

POLK COUNTY LAND USE HEARING OFFICER CASE OVERVIEW

Public Hearing Sign Number: 161

Case Number: LDLVAR-2024-46

Hearing Date: November 12, 2024

Applicant: Kelvin Ready

Property Owner: WMG Exchange 3 LLC

Request: a separation distance reduction for Beer and Wine Alcohol Consumption On-Premises (2COP License) within 1,000 feet of Religious Institutions.

Location: 49539 U.S. Highway 27, east side, south of Sand Mine Road, north of Student Drive, west of the Osceola County line, north of Haines City in Section 13, Township 25, Range 26.

Property Size: ±0.95 acres

Land Use District: Town Center (TCX)

Summary: Many Chipotle restaurants are offering beer and wine on their menus. The Davenport Chipotle restaurant recently opened on U.S. Highway 27 north of I-4. However, there is a school located within 1,000 feet of the property. Section 224 of the Land Development Code (LDC) prohibits the consumption of beer and wine at a commercial establishment within 1,000 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 1,000 feet of separation from the Land Use Hearing Officer.

