

POLK COUNTY DEVELOPMENT REVIEW COMMITTEE CASE OVERVIEW

ID #: 142

DRC Date: April 11, 2024

Planning Commission Date: October 2, 2024

BoCC Dates: November 5, 2024 Transmittal, and January 7, 2025 Adoption

Applicant: Bart Allen, Peterson & Myers, P.A.

Level of Review: Level 4 Review, Comprehensive Plan Map Amendment

Case Number and Name: LDCPAL-2024-5 Grenelefe DRI CPA

Request: Large Scale Comprehensive Plan map amendment from Tourism-Commercial Center-X (TCCX), and Development of Regional Impact-X (DRIX) to Residential Low-X (RLX), Residential Medium-X (RMX), and Neighborhood Activity Center-X (NACX) on 526± acres. Related to LDCPAL-2024-6 a Comprehensive Plan Text Amendment, and LDCT-2024-10 a Land Development Code Text Amendment.

Location: Grenelefe is south of HWY 544, west of Lake Marion Road, on both sides of Kokomo Road, north of Lake Hatchineha Road, southeast of and abutting the City of Haines City, in Sections 05, 06, 07, and 08, Township 28, Range 28

Property Owner: Grenelefe Resort Development LLC, and NC Real Estate Projects LLC

Parcel Size: 526± acres (ten (10) parcels)

Development Area/Overlays: Utility Enclave Area (UEA)

Future Land Use: Tourist Commercial Center-X (TCCX), and Development of Regional Impact (DRI)

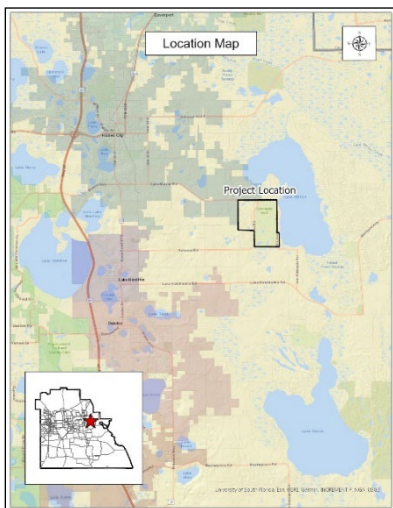
Nearest Municipality: Haines City

DRC Recommendation: Approval

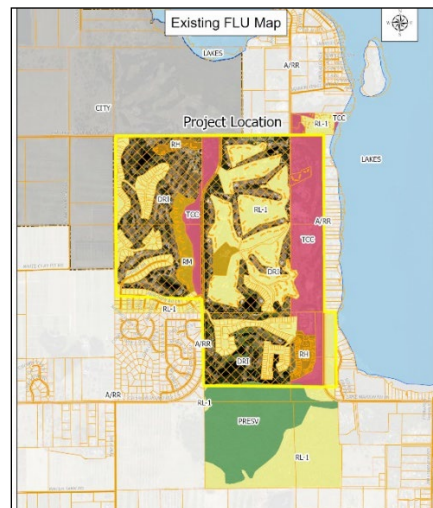
Planning Commission Vote: Pending

Florida Commerce: Pending Transmittal

Case Planner: Robert Bolton, Planner III



Location



Current Future Land Use