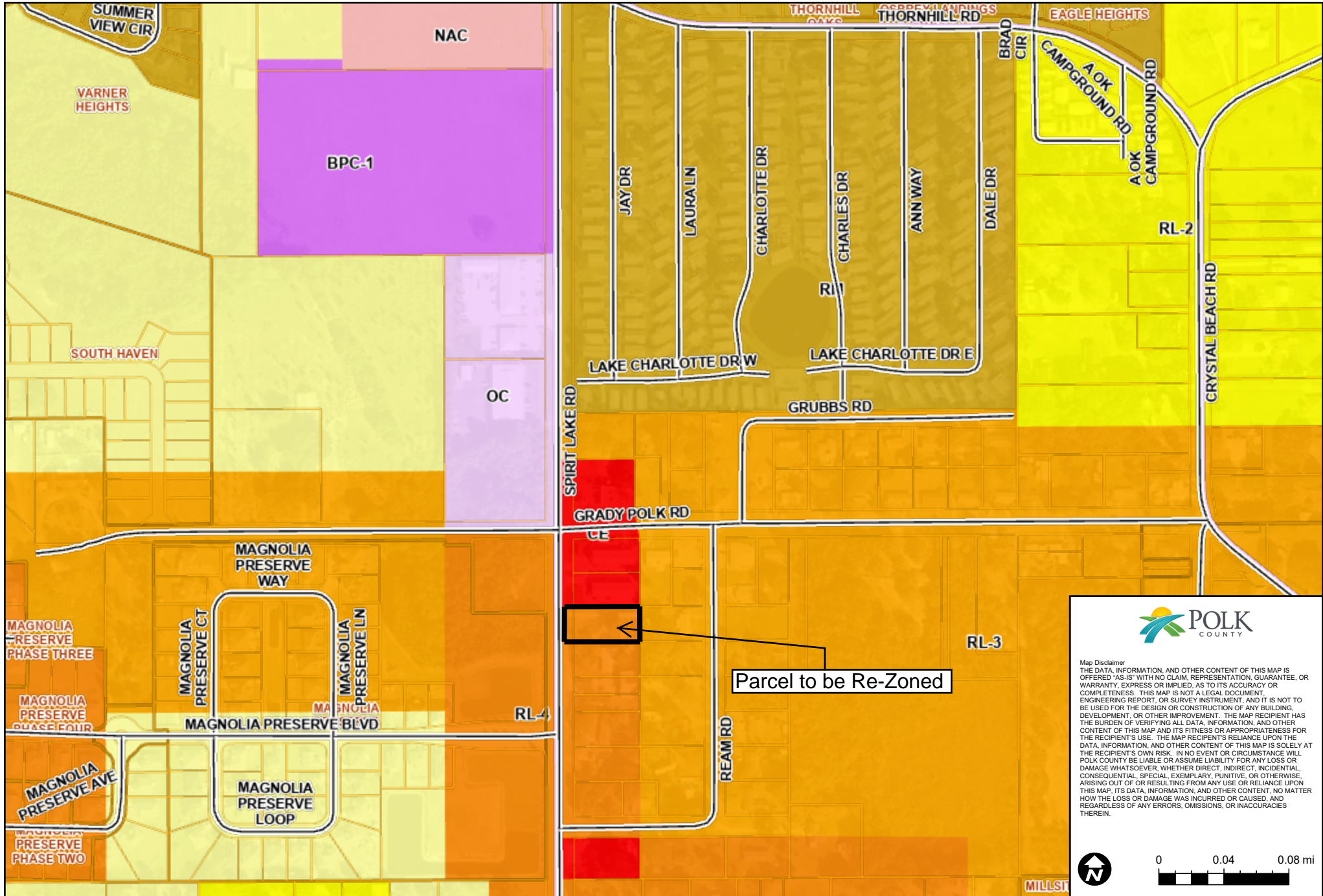





APPENDIX B


PARCEL TO BE RE-ZONED

5018 Spirit Lake Road, Winter Haven, FL



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