

LDLVAR-2025-14 - Trimak County Line Road Variance

Menu

Reports

Help

Application Name:

Trimak County Line Road Variance

File Date:

02/13/2025

Application Type:

LUHO - Variance

Application Status:

In Review

Application Comments:

View ID

Comment

Date

Description of Work:

Project consists of three (3) industrial buildings with associated parking, utility, and stormwater infrastructure and two driveway connections to County Line Road. Variance request to adjust the maximum allowable Impervious Surface Ratio within the future land use BPC-2 (Development area: RDA) from 0.55 to 0.75 which is the maximum in adjacent non-RDA areas.

Application Detail:

Detail

Address:

0 HAMILTON RD, LAKELAND, FL 33811

Parcel No:

232906000000043060

Owner Name:

TRIMAK BUILDING SYSTEM INC

Contact Info:

Name

Organization Name

Contact Type

Contact Primary Address

Status

Kimley Horn

Kimley-Horn and...

Applicant

Mailing, 109 S. Kentuc...

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

0.26

DRC Meeting Time

DRC Meeting

03/13/2025

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

-

Table

Affordable Housing

ADVERTISING

Advertising Board

Legal Advertising Date

Land Use Hearing

-

Officer

MEETING DATES

LUHO Hearing Date

04/24/2025

ALCOHOL BEVERAGE DIST REQ

COMMUNICATION TOWER

CRITERIA FOR GRANTING VARIANCE

Will the variance be injurious to the area involved or detrimental to the public welfare?
The variance will not be injurious to the area involved or detrimental to the public welfare. The RDA area in which the subject property exists is an enclave surrounded by SDA and UGA development areas which have higher ISR allowances. The property was recently changed to BPC-2 and the general surrounding area is consistent with the proposed industrial/warehouse use.

What special conditions exist that are peculiar to the land, structure, or building involved?
The proposed development consists of 3 warehouse buildings that require specific dimensions and impervious circulation areas. In order to achieve the required industry/market standard building and site requirements the higher ISR (0.75) afforded to those properties/uses surrounding this site are required/requested.

When did you buy the property and when was the structure built? Permit Number?
The property was purchased April 18, 2024 by Trimak Building Systems Inc. The requested ISR variance relates to the proposed use under permit number LDNON-2024-155

What is the hardship if the variance is not approved?
The required industry/market standard building and site requirements can not be achieved without the higher ISR (0.75) afforded to those properties/uses surrounding this site.

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

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PLAN REVIEW FIELDS

TMPRecordID
POLKCO-25EST-00000-09997
RequiredDocumentTypesComplete
Yes

DocumentGroupforDPC
DIGITAL PROJECTS LD
AdditionalDocumentTypes
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
DigitalSigCheck
Yes

RequiredDocumentTypes
—
Activate DPC

Activate FSA
Yes

PLAN UPLOAD ACKNOWLEDGEMENT

Upload Plans Acknowledgement
✓

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

Workflow Status:	Task	Assigned To	Status	Status Date	Action By
	<u>Application Submittal</u>	Saralis Wons	Application ...	02/14/2025	Saralis Wons
	<u>Roads and Drainage Review</u>	Phil Irven	Approve	02/17/2025	Phil Irven
	<u>Planning Review</u>	Erik Peterson			
	Review Consolidation				
	Public Notice				
	Hearing Officer				
	Final Order				
	Archive				

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