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Small Scale Map Amendment and Planned Development Narrative Mixed-Use @ US Hwy 27 & Minute Maid Ramp Road 1

(Parcel ID Nos. 27-26-19-705000-020060, 27-26-19-705000-020070, 27-26-19-705000-020080, 27-26-19-705000-020090, and 27-26-19-704500-010270)

Description of Project/Request:

The applicant, **GPK SE Holdings, LLC**, LLC, is requesting a Small-Scale Future Land Use Amendment from **TCCX and ECX** on subject property to **RHX/TCCX** for a Mixed-Use Planned Development. There are TCC to RHX FLU changes for the apartments, a ECX to RHX for the apartments, a ECX to TCC FLU Amendment and a portion of the TCCX to remain on the commercial frontage. An exhibit has been included with the proposal for clarity.

The subject property is located at the intersection of Minute Maid Ramp Road 1 and Hwy 27. The property is currently undeveloped. The proposed project falls within the Transit Corridor on Hwy 27, the Green Swamp Area, and Ridge Protection Area. The proposed uses are consistent with the pattern of development in the immediate proximity, Comprehensive Plan, and Land Development Code.

The applicant is seeking to develop the property with two-hundred-eighty (280) apartment units, and four (4) commercial outparcels. The Transportation Methodology proposes the following uses: 280 Multifamily Apartments, 10,000 SF of Fast-Food Restaurant, 5,000 SF of Car Wash, and a Convenience Store with 16 fueling positions. However, according to the FAR of the commercial area approximately 297,514 SF of TCCX uses would be allowed.

The proposed uses are traditionally permitted in RHX, and TCCX future land use map designation; however, the site is also located within several special planning areas noted above and will follow the special development guidelines as outlined in the Land Development Code.

The five (5) parcels total 27.02 acres. The land use changes are being sought after to produce a high-quality mixed-use development. There are TCC to RHX FLU changes for the apartments, a ECX to RHX for the apartments, a ECX to TCC FLU Amendment for commercial frontage on US Hwy 27, and a portion of the TCCX to remain on the commercial frontage on US Hwy 27. An exhibit has been included with the proposal for clarity. (See FLU CHANGE EXHIBIT)

Our firm has prepared the following packet of items for ease of review:

1. Narrative and Justification
2. Planned Development Legal Description (Word Document)
3. Planned Development Boundary Survey (Signed and Sealed)
4. Demonstration of Need
5. Green Swamp ACSC Impact Assessment Statement
6. Impact Assessment Statement
7. Authorization Letters from Property Owners
8. 2020-2025 ACS 5-Year Estimates (Census Projection Materials)

9. Water-Wastewater Demand Flows
10. Existing FLU Map
11. NRCS Soils Map
12. Property Deeds
13. Authorization Letter from Developer
14. Planned Development Site Plan
15. Transportation Methodology
16. FLU Change Exhibit

Justification Statements:

Pursuant to Polk County Land Development Code the County shall be guided by the following review criteria when rendering a decision on an application for Level IV (4) Review. The applicant's land planning and civil engineering consultant offers the following findings in support of this application:

1. The compatibility of non-residential uses near or adjacent to residential land uses or vacant land designated as residential.
 - a. *The property is compatible with the property directly to the northwest, which is a recently approved single-family home project with underlying land use of RMX and the surrounding land uses. The small-scale land use amendment from ECX/TCCX to RHX/TCC, allowing for a mixed-use development, will continue the pattern of growth in the area and provide a transitional land use area to the existing single-family home development. The property is also adequately served by public utilities.*
2. The compatibility of proposed residential uses in proximity to existing residential densities of a significantly different density.
 - a. *No incompatibilities are exhibited within the proposed development. However, all methods prescribed within the LDC as well as providing larger than required setbacks to the multifamily apartment portion of the project has been utilized. In addition, garage structures for vehicles would be used adjacent to the Single-Family homes to provide the transition and blending of the one-story character on-site.*
3. Where there are specific characteristics of the proposal which may result in potential adverse off-site impacts. Site characteristics such as a dumpster, driveway, drive-through window, or buffer will be reviewed to determine compatibility and possible mitigation of impacts not deemed compatible.
 - a. All adversely related impacts of the development will be properly mitigated in accordance with the Code and will not pose any problems to adjacent neighbors nor transient users.
4. The effects of noise, vibration, air pollution, glare, and odor may adversely impact the use of adjacent properties shall be reviewed and, where appropriate, conditions for mitigation imposed.
 - a. All parts of the perspective development will be properly buffered as prescribed by the Land Development Code. The purpose of buffers as defined by the code are to minimize the adverse impact of on-site activities and uses to surrounding less intense land uses.
5. Whether the requested development meets the minimum development standards as stated in this Code, and other County development regulations; and to provide for compatibility; and

- a. The developments plan as proposed meet or exceed minimum development standards of this code unless expressly requested otherwise.
6. The development plan and impacts are outlined in an Impact Assessment Statement which mitigates any impacts of the project and is prepared pursuant to LDC Section 910.
 - a. An impact Assessment Statement in accordance with Land Development Code Section 910 has been prepared and submitted for review as required.

Should you have questions, please contact Jarice Barbee at (727) 463-4865 or by email at jarice.barbee@avidgroup.com.

Respectfully,

Jarice N. Barbee, MSP

Land Use Planner

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