9/5/25. 11:39 AM Record Details

LDPD-2025-10 - Southern Storage, LLC

Menu Reports Help

Application Name: Southern Storage, LLC

File Date: 08/01/2025

Application Type: BOCC-CPA Small

Application Status: In Review

Application Comments: View ID Comment Date

Description of Work: *** WAS LDCPAS-2025-23*** We are seeking to expand our current Boat & RV Storage Facility to this 10+/- AC parcel located directly to the West. Having reached maximum occupancy on our 80,000 sq. ft. of enclosed storage + 20,000 sq. ft. of outdoor storage, we need to expand to continue to capture the high demand for our specialized product of fully enclosed boat & RV storage. The end goal of this expansion would be to add 80,000-120,000 sq. ft. of enclosed storage, but starting with all outdoor storage at first and adding buildings as revenue and demand sees fit. We would connect our parcel to this parcel via a driveway set inside our current footprint, so as to not have a separate entrance/exit than what is currently on our property. This would limit any additional traffic past our current entrance/exit. With approximately 10-15 customers a day, our business generates very little traffic, noise, or lights to the area and have never received a complaint from any of the nearby residents. We would strive to continue that track-record. We seek approval by November of 2025 with initial phase of construction to begin in 2026. Phase I construction includes grading and development of building pads that will double as outdoor parking spaces until future buildings are added.

Application Detail: Detail

Address: 1410 LANIER RD, LAKELAND, FL 33810

Parcel No: 232711000000011020 Owner Name: LOY HERMAN CHIN

Contact Info: Name **Organization Name Contact Type Contact Primary Address** Status

Active Bryan Edwards Southern Storag... Applicant Mailing, 16502 Millan ... Engineer Active Bryan Edwards Mailing, 16502 Millan ... Southern Storag...

Licensed Professionals Info: Primary License Number **Rusiness Name** Business License # License Type Name

Job Value: \$0.00

Total Fee Assessed: \$4,936.00

Total Fee Invoiced: \$4,936.00

Balance: \$0.00

Custom Fields: LD GEN PUB

PUBLIC HEARINGS

Development Type Application Type **Board of County** Conditional Use

Commissioners

Variance Type **Brownfields Request**

Affordable Housing Type of Acreage

GENERAL INFORMATION

Expedited Review Number of Lots

1

Will This Project Be Phased

Acreage 9.4

DRC Meeting DRC Meeting Time

09/18/2025

Rescheduled DRC Meeting Rescheduled DRC Meeting Time

Green Swamp Number of Units 9/5/25, 11:39 AM **Record Details**

> No Is this Polk County Utilities Is this Application a result of a Code Violation Case File Number One Year Extension FS 119 Status **Code Violation Case Number** Non-Exempt ADVERTISING Legal Advertising Date **BOCC1 Advertising Date BOCC2 Advertising Date** Advertising Board Board of County Commissioners MEETING DATES **Community Meeting** Planning Commission Date 11/05/2025 Land Use Hearing Officer 3 1st BOCC Date 12/02/2025 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 DocumentGroupforDPC RequiredDocumentTypes POLKCO-25EST-00000-39204 DIGITAL PROJECTS LD AdditionalDocumentTypes RequiredDocumentTypesComplete **Activate DPC** Yes Applications, AutoCad File, Binding Site Plans (PDs Yes and CUs), CSV, Calculations, Correspondence, Desig n Drawings, Flood/Traffic Studies, Impact Statement, Inspections, Miscellaneous, Plats, Record Drawings, Response Letter Resubmittal Complete, Staff Repor t/Approval Letter, Survey, Title Opinion Activate FSA DigitalSigCheck Yes <u>Yes</u> PLAN UPLOAD ACKNOWLEDGEMENT Upload Plans Acknowledgement

SELECTED AREA PLANS

Selected Area Plans

US 98

LAND USE

Selected Area Plan LU Code

Not in an SAP LCC- Linear Commercial Center

DEVELOPMENT AREA

Development Area

NOR

Archive

Neighborhood Organization Registry (NOR)

PUBLIC MAILERS

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

Workflow Status: Task

Assigned To Status **Status Date** Action By Lyndsay Rathke Application ... 08/26/2025 Lyndsay Rathke Application Submittal Engineering Review Mike Benton Surveying Review Roads and Drainage Review Fire Marshal Review Ivan Nance Resubmittal ... 08/27/2025 Ivan Nance Planning Review School District Not Required 08/26/2025 School District School Board Review Review Consolidation Lyndsay Rathke Public Notice Staff Report Planning Commision **BOCC Hearing** Final Letter DEO Review Second BOCC Hearing

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