

LDPD-2024-11 - Neighborhood Commercial / Townhomes @ US 17-92 & Deer Run Dr

Menu Reports Help

Application Name: [Neighborhood Commercial / Townhomes @ US 17-92 & Deer Run Dr](#)

File Date: [07/03/2024](#)

Application Type: [PC-Major Modifications](#)

Application Status: [In Review](#)

Application Comments:

View ID	Comment	Date
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Description of Work: [The Developer, Danpol Development, LLC, is requesting approval of a Planned Development \(PD\) major amendment, to provide for additional 20,000 SF of neighborhood commercial uses to the local community or providing for increase in the vested residential units to 32 units and allowing townhome units. As part of the townhome development a reduction of the front buffer yard will be needed to reduce the required 65-foot setback to a 40-foot setback. Essentially this reduction is a 38% deviation fr code. The existing PD is Watersong and is vested for 389 residential units, plus an additional 5,000 square feet of neighborhood commercial. Of which, 59 Residential uni and 5,000 SF of neighborhood remain unbuilt. The subject property is vested for 7 units as the site was previously designated as the model home/sales center. Based on change the amendment will provide for more flexibility in the use of the property and provide more diverse housing in the area or local services being offered. The subject property is located at the southeast corner of the US 17-92 & Deer Run Drive intersection. The property is currently undeveloped. The proposed project falls within the Nc Ridge Overlay. The proposed uses are consistent with the pattern of development in the immediate proximity, Comprehensive Plan, and Land Development Code. The applicant is seeking to develop the property with a maximum of thirty-two \(32\) townhome units, or 20,000 SF of neighborhood commercial uses. The proposed uses are traditionally permitted in RL-1X future land use map designation; however, the site is also located within a special planning areas noted above and will follow the special development guidelines as outlined in the Land Development Code. The land use changes are being sought after to produce a high-quality development to serve the exis neighborhood.](#)

Application Detail: [Detail](#)

Address: [4126 N HWY 17 92, DAVENPORT, FL 33837](#)

Parcel No: [27262470619000020](#)

Owner Name: [CC INVESTMENTS LLC](#)

Contact Info:	Name	Organization Name	Contact Type	Contact Primary Address	Status
	Evan Futch	AVID Group LLC	Applicant	Mailing, 1337 South In...	Active
	Alex Moutran	Danpool Develop...	Developer		Active

Licensed Professionals Info:	Primary	License Number	License Type	Name	Business Name	Business License #
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Job Value: [\\$0.00](#)

Total Fee Assessed: [\\$4,471.00](#)

Total Fee Invoiced: [\\$4,471.00](#)

Balance: [\\$0.00](#)

Custom Fields: [LD_GEN_PUB](#)

[PUBLIC HEARINGS](#)

[Development Type](#)
[Planning Commission](#)

[Application Type](#)
[Planned](#)
[Development Major](#)
[Modification](#)
[Brownfields Request](#)
[N/A](#)

[Affordable Housing](#)

GENERAL INFORMATION

Expedited Review	Number of Lots 32
Will This Project Be Phased	Acreage 4.19
DRC Meeting 07/25/2024	DRC Meeting Time 11:00
Rescheduled DRC Meeting	Rescheduled DRC Meeting Time -
Green Swamp No	Number of Units -
Case File Number n/a	Is this Polk County Utilities Is this Application a result of a Code Violation No
One Year Extension -	FS 119 Status Non-Exempt Code Violation Case Number -

ADVERTISING

Legal Advertising Date -	BOCC1 Advertising Date -
BOCC2 Advertising Date -	Advertising Board Planning Commission

MEETING DATES

Community Meeting	Planning Commission Date
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[10/02/2024](#)
 Land Use Hearing Officer 3 1st BOCC Date
 -
 2nd BOCC Date LUHO-Level 3
 -
 -

HEARING
 PC Hearing Results PC Vote Tally
 -
 BOCC 1st Hearing Results BOCC 1st Vote Tally
 -
 BOCC 2nd Hearing Results BOCC 2nd Vote Tally
 -
 -

FINAL LETTER
 Denovo Appeal Denovo Results
 -
 Denovo Tally
 -

LD_GEN_PUB_EDL
 Opening DigEplan List...
 DigEplan Document List
 -

PLAN REVIEW FIELDS
 TMPRecordID
[POLKCO-24EST-00000-32302](#)
 RequiredDocumentTypesComplete
[Yes](#)

DocumentGroupforDPC RequiredDocumentTypes
[DIGITAL PROJECTS LD](#)
 AdditionalDocumentTypes Activate DPC
[Applications, AutoCad File, Binding, Site Plans \(PDs, Yes and CUs\), CSV, Calculations, Correspondence, Design Drawings, Flood/Traffic Studies, Impact Statement, Inspections, Miscellaneous, Plats, Record Drawings, Response Letter Resubmittal Complete, Staff Report/Approval Letter, Survey, Title Opinion](#)
 DigitalSigCheck
[Yes](#)

Activate FSA
[Yes](#)

PLAN UPLOAD ACKNOWLEDGEMENT
 Upload Plans Acknowledgement
[√](#)

SELECTED AREA PLANS

Selected Area Plans

[North Ridge](#)

LAND USE

Selected Area Plan LU Code

[In an SAP](#) RL-1X - Residential Low In Sap

DEVELOPMENT AREA

Development Area

[Urban Growth](#)

NOR

Neighborhood Organization Registry (NOR)

PUBLIC MAILERS

Posting Board	Number of Boards (Number)	Number of Mailers (Number)	Date Mailed	Date Posted	NOR
PC	2	24	09/13/2024	09/13/2024	No

Workflow Status:	Task	Assigned To	Status	Status Date	Action By
	Application Submittal		Application ...	07/08/2024	Lyndsay Rathke
	Engineering Review	Clinton Howerton	Approve	07/24/2024	Clinton Howerton
	Fire Marshal Review	Kim Turner	Approve	07/23/2024	Kim Turner
	Planning Review	Kyle Rogus	Approve	07/22/2024	Kyle Rogus
	Surveying Review	Steve McQuaig	Approve	07/18/2024	Steve McQuaig
	School Board Review	School District	Approve	08/05/2024	School District
	Roads and Drainage Review	Phil Irvn	Approve	07/10/2024	Phil Irvn
	Review Consolidation				
	Staff Report				
	Public Notice				
	Hearing				
	BOCC Hearing				

Task	Assigned To	Status	Status Date	Action By
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Final Letter

Archive

Condition Status:	Name	Short Comments	Status	Apply Date	Severity	Action By
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Scheduled/Pending Inspections:	Inspection Type	Scheduled Date	Inspector	Status	Comments
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Resulted Inspections:	Inspection Type	Inspection Date	Inspector	Status	Comments
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