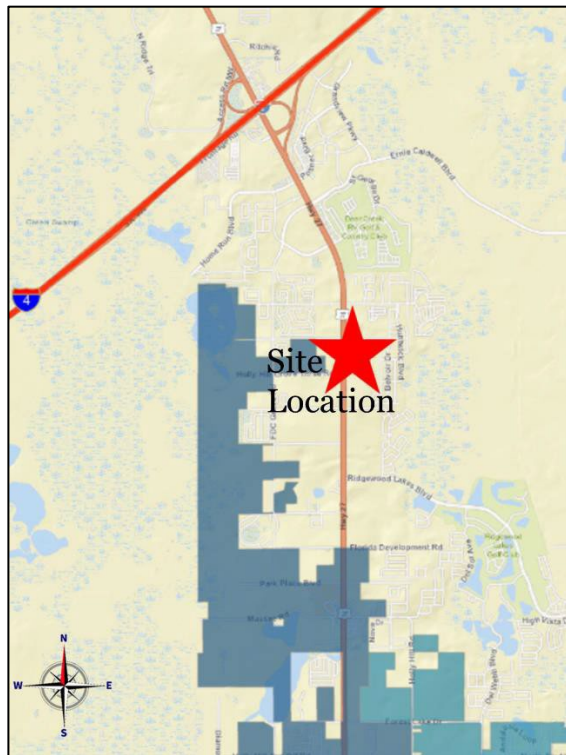


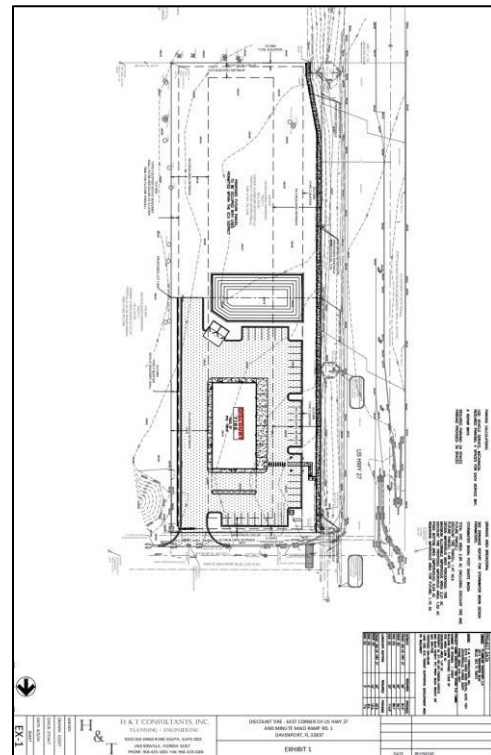
POLK COUNTY DEVELOPMENT REVIEW COMMITTEE CASE OVERVIEW

Sign ID #:89

DRC Date:	April 25, 2024
Planning Commission Date:	July 10, 2024
BoCC Dates:	N/A
Applicant:	Timothy Campbell
Level of Review:	Level 3 Review, Planned Development
Case Number and Name:	LDPD-2024-6
Request:	The applicant is requesting a Planned Development to exceed the 30% limit of retail/commercial uses allowed throughout the ECX district.”
Location:	South of Minute Maid Ramp Road 1, east of Highway 27, west of Belvoir Drive, north of Crescent Road, east of the City of Haines City in Section 20, Township 26, Range 27.
Property Owner:	Plumblin Investors LLC.
Parcel Number (Size):	272620-705500-040010 (±2.91 acres)
Development Area:	Transit Supportive Development Area (TSDA)
Future Land Use:	Employment Center-X (ECX); North Ridge Selected Area Plan (SAP)
Case Planner:	Malissa Celestine, Planner II



Location



Site Plan

The applicant wishes to construct a retail tire store. However, the North Ridge Selected Area Plan (SAP) limits commercial and retail development within contiguous Employment Center-X (ECX) districts. Per Chapter 4, of the Land Development Code, Vehicle Service (Mechanical) establishments proposed as a primary use are considered to be retail/commercial uses and shall not exceed the 30 percent limit of such retail/commercial uses allowed throughout the ECX district.” To deviate from this requirement the applicant must receive Planned Development approval.