

# POLK COUNTY LAND USE HEARING OFFICER CASE OVERVIEW

**Public Hearing Sign Number:** 99

**Case Number:** LDLVAR-2024-27

**Hearing Date:** July 25, 2024

**Applicant:** Prem Luitel

**Property Owner:** Saskatchewan Georgia LP

**Request:** a separation reduction for an Alcohol Package Store (3PS License) within 2,500 feet of Religious Institutions.

**Location:** 5044 Lunn Road, Compass Point Plaza, southeast corner of Lunn Road and West Pipkin Road, west of Old Highway 37, east of Waring Road, south of the city of Lakeland in Section 11, Township 29, Range 23.

**Property Size:** ±1.3 acres

**Land Use District:** Convenience Center (NAC)

**Summary:** The applicant established Everest Food & Beverage, a retail store specializing in beer, wine, and tobacco products sales in January of 2021. The applicant is applying for a package liquor sales license (3PS) to broaden their market share. However, there are three religious within 2,500 feet of the property. Section 224 of the Land Development Code (LDC) prohibits the sale of liquor beverages within 2,500 of a religious institution or Kindergarten through 12th Grade Public or Private School. Through LDC Section 930, a property owner (or agent of) may request a variance to the 2,500 feet of separation from the Land Use Hearing Officer.

