

LDCD-2025-3 - Hamilton Road Industrial

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**Application Name:** [Hamilton Road Industrial](#)

**File Date:** [05/22/2025](#)

**Application Type:** [BOCC-LDC District Change](#)

**Application Status:** [Approved for Hearing](#)

**Application Comments:**

| View ID | Comment | Date |
|---------|---------|------|
|---------|---------|------|

**Description of Work:** [The project includes a recently constructed 317,746 square-feet of industrial building. Requesting change in sub-district from BPC-1 to BPC-2 to allow for outdoor storage](#)

**Application Detail:** [Detail](#)

**Address:** [4025 HAMILTON RD, #110 LAKELAND, FL 33811](#)

**Parcel No:** [23290600000032010](#)

**Owner Name:** [ARROWROCK IV HAMILTON RD LLC](#)

| Contact Info: | Name                           | Organization Name                  | Contact Type | Contact Primary Address                   | Status |
|---------------|--------------------------------|------------------------------------|--------------|-------------------------------------------|--------|
|               | <a href="#">Kimley Horn</a>    | <a href="#">Kimley-Horn and...</a> | Applicant    | <a href="#">Mailing, 109 S. Kentuc...</a> | Active |
|               | <a href="#">Jason Alligood</a> | <a href="#">Kimley-Horn and...</a> | Engineer     |                                           | Active |

| Licensed Professionals Info: | Primary | License Number | License Type | Name | Business Name | Business License # |
|------------------------------|---------|----------------|--------------|------|---------------|--------------------|
|------------------------------|---------|----------------|--------------|------|---------------|--------------------|

**Job Value:** [\\$0.00](#)

**Total Fee Assessed:** [\\$4,923.00](#)

**Total Fee Invoiced:** [\\$4,923.00](#)

**Balance:** [\\$0.00](#)

**Custom Fields:** **LD\_GEN\_PUB**

PUBLIC HEARINGS

Development Type

[Board of County](#)

[Commissioners](#)

Application Type

[LDC District](#)

[Change](#)

Brownfields Request

-

Affordable Housing

GENERAL INFORMATION

|                             |                               |                                                  |
|-----------------------------|-------------------------------|--------------------------------------------------|
| Expedited Review            | Number of Lots                |                                                  |
|                             | -                             |                                                  |
| Will This Project Be Phased | Acreage                       |                                                  |
|                             | <a href="#">0</a>             |                                                  |
| DRC Meeting                 | DRC Meeting Time              |                                                  |
| <a href="#">06/26/2025</a>  | -                             |                                                  |
| Rescheduled DRC Meeting     | Rescheduled DRC Meeting Time  |                                                  |
| -                           | -                             |                                                  |
| Green Swamp                 | Number of Units               |                                                  |
| <a href="#">No</a>          | -                             |                                                  |
| Case File Number            | Is this Polk County Utilities | Is this Application a result of a Code Violation |
| -                           |                               | <a href="#">No</a>                               |
| One Year Extension          | FS 119 Status                 | Code Violation Case Number                       |
| -                           | <a href="#">Non-Exempt</a>    | -                                                |

ADVERTISING

|                        |                                 |
|------------------------|---------------------------------|
| Legal Advertising Date | BOCC1 Advertising Date          |
| -                      | -                               |
| BOCC2 Advertising Date | Advertising Board               |
| -                      | <a href="#">Board of County</a> |
|                        | <a href="#">Commissioners</a>   |

MEETING DATES

|                            |                            |
|----------------------------|----------------------------|
| Community Meeting          | Planning Commission Date   |
| -                          | <a href="#">09/10/2025</a> |
| Land Use Hearing Officer 3 | 1st BOCC Date              |
| -                          | <a href="#">10/21/2025</a> |
| 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-25EST-00000-32410

RequiredDocumentTypesComplete

Yes

DocumentGroupforDPC

DIGITAL PROJECTS LD

AdditionalDocumentTypes

Applications,AutoCad File,Binding Site Plans (PDs 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

RequiredDocumentTypes

-

Activate DPC

Activate FSA

Yes

PLAN UPLOAD ACKNOWLEDGEMENT

Upload Plans Acknowledgement

√

SELECTED AREA PLANS

Selected Area Plans

LAND USE

Selected Area Plan LU Code

DEVELOPMENT AREA

Development Area

NOR

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       |
|-------------------------------------------|-----------------|-----------------|-------------|-----------------|
| <a href="#">Application Submittal</a>     | Lyndsay Rathke  | Application ... | 06/10/2025  | Lyndsay Rathke  |
| <a href="#">Surveying Review</a>          | Mike Benton     | Approve         | 06/27/2025  | Mike Benton     |
| <a href="#">Roads and Drainage Review</a> | Phil Irvn       | Approve         | 06/12/2025  | Phil Irvn       |
| Engineering Review                        |                 |                 |             |                 |
| <a href="#">Fire Marshal Review</a>       | Kim Turner      | Not Required    | 06/12/2025  | Kim Turner      |
| <a href="#">School Board Review</a>       | School District | Not Required    | 06/10/2025  | School District |
| <a href="#">Planning Review</a>           | Aleya Inglima   | Approve         | 07/16/2025  | Aleya Inglima   |
| <a href="#">Review Consolidation</a>      | Lyndsay Rathke  | Approved for... | 07/17/2025  | Lyndsay Rathke  |
| Staff Report                              |                 |                 |             |                 |
| <a href="#">Public Notice</a>             |                 |                 |             |                 |
| Planning Commision                        |                 |                 |             |                 |
| BOCC Hearing                              |                 |                 |             |                 |
| 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 |
|-----------------|-----------------|-----------|--------|----------|
|-----------------|-----------------|-----------|--------|----------|