

# POLK COUNTY DEVELOPMENT REVIEW COMMITTEE CASE OVERVIEW

**ID #:** 179

**DRC Date:** September 5, 2024

**Planning Commission Date:** December 4, 2024

**BoCC Dates:**

**Applicant:** Evan Futch

**Level of Review:** Level 3 Review, Conditional Use

**Case Number and Name:** Minute Maid Ramp Road 1 Multi-Family (CU)

**Request:** The applicant is requesting a Conditional Use (CU) approval for a 224-unit multi-family development consisting of 56 units in each building in the Residential High-X (RHX) land use district.

**Location:** The subject site is located north of Holly Hill Grove Road 2, south of Minute Maid Ramp Road 2, east of FDC Grove Road, west of US Highway 27, east of the City of Haines City in Section 19, Township 26, Range 27.

**Property Owner:** GPK Sunrise LLC, GPK SE Holding LLC, Bright Property Holdings LLC

**Parcel Size:** 272619-705000-020060 (±5 acres), 272619-704500-010270 (±4.93 acres), 272619-705000-020070 (±4.84 acres), 272619-705000-020090 (±8.4 acres)  
**Project Area ±17.33 acres**

**Development Area/Overlays:** Transit Supportive Development Area (TSDA)

**Future Land Use:** Residential High-X (RHX) Tourism Commercial Center-X (TCCX)  
North Ridge Selected Area Plan (SAP), Ridge Special Protection Area (SPA)

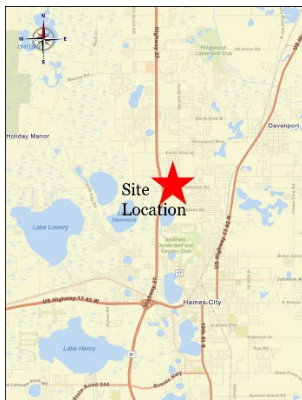
**Nearest Municipality:** Haines City

**DRC Recommendation:** Conditional Approval

**Planning Commission Vote:** Pending

**Case Planner:** Ian Nance, Planner II

**Site Location**



**Site Plan**



The applicant is requesting a Conditional Use (CU) approval for a 224-unit multi-family development consisting of 56 units in each building. The proposed project area is approximately 17.33 acres within the Residential High-X (RHX) land use district, the North Ridge Selected Area Plan (SAP), and the Ridge Special Protection Area (SPA). Per Chapter 4, Table 4.16 of the Land Development Code (LDC), Multi-Family is a “C2” Conditional Use in accordance with LDC Section 303. However, Section 401.06. D. Modified Land Use Requirements requires an approved Level 3 Review if more than 32 units per building is developed.