

POLK COUNTY PLANNING COMMISSION

FINAL ORDER

Case Number: LDCU-2023-42 (Doc Lindsey Farm Worker Housing)

Applicant: Nora Frayre

Property Owner: Enrique Fernandez

Hearing Date: February 7, 2024

I. Request:

This is a request for a Conditional Use approval of a Barrack Style Farm Worker Dormitory serving up to 70 workers on 12.11 acres in an Agricultural Residential Rural (A/RR) district.

II. Findings:

The Planning Commission hereby adopts and incorporates herein the staff report and makes the following findings based upon the staff report, testimony and exhibits presented during the hearing:

1. Pursuant to Section 906D.7 of the LDC, the Planning Commission shall, in the review of a Level 3 Review application, consider the following factors:
 - a. Whether the proposed development is consistent with all relevant requirements of this Code;
 - b. Whether the proposed development is consistent with all applicable policies of the Comprehensive Plan;
 - c. Whether the proposed use is compatible with surrounding uses and the general character of the area, including such factors as density, height, bulk, scale, intensity, traffic, noise, and appearance; and
 - d. How the concurrency requirements will be met, if the development was built.
2. The Application is inconsistent with all relevant requirements of the LDC, including without limitation, Sections 906, and 303.

3. The Application is inconsistent with applicable policies of the Comprehensive Plan.
4. The Application is incompatible with surrounding uses and the general character of the area.
5. Concurrency requirements can be met if the development is built.

III. Planning Commission's Decision:

Based upon the evidence and testimony presented to the Planning Commission and the foregoing findings, the Application is DENIED.

IV. Effective Date, Appeals:

This order shall be rendered to the Clerk and becomes effective on the date rendered. The Planning Commission's decision may be appealed to the Board of County Commissioners by filing an application with the Land Development Division within 7 calendar days after the Planning Commission hearing.

DONE AND ORDERED in Bartow, Polk County, Florida, in regular session this 7th day of February 2024, by the Polk County Planning Commission.

Polk County Planning Commission

ATTEST:

By: _____
Rennie Heath, Chairman

By: _____
Angela Kaufman, Recording Secretary

Date rendered to the Clerk: _____

Exhibits to Planning Commission's Order

Exhibit A-Staff Report and Exhibits

cc: Land Development Division Official File
Erin Valle, Clerk of Court (under separate cover)