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Orlando, Florida 32803
407.629.4777

September 9, 2025

Erik Peterson, AICP

Polk County Land Development Division
330 W. Church Street
Bartow, FL 33830

Dear Mr. Peterson:

This letter is written in response to your questions for the Setback Variance Application, LDLVAR-2025-23. We have formatted this letter in a way that shows your questions in ***bold italic*** and our response below.

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

Response: No. The variance reduces buffer requirements, thereby increasing the efficiency of site utilization and expanding usable space for parking, drainage, and utilities, while still maintaining appropriate setbacks from nearby residential properties.

The building will not be too close to the edge of the pavement; there's a hard curb, sidewalk, and drainage provides clear separation.

The design also maintains safe and efficient site circulation, and the adjacent highway's speed limit (40–45 mph) aligns with the proposed layout.

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

Response: No special conditions exist. The client's objective is to maximize the building area within the code requirements, and our proposal reflects that. We have ensured that the allowable building size has not been exceeded.

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

Response:

- Parcel Purchase Date: 2019
- Structure: No structures have been built on the parcel
- Permit Number: N/A

4. What is the hardship if the variance is not approved?

Response: This could impact the ability to accommodate essential infrastructure such as parking, drainage, and onsite water/wastewater systems, which require substantial space. If it is not

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approved, it would reduce site efficiency and restrict the intended commercial use that is expected to benefit the region.

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

Response: Yes, the minimum variance necessary is requested to support a functional and efficient layout for the proposed RCC (Rural Cluster Center – Commercial) use.

Consider the following factors:

- Enhance zoning compatibility by placing the building closer to the highway, improving visibility and customer access.
- Parking and drainage are strategically placed between the commercial building and residential areas, with additional separation provided by a hard curb, sidewalk, and drainage swale. This ensures the building is not too close to the edge of the pavement and maintains a safe and functional site design
- Accommodate essential infrastructure, including a private portable well and septic system, which requires substantial space. The proposed layout allows for optimal placement of these systems.

6. *Do you have Homeowners Association approval for this request?*

Response: No HOA needed for this since the site is not part of an HOA.

Should you have any additional questions or concerns, please do not hesitate to contact us at (407) 629-4777.

Sincerely,

HARRIS CIVIL ENGINEERS, LLC



Abdul Alkadry, P.E.
President/Project Manager