

Emory A. Brice, Sr.  
2603 Ave G NW Land Trust  
1215 Evergreen Drive  
Lakeland, FL 33805-4711

**Subject:** Opposition to Variance Request – Case #LDVAR-2025-35

**To:** Land Development Division  
Drawer GM03, P.O. BOX 9005  
Bartow, FL 33831  
PlannerOnCall@polk-county.net

**Date:** August 14, 2025

Dear Land Use Hearing Officer,

I am writing to formally oppose the variance request submitted under Case #LDVAR-2025-35 concerning the property located at 2610 Avenue G NW, Winter Haven, Florida.

My business is located less than 250 feet from the subject property. As an immediately impacted property owner, I assert that the proposed land use change will directly and adversely affect the safety, welfare, and general character of our community.

**Grounds for Objection:**

**1. Public Safety and Welfare:**

The proposed variance is incompatible with the surrounding neighborhood, which includes routes regularly used by elementary and middle school students walking to and from school. Increased traffic, noise, and potential hazards associated with the requested use would pose a significant risk to these minors, thereby compromising public safety.

**2. Adverse Impact on Adjacent Properties:**

The proposed change will negatively affect the quiet enjoyment and safe operation of nearby properties, including my business, due to the close proximity (less than 250 feet) to the site.

**3. Nonconformity with Comprehensive Plan and Zoning Intent:**

Granting this variance would create a precedent inconsistent with the Polk County Comprehensive Plan and Land Development Code, undermining established zoning protections intended to preserve neighborhood character and ensure compatibility among land uses.

**4. Failure to Meet Variance Criteria:**

Florida Statutes and Polk County ordinances require that variances be granted only where strict application of the code creates an unnecessary hardship unique to the

property, and where the variance is the minimum necessary to afford relief without harming the public interest. This request fails to meet these criteria, as the hardship appears to be self-created and the change is not essential to reasonable use of the property.

For these reasons, I respectfully request that the Land Use Hearing Officer **deny** the variance request in its entirety.

Sincerely,

Emory A. Brice, Sr.  
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