

**POLK COUNTY
DEVELOPMENT REVIEW COMMITTEE
CASE OVERVIEW**

DRC Date: November 29, 2018	Level of Review: Level 3 Review
PC Date: February 6, 2019	Type: Conditional Use (CU)
BoCC Date: N/A	Case Numbers: LDCU-2018-50
Applicant: Anglin	Case Planner: Brigitte D’Orval, Senior Planner

Request:	The applicant is requesting Conditional Use (CU) approval for a mobile home to be located on 0.18 +/- acres in the Business Park Center-1 (BPC-1) Future Land Use district.
Location:	The subject property is located on the northeast corner of Holt Road and Jessie Way, south of Holton Road, east of Hobbs Road, west of Recker Highway, in Section 36, Township 30, and Range 23.
Property Owner:	Curtis Anglin
Parcel Size (Number):	0.18 +/- acres; 252811-345700-000160
Land Use District:	Business Park Center-1 (BPC-1)
Development Area/Overlays:	Transit Supportive Development Area (TSDA)
Nearest Municipality/County:	City of Auburndale, approximately ¼ mile north of the site
DRC Recommendation:	Conditional Approval
Planning Commission Vote:	Pending Hearing

Summary of Analysis:

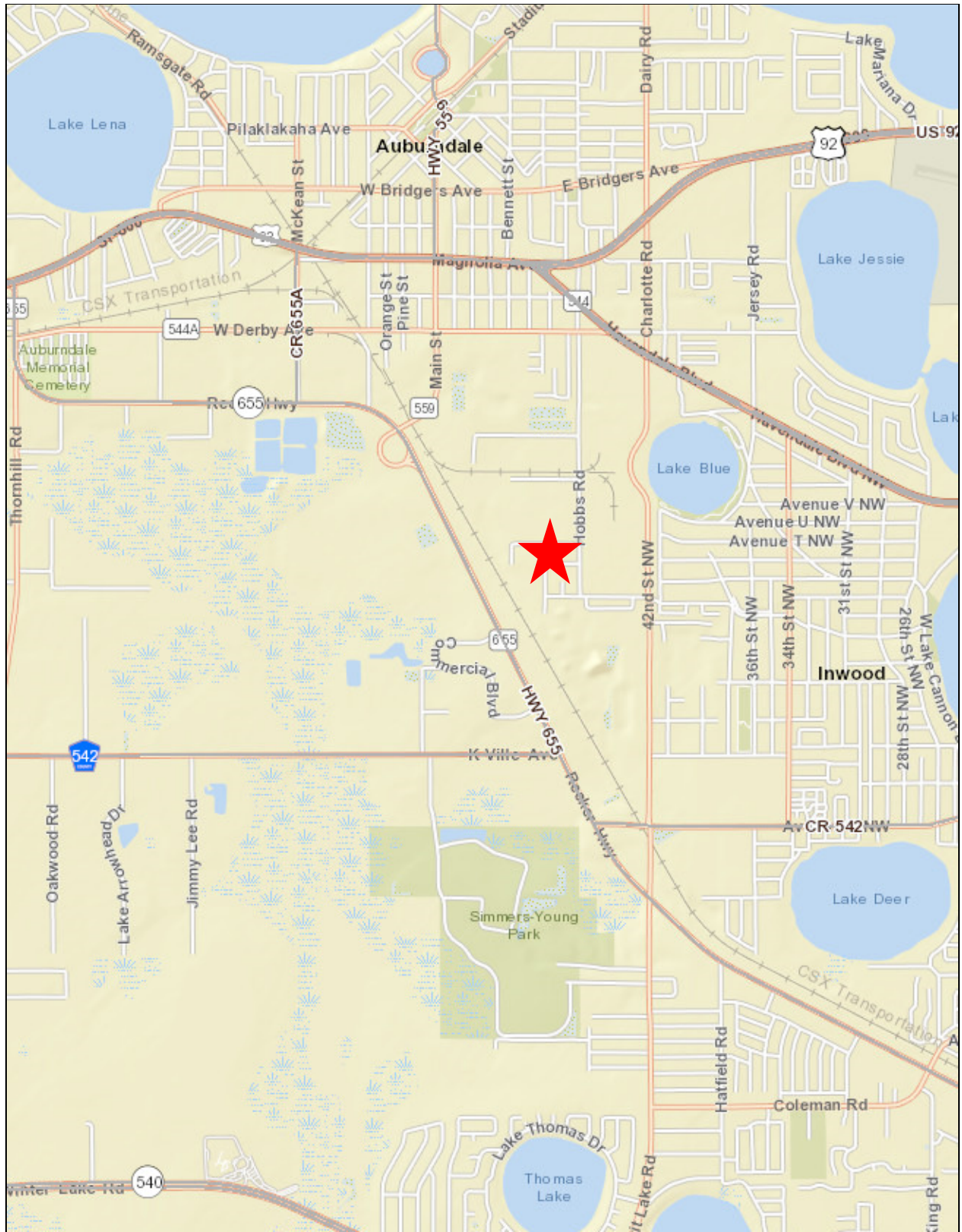
The applicant is requesting Conditional Use (CU) approval to locate a mobile home on an approximately 0.18 acre lot within the Business Park Center-1 (BPC-1) Future Land Use District. *Chapter 2, Table 2.1 (Use Table for Standard Land Use Districts)* of the Land Development Code indicates that the proposed request requires Conditional Use approval via a Level 1 Review (via Staff only); however, in instances where a request for a mobile home does not meet the conditional use requirements (in *Section 303. #1-6* of the Code), the applicant may request approval via a Level 3 Review from the Planning Commission. According to *Chapter 3, Section 303* of the Polk County Land Development Code (LDC), *Individual Mobile Homes* are allowed in all of the following locations:

1. *Within any registered mobile home park that has been approved by Polk County;*
2. *Within any platted residential subdivision that has been approved by Polk County as a mobile home subdivision;*
3. *Within any platted residential subdivision, or single platted phase within a multiple phased development, in which 50 percent or more of the developed lots contain mobile homes;*
4. *On any un-platted parcel in the A/RR district;*
5. *On any un-platted parcel that is five acres or larger in the RS district;*
6. *On any un-platted parcel where 50 percent or more of all contiguous residential lots or parcels are developed with mobile homes. Contiguous lots and parcels are those that share a common boundary, but not including those that intersect only at a corner point. Lots or parcels that are otherwise contiguous except for intervening local roads shall be considered contiguous for this calculation; and*
7. *On any residential lot or parcel where it is determined by the Planning Commission to be compatible with the established character of the surrounding area.*

The subject site is located in a recorded subdivision in which more than 50% of the developed lots are developed with single family homes. The request does not meet Condition Three. Therefore, the Planning Commission has to make a determination of approving or denying the request of placing a mobile home on the subject property.

Exhibits:

- Exhibit 1 Location Map
- Exhibit 2 Future Land Use Map
- Exhibit 3 2018 Aerial Photo
- Exhibit 4 Proposed Site Plan



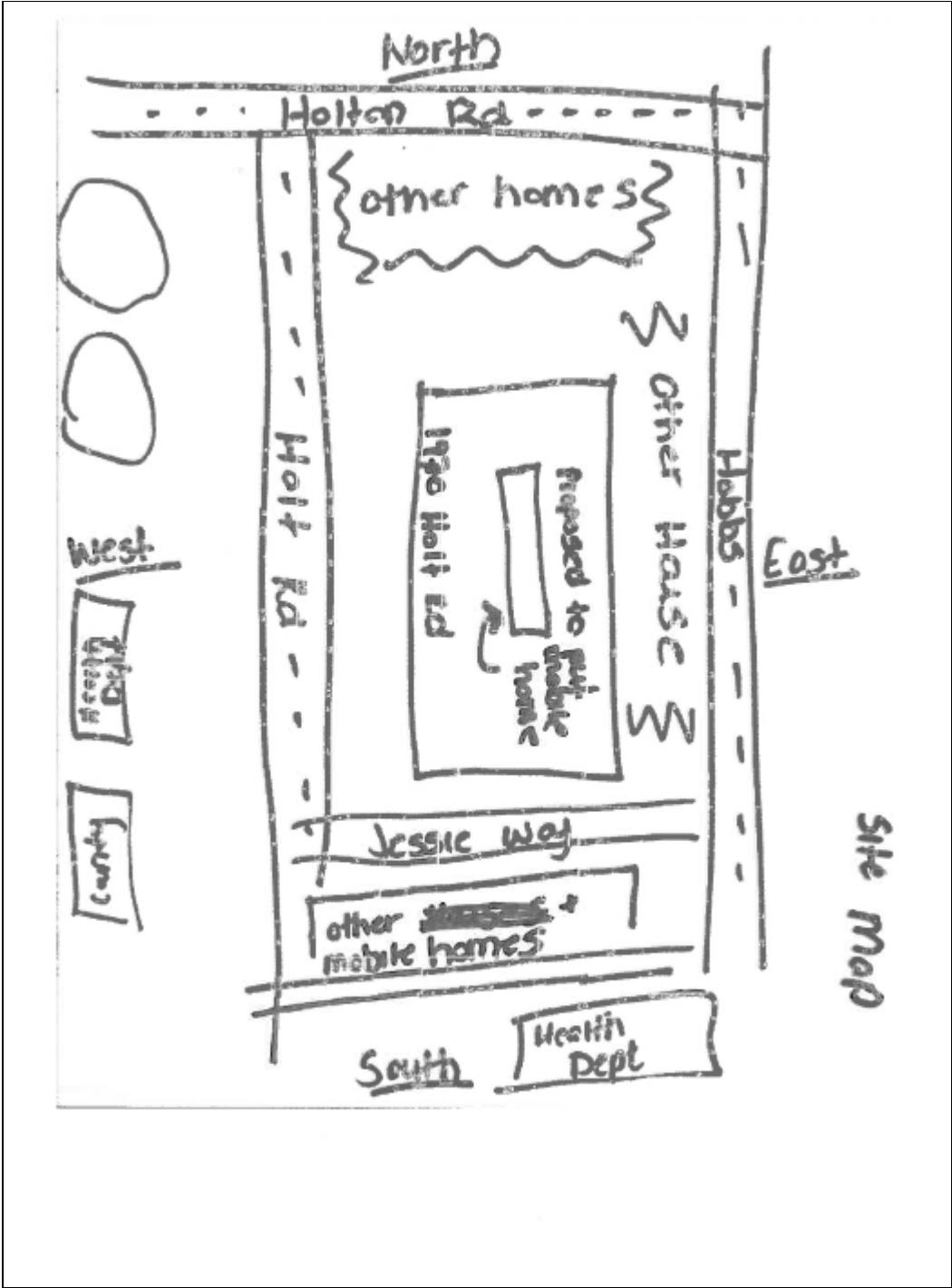
Location Map



Future Land Use Map



2018 Aerial Photo



Site Plan