

General Variance Information Needed Prior to Submittal

Prior to applying for a variance, please be aware that the following justification criteria from Section 931 of the Polk County Land Development Code must be demonstrated for all requests for variances. Please answer these questions to the best of your ability and upload them as an attachment to your application.

1. That the special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the applicable land use district;

Lot 907 is unique, in that the right property line adjoins the golf course lawn, with no structures nearby on that side of the property. Additionally, the rear property line has no common ground, as it adjoins the lake. The new manufactured home will be outside of the floodplain also.

2. That the literal interpretation of the provisions of this Code would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this code;

ORO used to be a 'zero lot' community. More recently, the side-yard setbacks changed to 5', to allow more open space between structures. My request is to allow 2' off the right lot line and provide my new home's left side-yard setback to be 10.9' from the adjacent building. This would be the closest corner to Lot 908's building, as the rear widens to 13.4' from their building. The 2' setback would also result in the new home being placed on the existing concrete, which avoids disrupting the existing ground base.

3. That the special conditions and circumstances do not result from the actions of the applicant;

The old 1979 trailer & Florida Room were removed in June 2025. This new unit would have almost the same side setbacks as the original structure. This would result in a much safer property, being all up to current codes, and aesthetically more appealing to the community.

4. That the granting of the variance will not confer on the applicant any special privilege that is denied by this code to other lands, structures, or buildings in the same district;

I don't feel this gives me any special privilege, as others that had sufficient room were granted variances also.

5. That granting the variance will not circumvent a condition or the intent of a condition placed on the development by the Planning Commission or the BoCC;

The ORO management, and Board of Directors approves and are in favor of my new home, as it will be a much safer and appealing property. As our existing units get older and deteriorated, it is prudent to replace them with new units that meet current standards for hurricanes, general code compliance, etc.

6. That the variance requested is the minimum variance that will make possible the reasonable use of the land, building or structure.

My request is the minimum variance possible, to maintain a minimum of 10' from the left neighbor's adjacent building. An important objective is to stay as far as possible from the adjacent building.