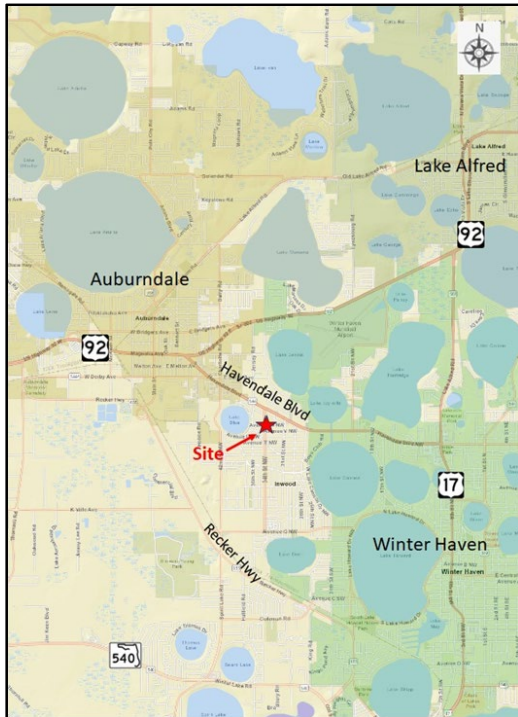


# POLK COUNTY DEVELOPMENT REVIEW COMMITTEE CASE OVERVIEW

**Sign ID #:** 8

<b>DRC Date:</b>	September 26, 2024
<b>Planning Commission Date:</b>	February 5, 2025
<b>BoCC Dates:</b>	N/A
<b>Applicant:</b>	Brisbin Capital, LLC
<b>Level of Review:</b>	Level 3 Review, Conditional Use
<b>Case Number and Name:</b>	LDCU-2024-1 (Small Bay Auto Sales)
<b>Request:</b>	Conditional Use approval for vehicle sales and leasing in a Commercial Enclave (CE) land use designation.
<b>Location:</b>	3408 NW Avenue West, east of NW 31st Street, south of Havendale Boulevard, east of the Winter Haven city limits, in Section 13, Township 28 and Range 25.
<b>Property Owner:</b>	Brisbin Capital LLC
<b>Parcel Number (Size):</b>	252813-342500-007602 and 252813-342500-007603 (0.52 +/- acres)
<b>Development Area:</b>	Urban Growth Area (UGA)
<b>Future Land Use:</b>	Commercial Enclave (CE)
<b>Case Planner:</b>	Ian Nance, Senior Planner



**Location**



**Aerial Image**

This request is for Vehicle Sales and Leasing in a Commercial Enclave (CE) land use designation. This use requires a Level 3 Review and approval through the Planning Commission.