

# POLK COUNTY LAND USE HEARING OFFICER CASE OVERVIEW

**Case Number:** LDVAR-2024-55

**Hearing Date:** November 12, 2024

**Applicant:** Jeffrey Scallon

**Property Owner:** VISCA Corporation Inc

**Request:** a separation reduction for a Private Club Liquor Service (11C License) within 2,500 feet of Religious Institutions and a School

**Location:** 1527 Ritter Road, west of Highway 98, south of Banana Road, east of Chase Road, north of Lakeland, in Section 11, Township 27, Range 23.

**Property Size:** ±15 acres

**Land Use District:** Residential Low-4 (RL-4), LDPD-2023-10

**Summary:** The applicant is in the process of developing a luxury mobile home park in north Lakeland and desires to serve beer, wine, and liquor at the park's clubhouse. The applicant is applying for a private club liquor sales license (11C) for the clubhouse. However, there are two religious institutions and an elementary school 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 a 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.

