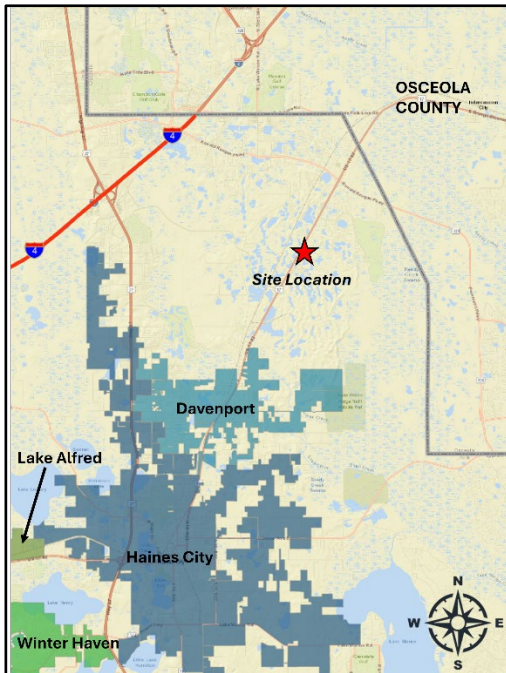


# POLK COUNTY DEVELOPMENT REVIEW COMMITTEE CASE OVERVIEW

## Sign ID #: 140

<b>DRC Date:</b>	July 25, 2024
<b>Planning Commission Date:</b>	October 2, 2024
<b>BoCC Dates:</b>	N/A
<b>Applicant:</b>	Evan Futch
<b>Level of Review:</b>	Level 3 Review, Planned Development
<b>Case Number and Name:</b>	LDPD-2024-11 (US 17/92 & Deer Run Dr PD)
<b>Request:</b>	Planned Development (PD), modification for 20,000 sq. ft. to provide neighborhood commercial use to the local community.
<b>Location:</b>	The subject site is located north of the City of Davenport, south of Ronald Reagan Parkway, east of Highway 547 N off Highway 17-92 North, west of Osceola County in Section 24, Township 26, Range 27.
<b>Property Owner:</b>	CC Investment LLC
<b>Parcel Size:</b>	± 4.19 acres (Parcel IDs #272624706190000030, #272624706190000020, #272624706190000010)
<b>Development Area:</b>	Urban Growth Area (UGA)
<b>Future Land Use:</b>	Residential Low-1X (RL-1X)
<b>Selected Area Plan:</b>	North Ridge Selected Area Plan (SAP)
<b>Case Planner:</b>	Kyle Rogus, Planner I



Location Map



2024 Satellite Photo

The developer is requesting a Planned Development (PD) modification approval of 20,000 sq. ft. for neighborhood commercial use to the local community on approximately 4.19 acres within a Residential Low-1X (RL-1X) Future Land Use District in the North Ridge Selected Area Plan (SAP). Original Watersong PUD is vested for 5,000 sq. ft. neighborhood commercial.