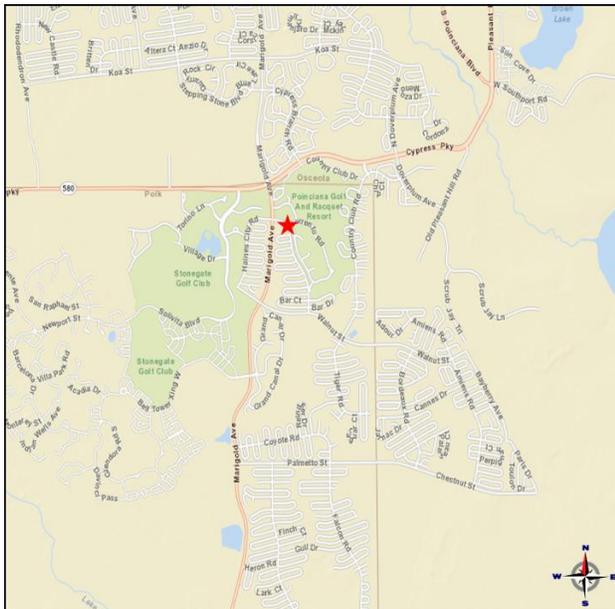


# POLK COUNTY DEVELOPMENT REVIEW COMMITTEE CASE OVERVIEW

<b>DRC Date:</b>	September 29, 2016	<b>Level of Review:</b>	3
<b>PC Date:</b>	December 7, 2016	<b>Type:</b>	Planned Development Modification
<b>BoCC Date:</b>	N/A	<b>Case Numbers:</b>	PD 71-10M/DMS #58937
<b>Applicant:</b>	Gadd Case & Associate	<b>Case Name:</b>	Fairway Road Retail
		<b>Case Planner:</b>	Shauna Wilson-Edwards

<b>Request:</b>	The request is for a conditional use approval to construct two (2) 12,000 square foot retail buildings.
<b>Location:</b>	South of Fairway Road at the intersection of Fairway Road and Marigold Avenue, approximately 10 miles east of the City of Haines City in Section 13, Township 27, and Range 28
<b>Property Owner:</b>	Avatar Properties Inc.
<b>Parcel Size (Number):</b>	2.36 ± acres (282713-933480-020001)
<b>Future Land Use</b>	Pre-DRI #1
<b>Special District</b>	none
<b>Development Area:</b>	Transit Supportive Development Area (TSDA)
<b>Nearest Municipality:</b>	Haines City
<b>DRC Recommendation:</b>	Approval
<b>Planning Commission Vote:</b>	Pending Hearing

**Location**



**2014 Aerial**

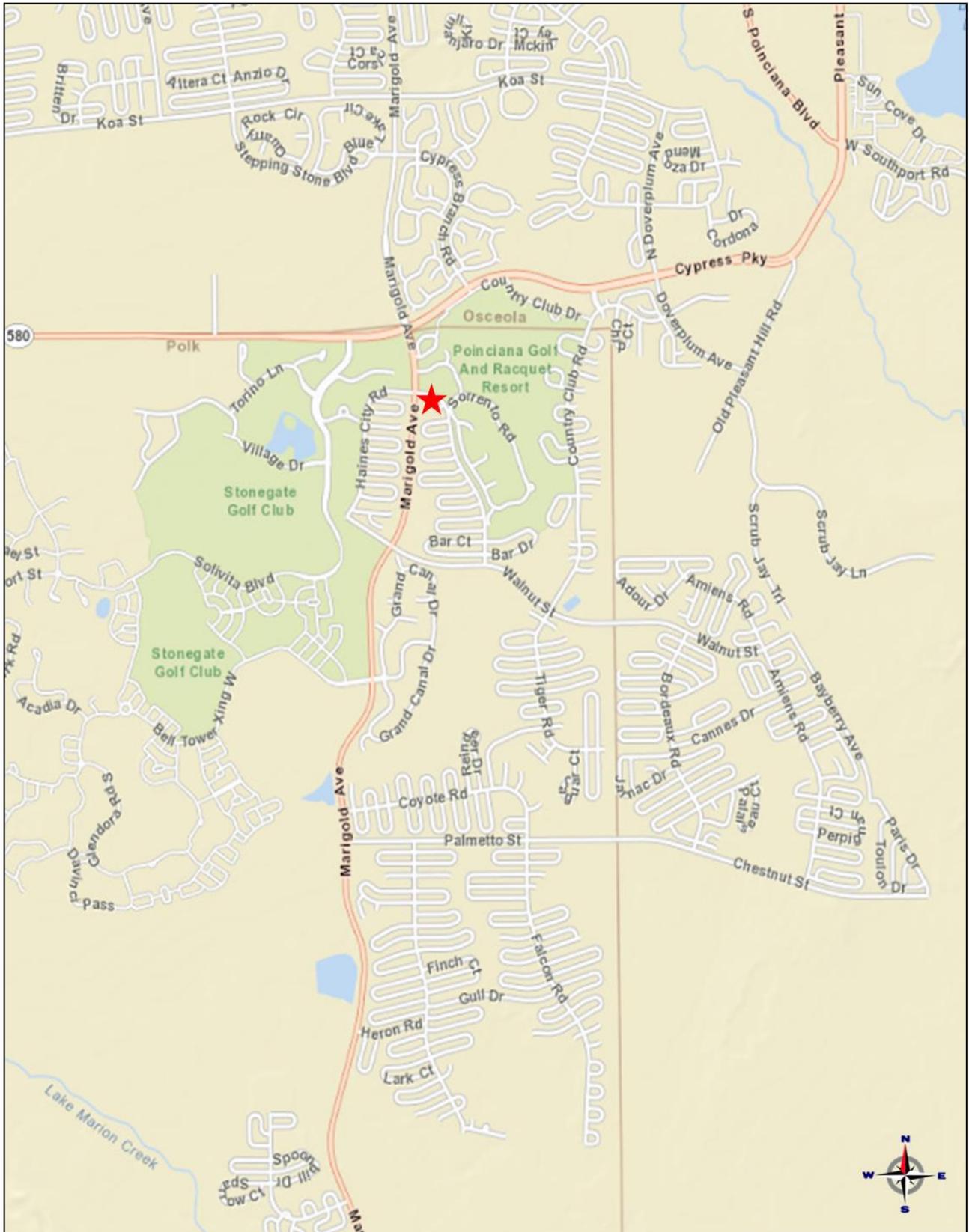


**Summary:**

This request is for a conditional use approval to construct two (2) 12,000 retail buildings on parcel designated commercial on 2.36 acres. The Poinciana Pre-DRI granted overall zoning such as residential, commercial and institutional but did not specify building setbacks or other development standards for commercial uses. This Planned Development modification will specify development standards for the above mentioned property for the proposed use.

**Exhibits:**

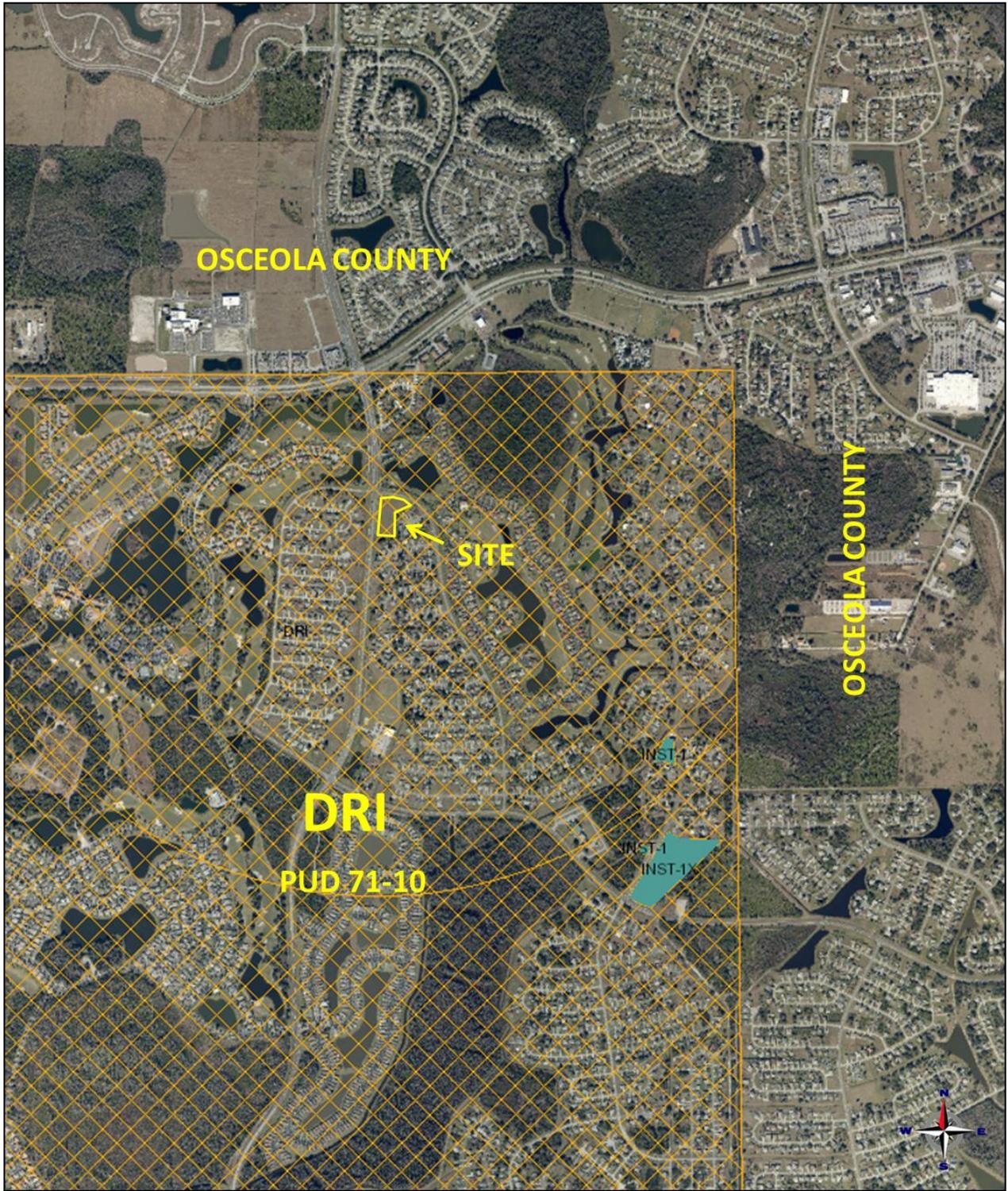
- Exhibit 1**      Location Map
- Exhibit 2**      Aerial Photo
- Exhibit 3**      Future Land Use
- Exhibit 4**      Site Plan



**LOCATION MAP**  
Site represented by star



2014 AERIAL PHOTO



FUTURE LAND USE MAP

