

LDLVAR-2025-20 - Brandy Nagel - Coppertop Cconstruction and Roofing LLC - Variance

Menu

Reports

Help

Application Name:

Brandy Nagel - Coppertop Cconstruction and Roofing LLC - Variance

File Date:

03/11/2025

Application Type:

LUHO - Variance

Application Status:

Approved For Hearing

Application Comments:

View ID

Comment

Date

Description of Work:

Seeking a variance to the setback requirement. The setback for the parcel is 20 ft for the sides of the parcel. My site plan shows 5 ft as proposed for the Warehouse addition x 60' per engineering

Application Detail:

Detail

Address:

2718 S COMBEE RD, LAKELAND, FL 33801

Parcel No:

242827000000044011

Owner Name:

COPPERTOP CONSTRUCTION & ROOFING LLC

Contact Info:

Name

Organization Name

Contact Type

Contact Primary Address

Status

BRANDY M NAGEL

COPPERTOP CONST...

Engineer

Mailing, 2718 S Combee...

Active

Licensed Professionals Info:

Primary

License Number

License Type

Name

Business Name

Business License #

Job Value:

\$0.00

Total Fee Assessed:

\$541.00

Total Fee Invoiced:

\$541.00

Balance:

\$0.00

Custom Fields:

LD_GEN_BOA

GENERAL INFORMATION

Expedited Review

Number of Lots

—

Will This Project Be Phased

Acreage

0.51

DRC Meeting Time

DRC Meeting

04/10/2025

Rescheduled DRC Meeting

Rescheduled DRC Meeting Time

—

Green Swamp

Number of Units

No

Case File Number

Is this Polk County Utilities

—

One Year Extension

FS 119 Status

Non-Exempt

PUBLIC HEARINGS

Development Type

Application Type

Land Use Hearing

Variance

Officer

Variance Type

Brownfields Request

Dimensions

N/A

Table

Affordable Housing

ADVERTISING

Advertising Board

Legal Advertising Date

Land Use Hearing

—

Officer

MEETING DATES

LUHO Hearing Date

05/19/2025

ALCOHOL BEVERAGE DIST REQ

Type of Business

Type of License

—

Hours of Operation

—

Give Name & address of any school(s)/Church(s) within 2500 ft to the requesting property boundary

—

COMMUNICATION TOWER

Are there other sites beyond the one mile radius that are available to accomodate the proposed tower

CRITERIA FOR GRANTING VARIANCE

Will the variance be injurious to the area involved or detrimental to the public welfare?

no

What special conditions exist that are peculiar to the land, structure, or building involved?

none

When did you buy the property and when was the structure built? Permit Number?

purchased 2021 built in 1992

What is the hardship if the variance is not approved?

unable to use this part of the land for expansion of the business

Is this the minimum variance required for the reasonable use of the land?

yes

Do you have Homeowners Association approval for this request?

n/a

LD_GEN_BOA_EDL

Opening DigEplan List...

DigEplan Document List

PLAN REVIEW FIELDS

TMPRecordID	DocumentGroupforDPC	RequiredDocumentTypes
POLKCO-25EST-00000-15789	DIGITAL PROJECTS LD	-
RequiredDocumentTypesComplete	AdditionalDocumentTypes	Activate DPC
Yes	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	
Activate FSA	DigitalSigCheck	
Yes	Yes	

PLAN UPLOAD ACKNOWLEDGEMENT

Upload Plans Acknowledgement

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LAND USE

Selected Area Plan LU Code

NOR

Neighborhood Organization Registry (NOR)

PUBLIC MAILERS

Posting Board	Number of Boards (Number)	Number of Mailers (Number)	Date Mailed	Date Posted	NOR
LUHQ	1	21	05/01/2025	05/01/2025	

Workflow Status:	Task	Assigned To	Status	Status Date	Action By
	<u>Application Submittal</u>	Saralis Wons	Application ...	03/14/2025	Saralis Wons
	<u>Roads and Drainage Review</u>	Phil Irven	Approve	03/20/2025	Phil Irven
	<u>Planning Review</u>	Erik Peterson	Approve	04/12/2025	Erik Peterson
	<u>Review Consolidation</u>	Saralis Wons	Approved for...	04/15/2025	Saralis Wons
	<u>Public Notice</u>				
	Hearing Officer				
	Final Order				

	Task	Assigned To	Status	Status Date	Action By	
	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	