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LEVEL 3
BOARD OF ADJUSTMENT
VARIANCE APPLICATION

Office of Planning and Development
Land Development Division
330 W. Church St.
P.O. Box 9005, Drawer GM03
Bartow, FL 33831-9005
(863)534-6792
FAX (863) 534-6407

Fee

Project Number _____ (For Office Use Only)

APPLICANT/OWNER INFORMATION

Classic Controls / Shawn Warren (863) 644-3632
Applicant Name Phone Fax
P.O. Box 6187 Lakeland, FL 33807
Mailing Address
swarren@classiccontrols.com
E-Mail Address

Art Stitzel, P.E. (863) 607-4455 (863) 607-4550
Contact Person (If Different From Applicant) Phone Fax
317 W. Highland Drive, Suite #101, Lakeland, Florida 33813
Mailing Address
art@stitzelgroup.com
E-Mail

	Range – Township - Section	-	Subdivision #	Parcel #
Parcel ID Number(s): (18 digits)	R 23 T 29 S 12	-	000000	023340
	R T S	-		

(Include others on a separate attachment)

Address and Location of Property:

5095 South Lakeland Drive, Lakeland
Between W. Pipkin Road, and South Florida Ave. Lakeland

Directions to Property from Bartow:

Take 60 West out of Bartow, turn right onto Hwy 37 take it into Lakeland, turn left onto South Lakeland Drive, property if on the left at 5095. Just north of Outback Rest.

Additional Names and Addresses
List all person(s) having ownership of the subject property.

Name of Property Owner: J & S Properties, Inc.
(List additional owners as separate attachments to this page)

Address: 5095 South Lakeland Drive

City, State, Zip Code Lakeland, FL 33813

Phone 1: (863) 644-3632 Phone 2: _____ Fax _____

Contact Person for Owner: Shawn Warren

E-Mail Address: swarren@classiccontrols.com

Name of Engineer: Art Stitzel, P.E.

Company or Firm: Stitzel Engineering & Construction, Inc.

Address: 317 W. Highland Drive, Suite #101

City, State, Zip Code Lakeland, Florida 33813

Phone 1: (863) 607-4455 Phone 2: _____ Fax (863) 607-4550

E-Mail Address: art@stitzelgroup.com

Name of Attorney: N/A

Company or Firm: _____

Address: _____

City, State, Zip Code _____

Phone 1: _____ Phone 2: _____ Fax _____

E-Mail Address: _____

VARIANCE TYPE

Applicants may request variances for only the following items. Please check one and complete the applicable information on the following pages:

- Dimensional Requirements (Setbacks) - LDC Tables 2.2, 4.2, 4.4, 4.9, 4.13, 4.15, 4.17, and 5.3
- Accessory larger than principle (Complete page 5 of this application question 1-6) – LDC Section 209.G
- Setback for pool from seawall or property line LDC Section 211.B
- Distance Between Buildings – LDC Section 214
- Setbacks From Private Roads – LDC Section 215
- Alcoholic Beverage Site, Distance Requirement – LDC Section 224
- Communications Towers (Complete section below) – LDC Section 303
- US Highway 98 Selected Area Plan - LDC Section 401.04.D.6.i, 401.04.D.7.d, 401.04.D.8.j
- Structure Setback from Flood Plains – LDC Section 610.D.4 and 6

Please enter a brief description of the requested variance.

Request a 4.75 ft rear setback which is a stormwater pond/Lake

Request a 4.5 ft left yard setback adjacent area is a parking lot/drive.

**FOR EACH SPECIFIC VARIANCE TYPE,
PLEASE FILL OUT THE APPROPRIATE
SECTION BELOW**

Dimensional Requirements in Tables; Distance between Buildings; and Setback from Private Roads:

Include a site plan showing exact measurements from property line (and center line of right of way for front[s]) to each existing and proposed structure.

SEE ATTACHED SITE PLAN

Communication Towers: *N/A*

1. Give distance to airport and nearest end of runway: _____
2. Will the requested communication tower be in compliance with the requirements of the Polk County Airport Zoning Regulations? Yes No
3. For private use airports, will the requested communication tower be considered an Airport Obstruction, as defined by this Code, if the private use airport were a public use airport? Yes No

4. For private use airports, has the owner of the airport acquired aviation easements to protect the airspace around the airport? Yes No
5. Is there any evidence that the placement of the requested communication tower within one mile of active airport would create a hazard to lawful aviation activities? Yes No
6. Are there other sites beyond the one mile radius that are available to accommodate the proposed tower? Yes No

Alcoholic Beverage Distance Requirements:

1. Type of business: _____
2. Type of license you are applying for: _____
(NOTE: licenses to sell/serve alcohol are issued by the Code Enforcement Division and not the Board of Adjustments)
3. Hours of operation: _____
4. Give the name and address of any school(s) and church(es) within 2,500 feet to the requesting property boundary:

ANSWER QUESTIONS 1 THROUGH 6 - GENERAL VARIANCE INFORMATION

See Additional sheet

All applications for variances must include the following details: The following criteria must be demonstrated for all requests for variance to setbacks.

1. That 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;
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;
3. That the special conditions and circumstances do not result from the actions of the applicant;
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;
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; and
6. That the variance requested is the minimum variance that will make possible the reasonable use of the land, building, or structure.

NOTE: If Necessary Attach additional pages demonstrating that each of these criteria has been met.

Approval of this application does not waive any other applicable provisions of the Polk County Land Development Code, the Polk County Comprehensive Plan, the Polk County Utility Code which are not part of the request for this application, nor does approval waive any applicable Florida Statutes, Florida Building Code Regulations, Florida Fire Prevention Code, or any other applicable laws, rules, or ordinances, whether federal, state or local. The applicant has the obligation and responsibility to be informed of and be in compliance with all applicable laws, rules, codes and ordinances.

I, Shawn Warren (print name), the owner of the property which is the subject of this application, or the authorized representative of owner of the property which is the subject of this application, hereby authorize representatives of Polk County to enter onto the property which is the subject of this application to perform any inspections or site visits necessary for reviewing this application. I understand that representatives of Polk County are not authorized to enter any structures dwellings which may be on the property.



Property owner or authorized representative

07/27/2024

Date