

### **Explanation of Request and Justification**

The Applicant is requesting a Large Scale Comprehensive Plan Map Amendment to change the future land use designation on approximately 0.94 acres (the "Property") from Residential Low-1 (RL-1X) to Office Center (OCX) within the Ridge Special Protection Area (Ridge SPA) of the Green Swamp Area of Critical State Concern (Green Swamp ACSC). While the property is significantly less than the 50 acre threshold, the proposed change is a large scale amendment by virtue of the Property's location in the Green Swamp ACSC. It is worth noting, this Property is not within the CORE of the Green Swamp ACSC and has direct frontage on U.S. 27. The subject site is not located within a wetland or floodplain.

In addition, the proposed change to the Property is effectively recognizing the fact it was left out of a prior development as an outparcel of the prior development. In 2014, Case Number: PD 14-03 was approved by Polk County which re-established a 275 unit single family development with short term rental approval on 85.4 acres, which was previously approved in 2004. Specifically reflecting the intent to exclude the Property from PD 14-03, the site plan, staff reports, and analysis notes the Property was not included within the single family development. Moreover, the ingress/egress easements have been established and have established the location for the driveway access to Oglethorpe Drive as part of the Polk County approved construction plans and plats for Winslow Estates.

Based on feedback received in private meetings with Polk County staff and at the DRC meeting for the proposed large scale CPA, we have provided a concept plan for the proposed office use. While typically not a requirement at this level of review, it was important to staff for the Applicant to demonstrate the actual ability to develop the site as an office use. Based on the analysis and site plan provided by JSK Consulting, the site can be developed at up to 8,000 sq. ft. of office use. Given the prior development, approvals, and location on US 27, the Property is no longer suited for residential development. As such, the proposed change to OCX has been requested.