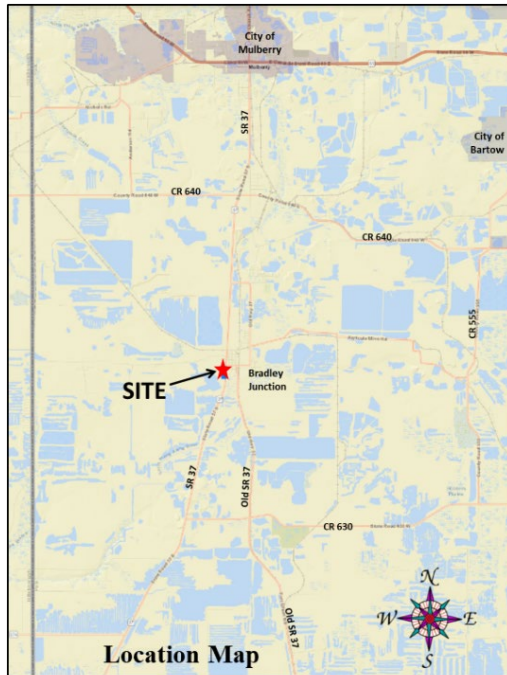


# POLK COUNTY DEVELOPMENT REVIEW COMMITTEE CASE OVERVIEW

**Sign ID #:** 177

<b>DRC Date:</b>	September 26, 2024
<b>Planning Commission Date:</b>	December 4, 2024
<b>BoCC Dates:</b>	N/A
<b>Applicant:</b>	Sarah Case, Next Level Planning
<b>Level of Review:</b>	Level 3 Review, Conditional Use
<b>Case Number and Name:</b>	LDCU-2024-33 Bradley Junction Farmworker Housing Addition
<b>Request:</b>	Conditional Use modification of an approved Barrack Style Farmworker Dormitory from a capacity of 100 workers to 120 in 16,000 square feet of buildings on 13.33 acres in a Phosphate Mining (PM) district.
<b>Location:</b>	6980 State Road 37 Bradley Junction, west of SR 37, south of Main Avenue and Forbes Road, north of CR 630, South of CR 640, south of the city of Mulberry in Section 11 and 14, Township 31, Range 28.
<b>Property Owner:</b>	Pittman On Mulberry LLC
<b>Parcel Number (Size):</b>	233111-000000-042020 and 042050, 233114-000000-031030 and 031010 (±13.33 acres)
<b>Development Area:</b>	Rural Development Area (RDA)
<b>Future Land Use:</b>	Phosphate Mining (PM)
<b>Case Planner:</b>	Erik Peterson, AICP



The applicant requests a modification of an approved Barrack Style Farmworker Dormitory serving up to 100 workers in 16,000 square feet of buildings on 13.33 acres in a Phosphate Mining (PM) district. After review of the facility by Federal and state agencies, it was discovered that an additional 20 workers can be housed in the facility. Barracks Style Dormitory developments are conditional uses subject to Planning Commission approval through a Level 3 Review in A/RR, RCC-R, RS and PM. Intensity of the facility shall be at the Planning Commission's discretion in; however, the maximum intensity of Barracks Style Farm Worker Dormitory housing shall not exceed the limits established in the Comprehensive Plan for intensity within the district which is 16 workers per acre.