

POLK COUNTY DEVELOPMENT REVIEW COMMITTEE CASE OVERVIEW

Sign ID #: 9

DRC Date: December 12, 2024

Planning Commission Date: March 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: Posner Group Holdings LLC

Parcel Size: ±21.97 acres Parcel ID (#272617-704407-002580)

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.