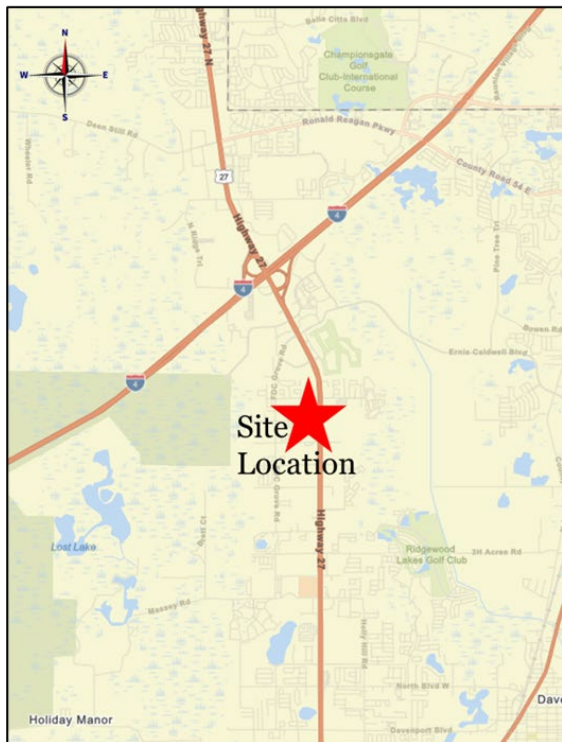


**POLK COUNTY
DEVELOPMENT REVIEW COMMITTEE
CASE OVERVIEW**

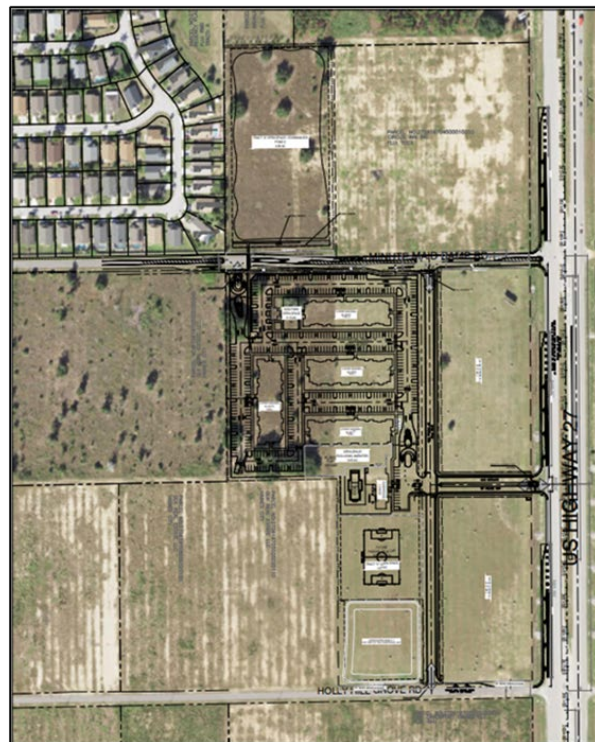
DRC Date: September 5, 2024	Level of Review: Level 3 Review
PC Date: November 6, 2024	Type: Conditional Use
Sign ID # 154	
BoCC Date: N/A	Case Numbers: LDCU-2024-29
Applicant: Evan Futch	Case Name: Minute Maid Ramp Road 1 Multi-Family (CU)
	Case Planner: Malissa Celestine, Planner II

Request:	The applicant is requesting a Conditional Use (CU) approval for a 224-unit multi-family development consisting of 56 units in each building.
Location:	The subject site is located north of Holly Hill Grove Road 2, south of Minute Maid Ramp Road 2, east of FDC Grove Road, west of US Highway 27, east of the City of Haines City in Section 19, Township 26, Range 27.
Property Owners:	GPK Sunrise LLC, GPK SE Holding LLC, Bright Property Holdings LLC
Parcel Number:	272619-705000-020060 (±5 acres), 272619-704500-010270 (±4.93 acres), 272619-705000-020070 (±4.84 acres), 272619-705000-020090 (±8.42 acres) Project Area ±17.33 acres
Future Land Use:	Residential High-X (RHX), North Ridge Selected Area Plan (SAP) Ridge Special Protection Area (SPA)
Development Area:	Transit Supportive Development Area (TSDA)
Nearest Municipality:	Haines City
DRC Recommendation:	Conditional Approval
Planning Commission Vote:	Pending Public Hearing

Site Location



Site Plan

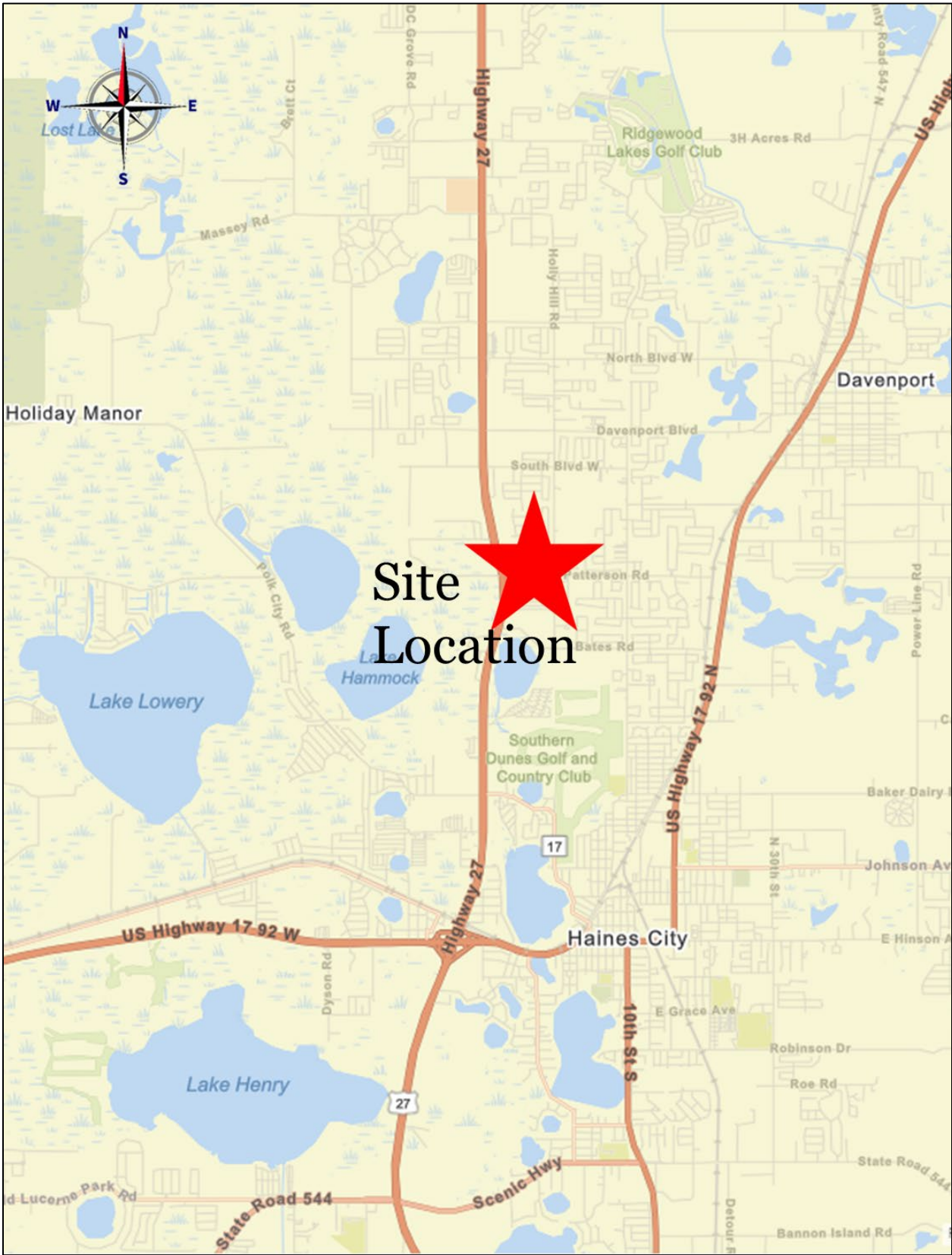


Summary:

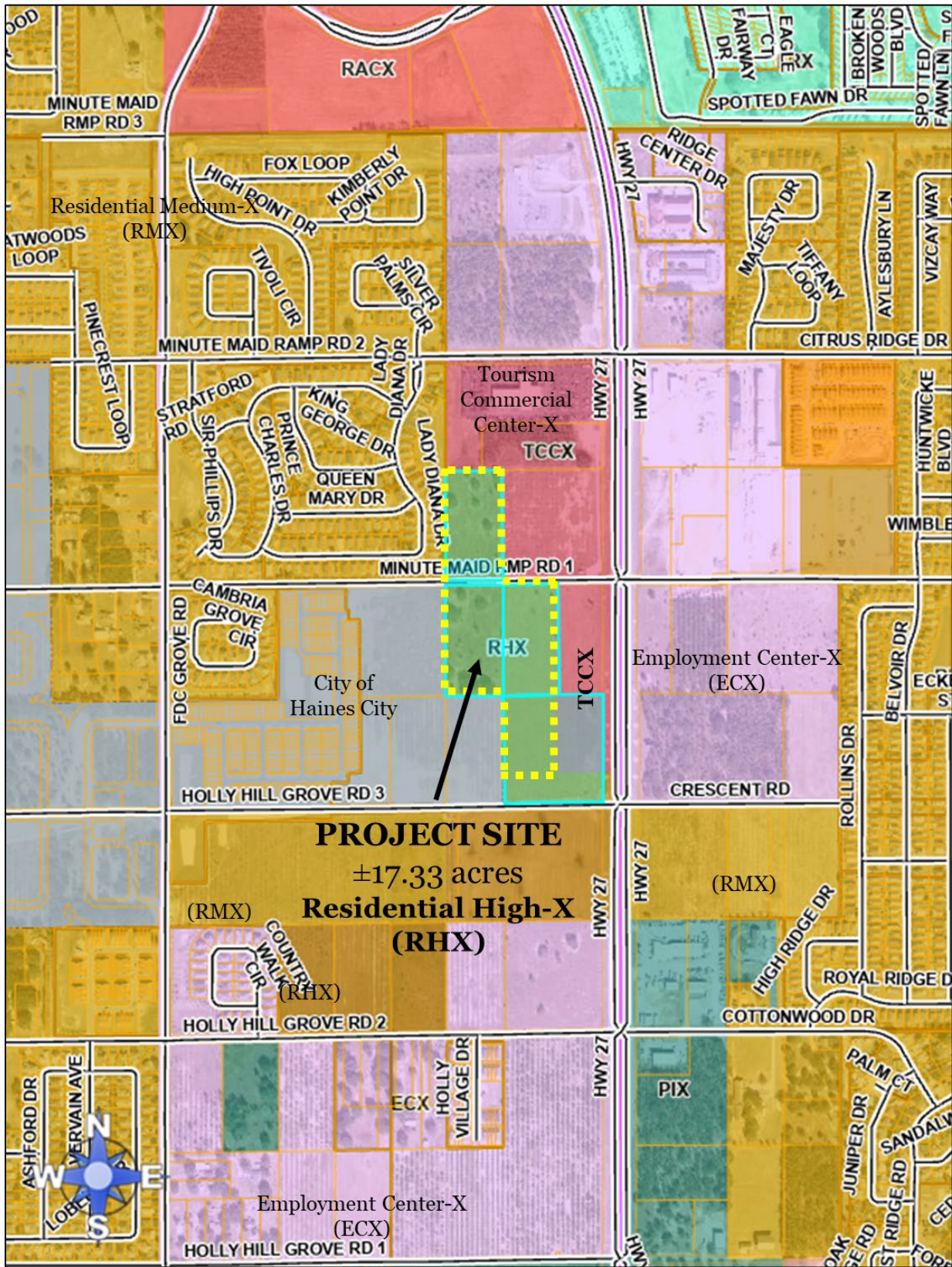
The applicant is requesting a Conditional Use (CU) approval for a 224-unit multi-family development consisting of 56 units in each building. The proposed project area is approximately 17.33 acres within the Residential High-X (RHX) land use district, the North Ridge Selected Area Plan (SAP), and the Ridge Special Protection Area (SPA). Per Chapter 4, Table 4.16 of the Land Development Code (LDC), Multi-Family is a "C2" Conditional Use in accordance with LDC Section 303. However, Section 401.06. D. Modified Land Use Requirements requires an approved Level 3 Review if more than 32 units per building is developed.

Exhibits:

- Exhibit 1 Location Map
- Exhibit 2 Future Land Use Map
- Exhibit 3 2023 Aerial Image (Context)
- Exhibit 4 2023 Aerial Image (Close)
- Exhibit 5 2023 Aerial Image with Site Plan Overlay
- Exhibit 6 Site Plan



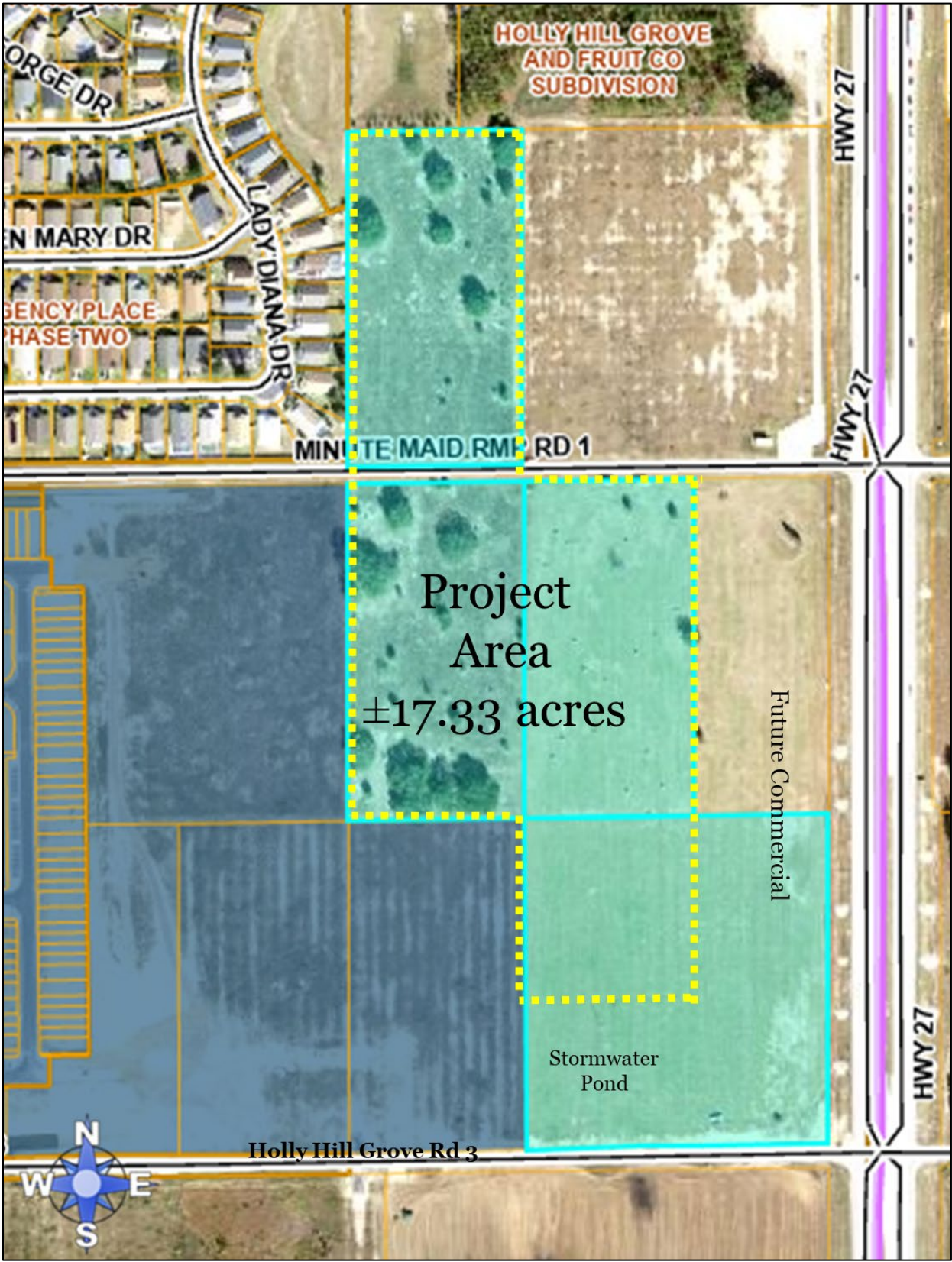
Location Map



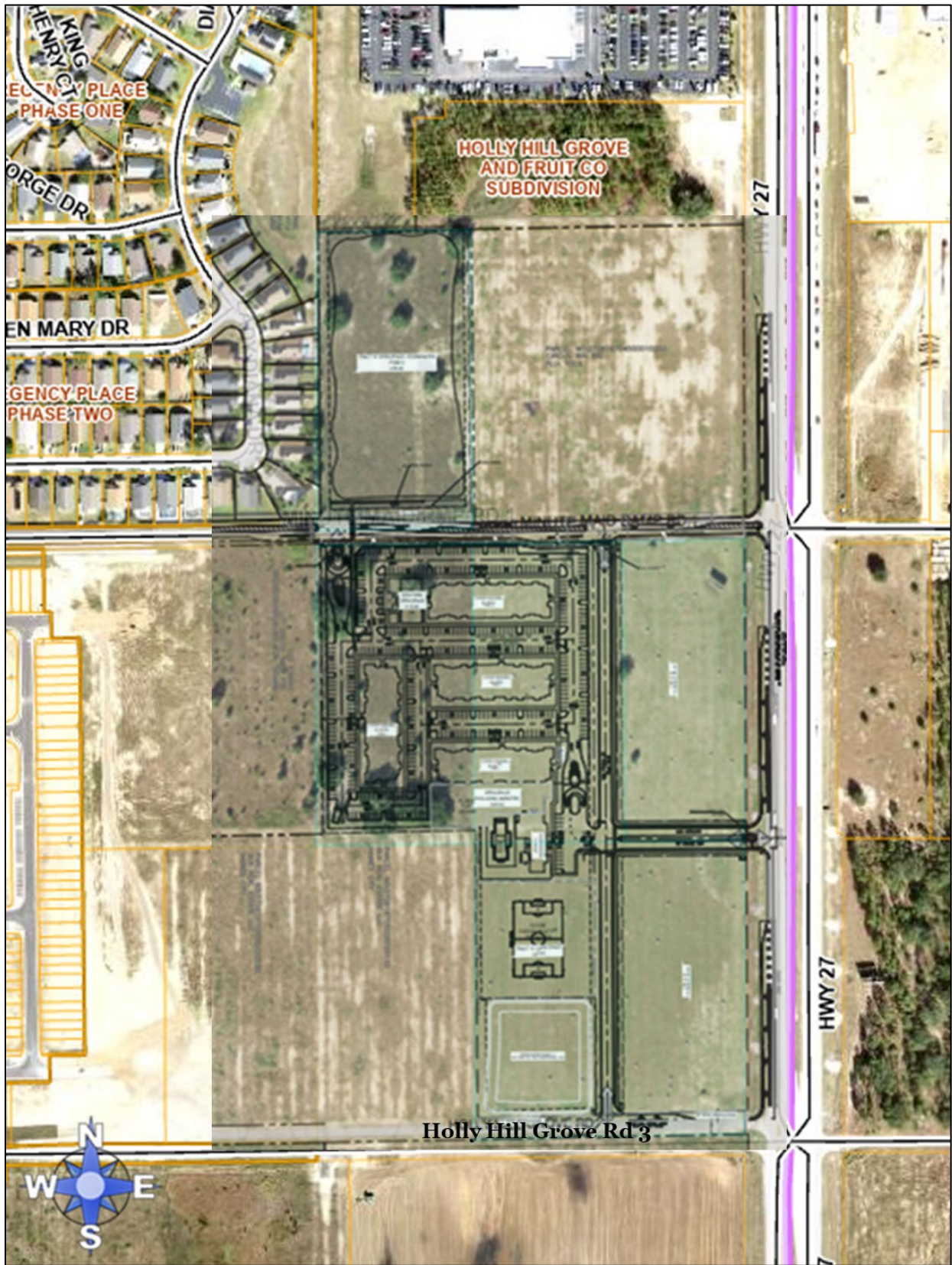
Future Land Use Map



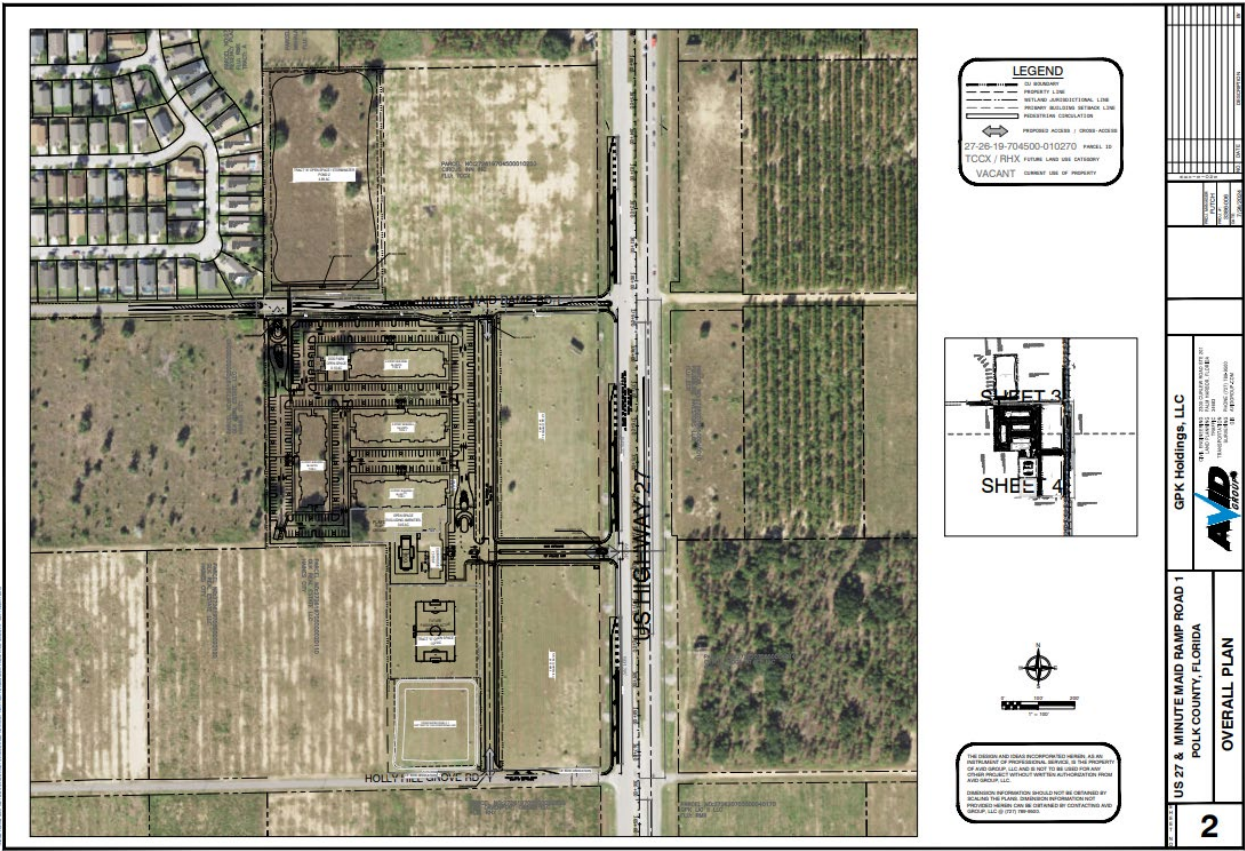
2023 Aerial Image (Context)



2023 Aerial Image (Close)



2023 Aerial Image with Site Plan Overlay



Site Plan