

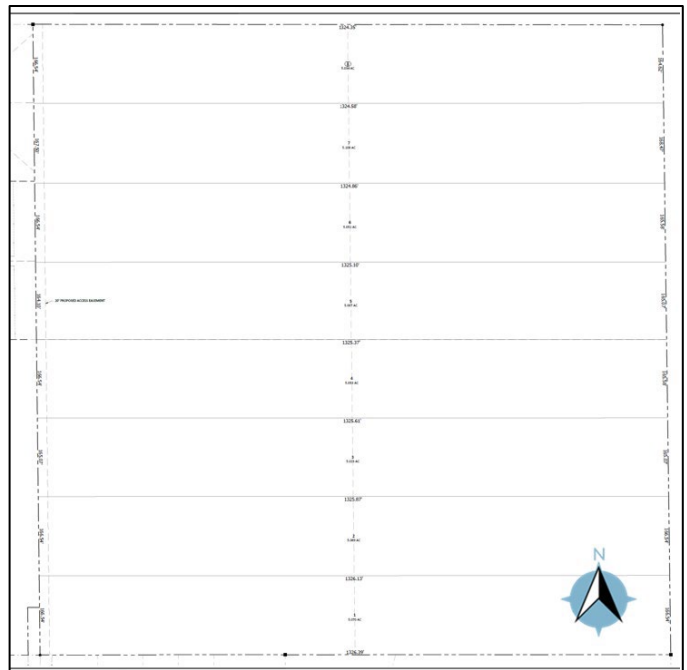
# POLK COUNTY DEVELOPMENT REVIEW COMMITTEE CASE OVERVIEW

## Sign ID #:94

<b>DRC Date:</b>	April 25, 2024
<b>Planning Commission Date:</b>	July 10, 2024
<b>BoCC Dates:</b>	August 6, 2024
<b>Applicant:</b>	Chad Brooker
<b>Level of Review:</b>	Level 4 Review, Access Via Easement Waiver
<b>Case Number and Name:</b>	LDWA-2024-21 (Garden of Eden Access Waiver)
<b>Request:</b>	To allow eight single-family lots on an easement.
<b>Location:</b>	North of Gary Lane, east of County Road 37-B, south of Sanlan Golf Drive, east and south of Lakeland in Section 09, Township 29, Range 24.
<b>Property Owner:</b>	Hulbert Homes
<b>Parcel Number (Size):</b>	242909-279990-000050 (±40.41 acres)
<b>Development Area:</b>	Suburban Development Area (SDA)
<b>Future Land Use:</b>	Residential Suburban (RS)
<b>Case Planner:</b>	Ian Nance, Senior Planner



Location



Site Plan

The Land Development Code allows up to four residential lots to use an easement to access County roads through a staff-level approval. To waiver from this standard requires Board approval. The applicant wishes to create an eight-lot subdivision with access on an easement that connects to Sprenkle Lane.