

# LDLVAR-2026-20 - Samus variance

Menu Reports Help

**Application Name:** [Samus variance](#)

**File Date:** [03/13/2026](#)

**Application Type:** [LUHO - Variance](#)

**Application Status:** [In Review](#)

**Application Comments:** View ID Comment Date

**Description of Work:** [We are wanting to place a shed at our fence line. We cannot put it 5' off property line because our septic tank is there. The adjoining property is a county easement.](#)

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

**Address:** [1508 S LAKE ROCHELLE DR, WINTER HAVEN, FL 33881](#)

**Parcel No:** [26280952960000080](#)

**Owner Name:** [SAMUS JOSEPH N](#)

Contact Info:	Name	Organization Name	Contact Type	Contact Primary Address	Status
	<a href="#">Vickie Samus</a>		Engineer	<a href="#">Mailing, 1508 S Lake R...</a>	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	<a href="#">.71</a>
DRC Meeting Time	DRC Meeting	<a href="#">04/09/2026</a>
Rescheduled DRC Meeting	Rescheduled DRC Meeting Time	-
Green Swamp	Number of Units	-
<a href="#">No</a>	Is this Polk County Utilities	-
Case File Number	FS 119 Status	<a href="#">Exempt</a>
One Year Extension		-

PUBLIC HEARINGS

Development Type	Application Type	<a href="#">Variance</a>
<a href="#">Land Use Hearing</a>	Brownfields Request	<a href="#">Individual</a>
Officer		
Variance Type		
<a href="#">Distance</a>		
<a href="#">Between</a>		
<a href="#">Buildings</a>		
Affordable Housing		

ADVERTISING

Advertising Board	Legal Advertising Date	-
<a href="#">Land Use Hearing</a>		
Officer		

MEETING DATES

LUHO Hearing Date		<a href="#">05/28/2026</a>
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ALCOHOL BEVERAGE DIST REQ

Type of Business	Type of License	-
Hours of Operation		-
Give Name & address of any school(s)/Church(s) within 2500 ft to the requesting property boundary		-

COMMUNICATION TOWER

Are there other sites beyond the one mile radius that are available to accommodate the proposed tower

CRITERIA FOR GRANTING VARIANCE

Will the variance be injurious to the area involved or detrimental to the public welfare?

[no](#)

What special conditions exist that are peculiar to the land, structure, or building involved?

[The side yard has our septic tank. If we put the shed 5' off property line it would be on our septic tank.](#)

When did you buy the property and when was the structure built? Permit Number?

[Purchased property in 2013. Permit was approved on 2/26/14. Permit Number: 212573](#)

What is the hardship if the variance is not approved?

[We won't be able to purchase the shed. We need it for storage. Our property abutts a 25' county easement so it is not encroaching on others.](#)

Is this the minimum variance required for the reasonable use of the land?

[5'](#)

Do you have Homeowners Association approval for this request?

[no](#)

**LD\_GEN\_BOA\_EDL**

[Opening DigEplan List...](#)

DigEplan Document List

-

**PLAN REVIEW FIELDS**

TMPRecordID

[POLKCO-26EST-00000-14598](#)

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](#)

RequiredDocumentTypes

-

Activate DPC

DigitalSigCheck

[Yes](#)

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

[LUHO](#) 1 31 05/13/2026 05/13/2026

**Workflow Status:**

Task	Assigned To	Status	Status Date	Action By
<a href="#">Application Submittal</a>		Application ...	03/16/2026	Saralis Wons
<a href="#">Roads and Drainage Review</a>	Phil Irven	Approve	03/16/2026	Phil Irven
<a href="#">Planning Review</a>	Andrew Grohowski	Resubmittal ...	04/03/2026	Andrew Grohowski
<a href="#">Review Consolidation</a>				
Public Notice				
Hearing Officer				
Final Order				
Archive				

**Condition Status:**

Name	Short Comments	Status	Apply Date	Severity	Action By
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**Scheduled/Pending Inspections:**

Inspection Type	Scheduled Date	Inspector	Status	Comments
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**Resulted Inspections:**

Inspection Type	Inspection Date	Inspector	Status	Comments
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