

# POLK COUNTY DEVELOPMENT REVIEW COMMITTEE CASE OVERVIEW

**Sign ID #:** 9

**DRC Date:** December 12, 2024

**Planning Commission Date:** February 5, 2025

**BoCC Dates:** N/A

**Applicant:** Dave Schmitt

**Level of Review:** Level 3 Review

**Case Number and Name:** LDCU-2024-37, Posner Reserve

**Request:** The applicant is requesting a Conditional Use (CU) approval to allow for 240 short term rental units within the Posner Reserve Phase 1D Planned Development.

**Location:** The subject site is located north of Ernie Caldwell Blvd, south of Interstate 4, east of US Highway 27, west of US Highway 17/92 N, in Section 17, Township 26, Range 27.

**Property Owner:** City Center Community Development District

**Parcel Size:** ±21.97 acres Parcel ID (#272617-000000-033030)

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

**Future Land Use:** Regional Activity Center-X (RACX)

**Selected Area Plan:** North Ridge Selected Area Plan (SAP)

**Case Planner:** Kyle Rogus, Planner I



**Location**



**Site Plan**

## **Brief Summary:**

Per Chapter 3, Section 303 Short-term Rental Units, applications for modifications to Planned Developments to allow short-term rentals shall be processed as a Level 3 Review. In order to accommodate the request, conditional use approval is required via a Level 3 review by the Planning Commission in accordance with Section 906 of the Land Development Code.