

POLK COUNTY DEVELOPMENT REVIEW COMMITTEE CASE OVERVIEW

Sign ID #: 136

DRC Date:	August 25, 2024
Planning Commission Date:	October 2, 2024
BoCC Dates:	N/A
Applicant:	Jeffrey Satfield, CPH
Level of Review:	Level 3 Review, Conditional Use
Case Number and Name:	LDCU-2024-25 U.S. Hwy 27 Big Box Retail Center
Request:	Conditional Use for retail above 65,000 Sq. Ft (489,500 SF) and Gas Stations in an ECX district, Sign Plan and time extension to five (5) years.
Location:	West side of U.S. Highway 27, South of Holly Hill Grove Road #2, north of Ridgewood Lakes Boulevard, south of I-4, east and north of Haines City, in Section 30, Township 26, Range 27.
Property Owner:	Circus Inn Inc
Parcel Number (Size):	272630-000000-012010 (±56.71 acres)
Development Area:	Transit Supportive Development Area (TSDA)
Future Land Use:	Employment Center-X (ECX), Green Swamp Area of Critical State Concern, Ridge Special Protection Area, Northridge Selected Area Plan
Case Planner:	Erik Peterson, AICP



The Employment center (ECX) district is a hybrid land use designation in the North Ridge Selected Area Plan “intended to accommodate the employment and functional needs of the urbanizing northeast area of the County. The ECX will generally contain office and support facilities, college and university uses, commercial, light assembly, and limited warehousing uses.” Large retail outlets (Big Box Retail) and gas stations are not the norm in this district. That is why the applicant is requesting Conditional Use approval for retail over 65,000 square feet and Gas Stations in an ECX district. The applicant is also requesting an exception to the district sign standards through a comprehensive sign plan. Conditional uses may have up to three (3) years to reach engineering approval (Level 2 Review). The applicant is requesting five (5) years. The Planning Commission can grant these exceptions through this public hearing process.