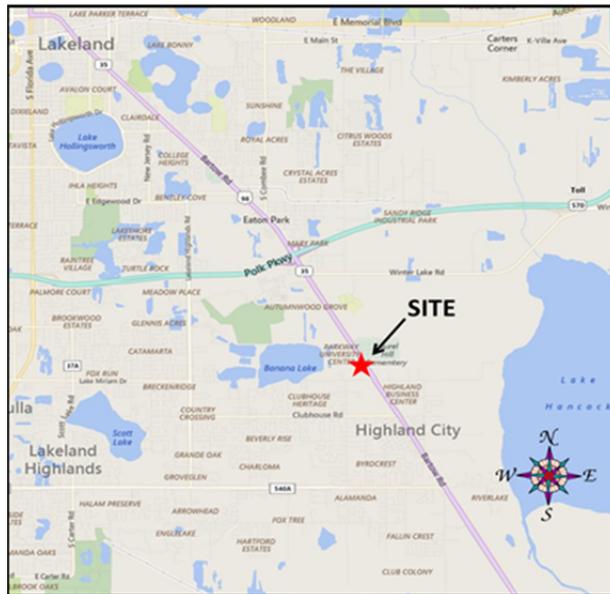


POLK COUNTY DEVELOPMENT REVIEW COMMITTEE CASE OVERVIEW

DRC Date:	September 29, 2016	Level of Review:	4
PC Date:	December 7, 2016	Type:	Conditional Use
BoCC Date:	n/a	Case Numbers:	CU 16-24
Applicant:	Infinity Engineering Group	Case Name:	Wendy's Restaurant at Parkway University Center
		Case Planner:	Erik Peterson, AICP

Request:	Conditional Use approval for a Restaurant with Drive-thru in an ECX district and abrogation of PUD 98-24 on the property
Location:	Southwest corner of U.S. Highway 98 and Innovation Drive, south of the Polk Parkway, north of Clubhouse Road south of the City of Lakeland in Section 10, Township 29, and Range 24.
Property Owner:	Wen-Lake Corporation
Parcel Size (Number):	±2.19 acres (242910-280562-000140)
Future Land Use:	Employment Center-X (ECX) U.S. Highway 98 Selected Area Plan (SAP)
Development Area:	Transit Supportive Development Area (TSDA)
Nearest Municipality:	City of Lakeland (1.7 miles)
DRC Recommendation:	Pending Review
Planning Commission Vote:	Pending Hearing

Location



2016 Aerial Photo

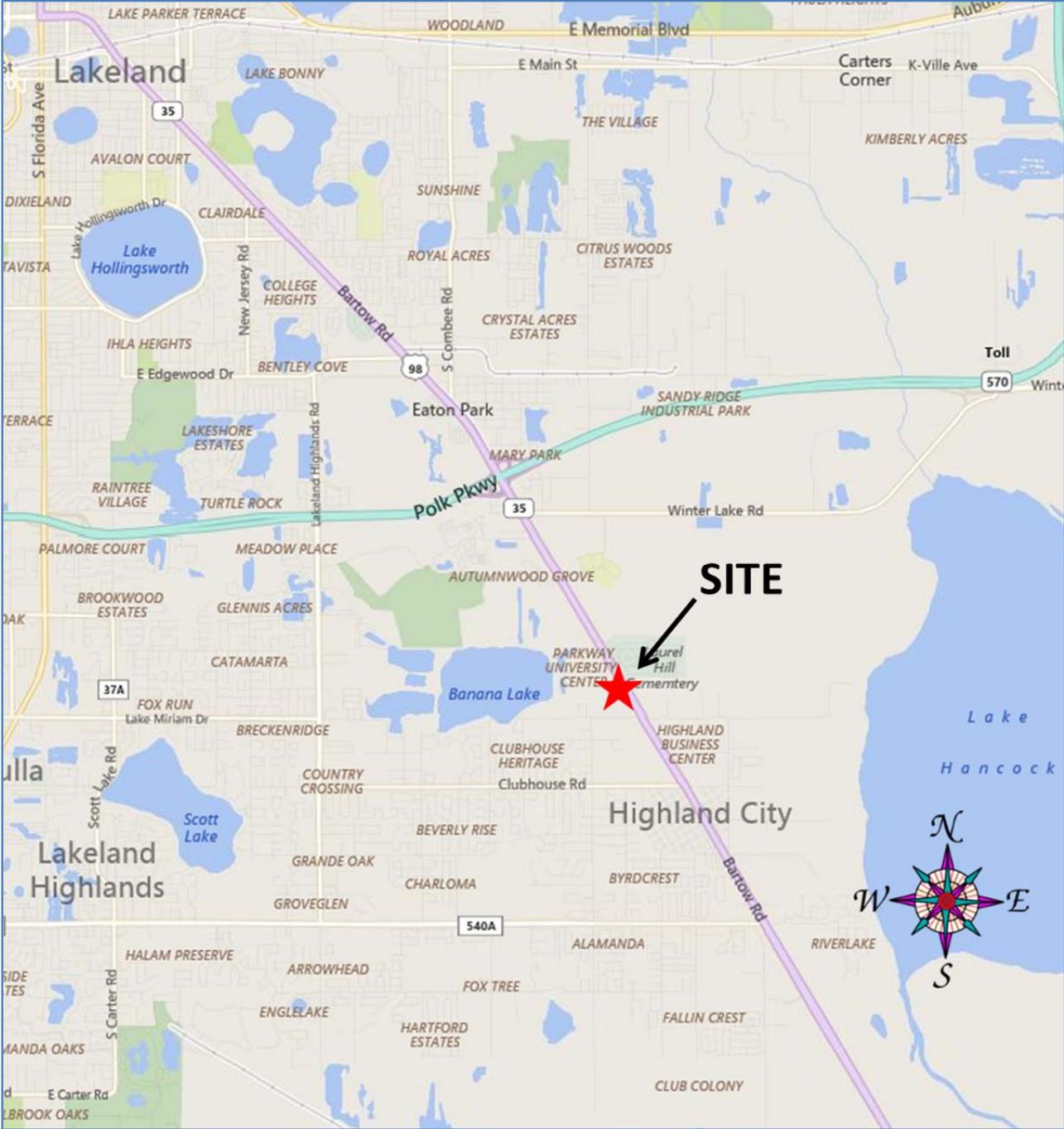


Summary:

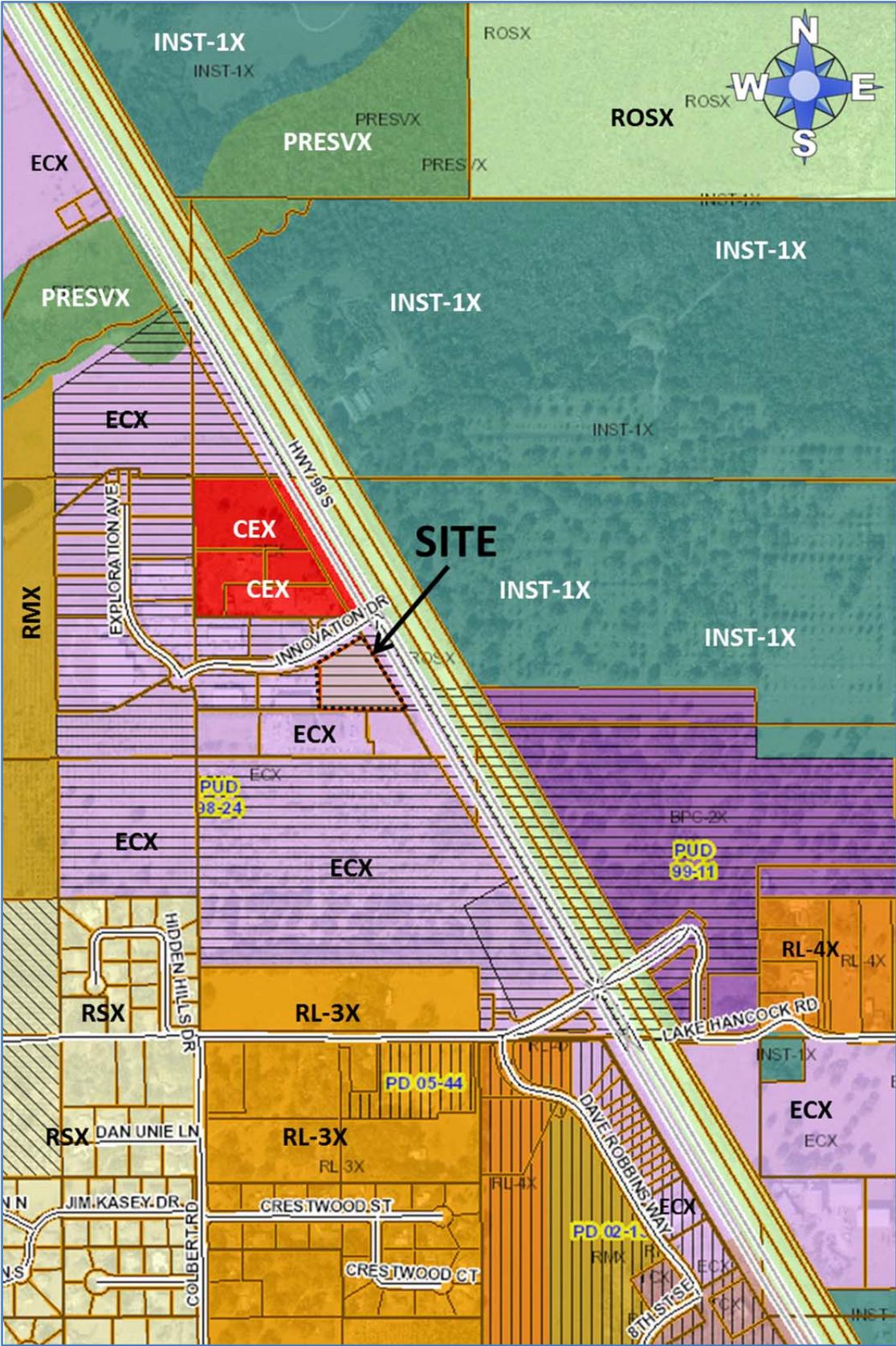
The Employment Center (ECX) district is intended for office, warehousing, and light industrial development along with support land uses. Sit down restaurants are administratively permitted. However, drive-thru restaurants require Planning Commission review. PUD 98-24 was approved in March of 1998 and has reached final buildout. The conditions and entitlements no longer serve a public purpose on this property and the applicant requests its removal to avoid confusion with future sale or financing.

Exhibits

- Exhibit – 1 Location Map
- Exhibit – 2 Future Land Uses
- Exhibit – 3 2016 Aerial Photo
- Exhibit – 4 2016 Aerial Close-up
- Exhibit – 5 Site Plan



LOCATION MAP



FUTURE LAND USES



2016 AERIAL PHOTO



2016 Aerial Close-Up

