

LDCPAS-2023-19 - NW 34th St FLU Change

Menu Reports Help

Application Name: [NW 34th St FLU Change](#)

File Date: [07/05/2023](#)

Application Type: [BOCC-CPA Small](#)

Application Status: [BOCC Hearing Pending](#)

Application Comments: View ID Comment Date

Description of Work: [Future Land use change: Current = RM + Legal Non-Conforming commercial property to CE Parcel: 252813342500007602 / 252813342500007603 Lots: 760 - 762 acres: 0.52 With the current zoning status, the property is unable to thrive and support local small business. Intended use is for small service companies, and/or auto auction on-line sales and storage. Less than average traffic is expected for the amount of revenue that it will generate. A commercial enclave here would provide a viable commercial address and site for local small businesses. There are several other small businesses in the area, including a bingo hall across the street. There are no plans for development at this time, only that the current structures on the property become more legitimate, providing space for several small business that meet the licensing requirements. ChatGPT Future Land Use Change: Current = Residential Mixed-Use \(RM\) + Legal Non-Conforming Commercial Property to Commercial Enclave \(CE\) Parcel: 252813342500007602 / 252813342500007603 Lots: 760 - 762 Due to the current zoning status, the property is unable to reach its full potential and support local small businesses effectively. The intended use for this property is to accommodate small service companies and/or facilitate online sales and storage for auto auctions. It is anticipated that the traffic generated by these activities will be below the average, considering the projected revenue. By establishing a commercial enclave at this location, a viable commercial address and site will be provided for local small businesses. It is worth noting that there are several other small businesses in the vicinity, including a bingo hall across the street. As of now, there are no immediate development plans for the property. The primary objective is to legitimize the existing structures on the premises, creating space for multiple small businesses that meet the necessary licensing requirements.](#)

Application Detail: [Detail](#)

Address: [2414 NW 34TH ST, WINTER HAVEN, FL 33881](#)

Parcel No: [252813342500007602](#)

Owner Name: [BRISBIN CAPITAL LLC](#)

| Contact Info: | Name                                 | Organization Name                  | Contact Type | Contact Primary Address                   | Status |
|---------------|--------------------------------------|------------------------------------|--------------|---|--------|
|               | <a href="#">Nathaniel Mandelbaum</a> | <a href="#">RS Equity Servi...</a> | Applicant    | <a href="#">Mailing, 2340 Winter W...</a> | Active |

| Licensed Professionals Info: | Primary | License Number         | License Type | Name | Business Name | Business License # |
|------------------------------|---------|------------------------|--------------|------|---------------|--------------------|
| Job Value:                   |         | <a href="#">\$0.00</a> |              |      |               |                    |

Total Fee Assessed: [\\$7,510.75](#)

Total Fee Invoiced: [\\$3,606.00](#)

Balance: [\\$0.00](#)

Custom Fields: LD\_GEN\_PUB

PUBLIC HEARINGS

Development Type

[Board of County](#)

[Commissioners](#)

Application Type

[LDC District](#)

[Change](#)

[Brownfields Request](#)

[N/A](#)

Affordable Housing

GENERAL INFORMATION

Expedited Review

Number of Lots

[3](#)

Will This Project Be Phased

Acreage

[0](#)

DRC Meeting

[07/27/2023](#)

DRC Meeting Time

[12:15](#)

Rescheduled DRC Meeting

[-](#)

Rescheduled DRC Meeting Time

[-](#)

Green Swamp

[No](#)

Number of Units

[-](#)

Case File Number

[-](#)

Is this Polk County Utilities

One Year Extension

[-](#)

FS 119 Status

[Non-Exempt](#)

ADVERTISING

Legal Advertising Date

[09/15/2023](#)

BOCC1 Advertising Date

[-](#)

BOCC2 Advertising Date

[-](#)

Advertising Board

[Board of County](#)

[Commissioners](#)

MEETING DATES

Community Meeting

[-](#)

Planning Commission Date

[10/04/2023](#)

Land Use Hearing Officer 3

[-](#)

1st BOCC Date

[11/21/2023](#)

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-REC23-00000-00S56](#)

RequiredDocumentTypesComplete

[Yes](#)

DocumentGroupforDPC

[DIGITAL\\_PROJECTS\\_ID](#)

AdditionalDocumentTypes

[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](#)

RequiredDocumentTypes

-

Activate DPC

Activate FSA

[Yes](#)

DigitalSigCheck

[Yes](#)

SELECTED AREA PLANS

Selected Area Plans

[N/A](#)

LAND USE

Selected Area Plan LU Code

[Not in an SAP](#) RM - Residential Medium

DEVELOPMENT AREA

Development Area

[Urban Growth](#)

NOR

Neighborhood Organization Registry (NOR)

[Lake Deer Mobile Hamlet HOA](#)

PUBLIC MAILERS

Posting Board Number of Boards (Number) Number of Mailers (Number) Date Mailed Date Posted NOR

| Posting Board          | Number of Boards (Number) | Number of Mailers (Number) | Date Mailed | Date Posted | NOR |
|------------------------|---------------------------|----------------------------|-------------|-------------|-----|
| <a href="#">PC</a>     | 2                         | 66                         | 09/14/2023  | 09/08/2023  | Yes |
| <a href="#">BOCC 1</a> | 2                         |                            |             | 09/08/2023  | Yes |

| Workflow Status: | Task                                      | Assigned To      | Status          | Status Date | Action By      |
|------------------|---|------------------|-----------------|-------------|----------------|
|                  | <a href="#">Application Submittal</a>     | Angela Kaufman   | Application ... | 07/11/2023  | Angela Kaufman |
|                  | <a href="#">Surveying Review</a>          | Steve McQuaig    | Approve         | 07/12/2023  | Steve McQuaig  |
|                  | <a href="#">Roads and Drainage Review</a> | Phil Irvn        | Approve         | 07/14/2023  | Phil Irvn      |
|                  | <a href="#">Engineering Review</a>        | Robert Joynes    | Approve         | 07/26/2023  | Robert Joynes  |
|                  | <a href="#">Fire Marshal Review</a>       | Kim Turner       | Not Required    | 07/20/2023  | Kim Turner     |
|                  | <a href="#">School Board Review</a>       | JENNIFER FARRELL | Not Required    | 07/27/2023  | Angela Kaufman |
|                  | <a href="#">Planning Review</a>           | Robert Bolton    | Approve         | 09/22/2023  | Robert Bolton  |
|                  | <a href="#">Review Consolidation</a>      | Angela Kaufman   | Approved for... | 09/22/2023  | Angela Kaufman |
|                  | Staff Report                              |                  |                 |             |                |
|                  | <a href="#">Public Notice</a>             | Angela Kaufman   | Complete        | 09/15/2023  | Angela Kaufman |
|                  | <a href="#">Planning Commission</a>       | Angela Kaufman   | Recommend Ap... | 09/26/2023  | Robert Bolton  |
|                  | <a href="#">BOCC Hearing</a>              |                  |                 |             |                |
|                  | Final Letter                              |                  |                 |             |                |
|                  | DEO Review                                |                  |                 |             |                |
|                  | Second BOCC Hearing                       |                  |                 |             |                |
|                  | Archive                                   |                  |                 |             |                |

Condition Status: Name Short Comments Status Apply Date Severity Action By

Scheduled/Pending Inspections: Inspection Type Scheduled Date Inspector Status Comments

Resulted Inspections: Inspection Type Inspection Date Inspector Status Comments