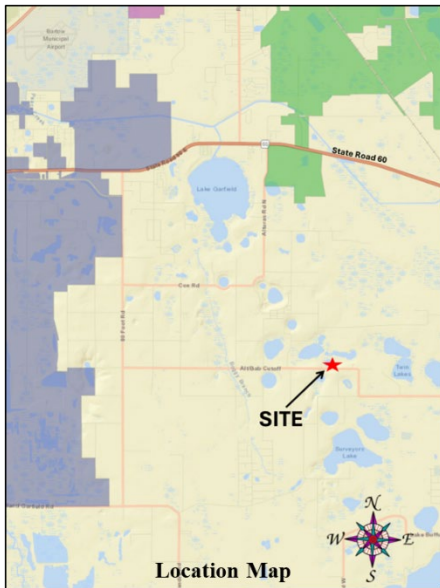


POLK COUNTY DEVELOPMENT REVIEW COMMITTEE CASE OVERVIEW

Sign ID #: 4

DRC Date:	November 7, 2024
Planning Commission Date:	January 8, 2025
BoCC Dates:	January 21, 2025
Applicant:	Alejandro Rodriguez
Level of Review:	Level 4 Review, Conditional Use
Case Number and Name:	LDCU-2024-36 Rodriguez Rights Restoration ABC Road
Request:	Conditional Use for recognition of a former legal non-conforming use of three dwelling units on one parcel per Section 120.H of the LDC.
Location:	9000 Alturas-Babson Park Cutoff Road, west of Rodriguez Drive, east of Alturas Road, south of East Lake Wales-Alturas Road, north of Rocker Road, South of State Road 60, southeast of Alturas, east of the City of Bartow, South of the City of Winter Haven in Section 22, Township 30, Range 26.
Property Owner:	Alejandro and Elvia Rodriguez
Parcel Number (Size):	263022-000000-014020 (±0.7 acres)
Development Area:	Rural Development Area (RDA)
Future Land Use:	Agriculture/Residential Rural (A/RR)
Case Planner:	Erik Peterson, AICP



Alejandro and Elvia Rodriguez own a property on Alturas-Babson Park Cutoff Road that once had two mobile homes and one site-built home. The site-built home was demolished in 2013. One mobile home was replaced in 2012. The other mobile home was demolished in April of 2021. The Rodriguezs' want to regain their rights to three units on the property. They would like to replace the former site built home and mobile home with two mobile homes for a total of three units on the property. These homes are rented to low-income workers in the agricultural and services industry. Under Section 120.H of the Land Development Code, A former legal non-conforming use that has ceased, pursuant to Section 120 C.1.b. may be recognized as conforming as part of an Extended Rights Parcel subject to its approval as a Level 4 conditional use.