Polk County Polk County Land Use Hearing Officer

Meeting Agenda - Final

July 24, 2025 Land Use Hearing Officer meeting

CALL TO ORDER: 1:30 P.M. OR AS SOON THEREAFTER AS THE PARTICULAR CASE MAY BE HEARD

MINUTES APPROVAL:

Draft Minutes for June 26, 2025 LUHO Hearing Date

NEW BUSINESS:

AGENDA ITEM:

LDLSE-2025-6 (Onix Delgado SE)

LDLVAR-2025-26 (Publix Alcohol Variance)

LDLVAR-2025-27 (Teegarden Variance)

LDLVAR-2025-28 (Harrison Rd Variance)

LDLVAR-2025-29 (West View Ridge Resorts - Mongoven Variance)

ADJOURNMENT:

Polk County

Polk County Land Use Hearing Officer

Agenda Item 7/24/2025

SUBJECT

Draft Minutes for June 26, 2025 LUHO Hearing Date

DESCRIPTION

Draft Minutes for June 26, 2025 LUHO Hearing Date

RECOMMENDATION

Approval of Minutes

FISCAL IMPACT

Click or tap here to enter text.

CONTACT INFORMATION

Saralis Wons saraliswons@polk-county.net <mailto:saraliswons@polk-county.net> 863-534-6479

Polk County Polk County Land Use Hearing Officer

Meeting Minutes - Final-revised

June 26, 2025 Land Use Hearing Officer meeting

CALL TO ORDER: 1:30 P.M. OR AS SOON THEREAFTER AS THE PARTICULAR CASE MAY BE HEARD

MINUTES APPROVAL:

Approved Minutes from May 19, 2025

NEW BUSINESS:

AGENDA ITEM:

1 LDLSE-2025-5 (Delgado SE)

Minutes: CASE FILE # LDLSE-2025-6 – (Delgado SE Case Overview)
Manuel Angel Delgado & Ryan Rene Gomez Delgado, owners, are requesting a Special Exception for a commercial vehicle parking in an Agricultural/Residential Rural (A/RRX), Rural Special Protection Area (SPA) and Green Swamp Area of Critical State Concern (GSACSC) Land Use District. The property location is 12558 Country Place Road, north of Country Side Drive, west of Rockridge Road, east of Farmettes Road, north of Lakeland in Section 14, Township 26, and Range 23.

Erik Peterson, Land Development; Presented the case and reported that 21 mailers were sent on 6/10/25, with no response, 1 board was posted on 5/23/25 and legal ad was published in the Polk Sun News on 6/11/25.

Andrew Grohowski, Case Planner, showed a power point presentation, has a recommendation of approvals, and stood for questions.

Manuel Delgado, 12558 Country Place Road Lakeland, FL 33809, stated he is a truck driver an uses the commercial truck as a job. And the truck is away for a period of time.

LUHO read the approval recommendation for the commercial truck.

The LUHO opened the public hearing.

There was neither support nor opposition in the audience.

The LUHO closed the public portion of the hearing.

2 LDLVAR-2025-24 (E Lake Hartridge Dr Variance)

Minutes: CASE FILE # LDLVAR-2025-24 – (Lake Hartridge Dr. E Variance) Jonathan E. Manning & Christina Manning, owners, are requesting a variance for a primary side setback reduction for a single-family home in a Residential Low-3 (RL-3) land use district. The property location is 2429 Lake Hartridge Drive E, west of Lake Alfred Road, north of Havendale Boulevard NW, east of the City of Winter Haven, in Section 20, Township 26, Range 27.

Erik Peterson, Land Development; Presented the case and reported that 43 mailers were sent on 6/10/25, with no response, 1 board was posted on 5/23/25 and legal ad was published in the Polk Sun News on 6/11/25.

Aleya Inglima, Case Planner, showed a power point presentation, has a recommendation of approval, and stood for questions.

Jonathan E. Manning, 2429 Lake Hartridge Drive E Winter Haven, FL, Cesar, owner, were available to answer questions and agree with staff recommendations.

The LUHO opened the public hearing.

There was neither support nor opposition in the audience.

The LUHO closed the public portion of the hearing.

3 LDLVAR-2025-25 (Webb Barn Variance)

Minutes: CASE FILE #LDLVAR-2025-25 - (Webb Barn Variance Case Overview) Sarah Case, applicant, Stephen Webb and Caitlin Webb, owners, are requesting a variance for an accessory structure to be larger than the primary structure in a Residential Suburban (RS) land use district. The property location is 3849 Old Dixie Highway, north of US Highway 92, south of Cheri Drive, east of Shalamar Creek Drive, west of Southhampton Boulevard, east of Auburndale, in Section 07, Township 28, and Range 25.

Erik Peterson, Land Development; Presented the case and reported that 27 mailers were sent on 6/10/25 with 1 correspondence in support, 1 board was posted on 5/23/25 and Legal ad was published in the Polk Sun News on 6/11/25.

Andrew Grohowski, Case Planner, showed a power point presentation, has a recommendation for approval, and stood for questions.

Sara 3825 Lakeland Fl, applicant, was available to answer questions and agree with staff recommendations. Stated the opposition letter was regarding (Webb Towing) not her client. Stated is for private personal use only.

The LUHO opened the public hearing.

There was 1 letter in support and 1 in opposition.

The LUHO closed the public portion of the hearing.

2:34

ADJOURNMENT:

Polk County

Polk County Land Use Hearing Officer

Agenda Item 7/24/2025

SUBJECT

LDLSE-2025-6 (Onix Delgado SE)

DESCRIPTION

The applicant is requesting a special exception to allow a commercial vehicle (2000 Peterbilt truck) on their property of approximately 0.49 acres in a residential area.

RECOMMENDATION

Conditional Approval

FISCAL IMPACT

No fiscal impact

CONTACT INFORMATION

Andrew Grohowski

Land Development Division

(863)-534-6412

andrewgrohowski@polk-county.net

POLK COUNTY
LAND USE HEARING OFFICER
STAFF REPORT

DRC Date:	**June 12, 2025**	**CASE #:**	**LDLSE-2025-6 (Onix Delgado SE)**
LUHO Date:	**July 24, 2025**	**LDC Section:**	**Section 216.D**

Request: The applicant is requesting a special exception to allow a commercial vehicle (2000 Peterbilt truck) on their property of approximately 0.49 acres in a residential area.

Applicant: Onix Delgado

Property Owner: Karem Yelitza Delgado Diaz, Onix Delgado Barreiro

Location: 487 Tindel Camp Road, north of Dekle Road, south of Almburg Road, east of Scenic Highway North, west of Lake Mabel Loop Road, south of the City of Lake Wales, in Section 02, Township 29, and Range 27.

Parcel ID#: 272902-000000-042120

Size: ±0.49 acres

Land Use Designation: Agriculture/Residential-Rural (A/RR)

Development Area: Rural Development Area (RDA)

Case Planner: Andrew Grohowski, Planner II

Summary:

This is a request for a Special Exception to park a commercial vehicle (2000 Peterbilt model 379) on approximately 0.49 acres in an Agricultural/Residential Rural land use district in the Rural Development Area. The owner is now seeking approval for parking one (1) commercial vehicle on the property. The property has frontage on Tindel Camp Road and is 0.48 miles from State Road 17, an arterial road. Access is proposed from an existing driveway on Tindel Camp Road, which will have to be constructed to commercial vehicle standards outlined in Section 705.I of Polk County Land Development Code. The vehicle will access the backyard along the eastern property line. The vehicle will be parked directly behind the existing home and will be more than 20 feet from the north and west property lines.

Staff recommends approval with proposed conditions based on the site plan (Exhibit 5) provided by the applicant and recent visits to the site. Screening or buffering will be placed on the north, west and east sides of the property because the parking area will be less than 200 feet from the adjacent residential uses and will be visible from the Helicopter Road right of way.

Development Review Committee

The Development Review Committee, based on the criteria for granting variances, the submitted application, and a recent site visit, finds that the applicant's request as written **IS CONSISTENT** with Section 931 of the Polk County Land Development Code (LDC) and recommends **APPROVAL of LDLSE-2025-6.**

CONDITIONS OF APPROVAL:

1. This Special Exception shall be limited to parking one truck, a 2000 Peterbilt Model 379 and associated trailer, as described in the application and staff report. No other commercial vehicles may be parked on the site.

2. Approval of this special exception shall be for the operator (Onix Delgado Barreiro) of record only. Approval shall not be transferable to any other owner/occupant of the property. In the event the property is sold, or the operator ceases to reside on the property, the special exception approval shall not "run with the land" and shall be null and void.

3. No commercial vehicle maintenance shall be performed on the site and no outside storage of any commercial vehicle parts or equipment is allowed.

4. This commercial vehicle parking approval shall be contingent upon the applicant constructing at least one commercial driveway entrance either off of Tindel Camp Road or Helicopter Road in accordance with Section 705.I of the Land Development Code.

5. This Special Exception does not authorize any encroachments into easements, and the applicant shall be responsible to make certain there are no encroachments unless approval is granted by the easement holder and/or any applicable permitting agencies.

6. The property owner(s) is responsible for compliance with any restrictions of record pertaining to lots and/or land and this approval shall not be used to supersede authority over those restrictions.

7. Approval of the Special Exception shall be valid for one year. Approvals may be renewed by the Land Development Division with a proper application submitted by the applicant 30 days prior to the expiration date (to be determined by the Land Use Hearing Officer). Noncompliance with any of the conditions of approval will render LDLSE-2025-6 null and void. All conditions of approval, unless otherwise specified, must be met prior to parking the commercial vehicle on the property.

8. The commercial vehicle shall only be parked in the area designated on the site plan (Exhibit 5) and shall continuously meet the screening or buffering requirements listed in Section 216.D, Commercial Vehicle Parking and Storage, of Polk County's Land Development Code.

GENERAL NOTES

NOTE: This staff report was prepared without the benefit of testimony and evidence submitted by the public and other interested parties at a public hearing.

NOTE: All conditions of approval, unless otherwise specified, shall be met prior to the effectiveness and validity of the variance approval.

NOTE: All written commitments made in the application and subsequent submissions of information made during the application review process, which are on file with the Land Development Division, shall be considered to be binding upon the applicant, provided such commitments are not at variance with the Comprehensive Plan, LDC or other development regulations in effect at the time of development.

NOTE: Issuance of a development permit by the county does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the county for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

NOTE: Approval of this variance shall not constitute a waiver or an additional variance from any applicable development regulation unless specifically noted in the conditions of approval and consistent with the LDC.

APPLICATIONS FOR COMMERCIAL VEHICLE PARKING AND STORAGE SHALL DEMONSTRATE COMPLIANCE WITH SECTION 216.D OF THE LAND DEVELOPMENT CODE. DEMONSTRATION OF THE CRITERIA FOR GRANTING SPECIAL EXCEPTIONS FOR COMMERCIAL VEHICLES IS SUMMARIZED BELOW:

1. *Only one commercial vehicle, as regulated by this Section, shall be permitted on any residential lot or parcel;*

   The request is for one truck on their residence of approximately 0.49 acres and located in a Rural Development Area (RDA). This size of the property is sufficient to accommodate this vehicle (See Exhibit 6). According to the application, the subject vehicle is a 2000 Peterbilt Model 379 semi-truck that the driver wishes to park at their residence in an A/RR land use district. The dimensions of the truck are 10' long, 8' wide and 12.83' high and the trailer the dimensions are 8.5' long and 4' wide. The size of the property is sufficient to accommodate a vehicle such as this and meet the standards required in Section 216. The vehicle will be parked to the north side of the principal structure and buffered or screened from neighboring properties. No other commercial vehicles will be parked onsite.

2. *Commercial vehicles shall be currently registered or licensed;*

   The applicant has provided the current valid registration for the vehicle.

3. *The parking of said vehicle does not have a negative impact to the health, safety of welfare of adjacent properties;*

   The applicant's property is approximately 0.49 acres with sufficient space for parking. The proposed vehicle parking is within 200 feet of the north and west neighboring residences so it will need to meet the Type B screening or buffering requirements listed in Section 216.D of the LDC. Screening or buffering will be required to extend along the entire proposed parking space minimizing any visibility from the neighbors to the north and west of the property, as well as from the public right-of-way from Helicopter Road.

   The vehicle will access Tindel Camp Road, a paved two lane local road with no curb or sidewalk with a posted speed limit of 45 mph. Before reaching State Road 17 the truck will pass 10 homes on Tindel Camp Road, which is 0.49 miles west of the subject property. A commercial driveway apron is required to protect Tindel Camp Road from the stretching caused by such heavy vehicle's turning movements on and off the property. Tindel Camp Road has a paved surface width of 20 feet, which is deficient to today's standards but speakes to the age of the roadway.

4. *The applicant can demonstrate that denial of said request would place an unnecessary hardship on the property prohibiting the use of land in a manner otherwise allowed under this Code;*

   The applicant did not include any demonstration of need in the application. The applicant will provide their hardship demonstration at the public hearing.

5. *Commercial vehicles must be parked on the same lot occupied by the owner or operator of the vehicle;*

The operator is Onix Delgado Barreiro, who is 50% owner of the property.

6. *The vehicle shall not be parked in the front yard of the principal residence;*

The applicant's site plan (Exhibit 5) indicates the new proposed parking area is not located in the front yard of the property. The truck will access the backyard through the front of the property and will be parked behind the house.

7. *The parking area shall be at least 20 feet from all property boundaries;*

The property is approximately 100 feet wide and the backyard is approximatly 110 feet in depth. It is easy to meet this requirement. The site plan (Exhibit 5) demonstrates the proposed parking area.

8. *The vehicle shall park in a manner so that the minimum amount of vehicle surface is facing the road adjacent to the property, unless the vehicle is screened or buffered as provided;*

The site plan illustrates the truck will be parked in the backyard, behind the house, therefore the truck will not be visible from Tindel Camp Road. Buffering requirements will be blocking the neighbor's view of the truck from the north and west, and east from Helicopter Road.

9. *When the vehicle parking area will be less than 200 feet from a residentially designated or used property, it shall be buffered from the adjacent residential property with a Type B Bufferyard as outlined in Section 720. A fence with a minimum height of six feet may be used in lieu of, or in conjunction with, a vegetative bufferyard;*

Due to the dimensions of the property, the truck will be parked less than 200 feet from both of the neighboring properties to the north and west, and the parking area will be visible from the Helicopter Road right of way from the east side of the property. The northern, western and eastern property line is only divided by a chain link fence. A buffer or screening as required by Section 216 D of the Land Development Code must include either a six (6) foot opaque fence or Type B landscape buffer will be placed on the north, west and east property lines extending along the entire proposed parking space, minimizing any visibility from the neighbors to fully meet this requirement.

10. *Refrigerator units on vehicles shall not be operated on the site;*

There are no refrigerator units included on the subject commercial vehicle.

11. *Approvals shall be valid for one year, or for a shorter period as specified by the Land Use Hearing Officer. Approvals may be renewed, with proper application following notice provided by the Land Development Director 30 days prior to the expiration date, if the commercial vehicle location is consistent with the Land Development Code. The applicant shall bear the burden in demonstrating that the vehicle parking still meets the criteria of the approved Special Exception and this Section;*

This has been included in the conditions of approval.

Surrounding Future Land Use Designations and Existing Land Use Activity:

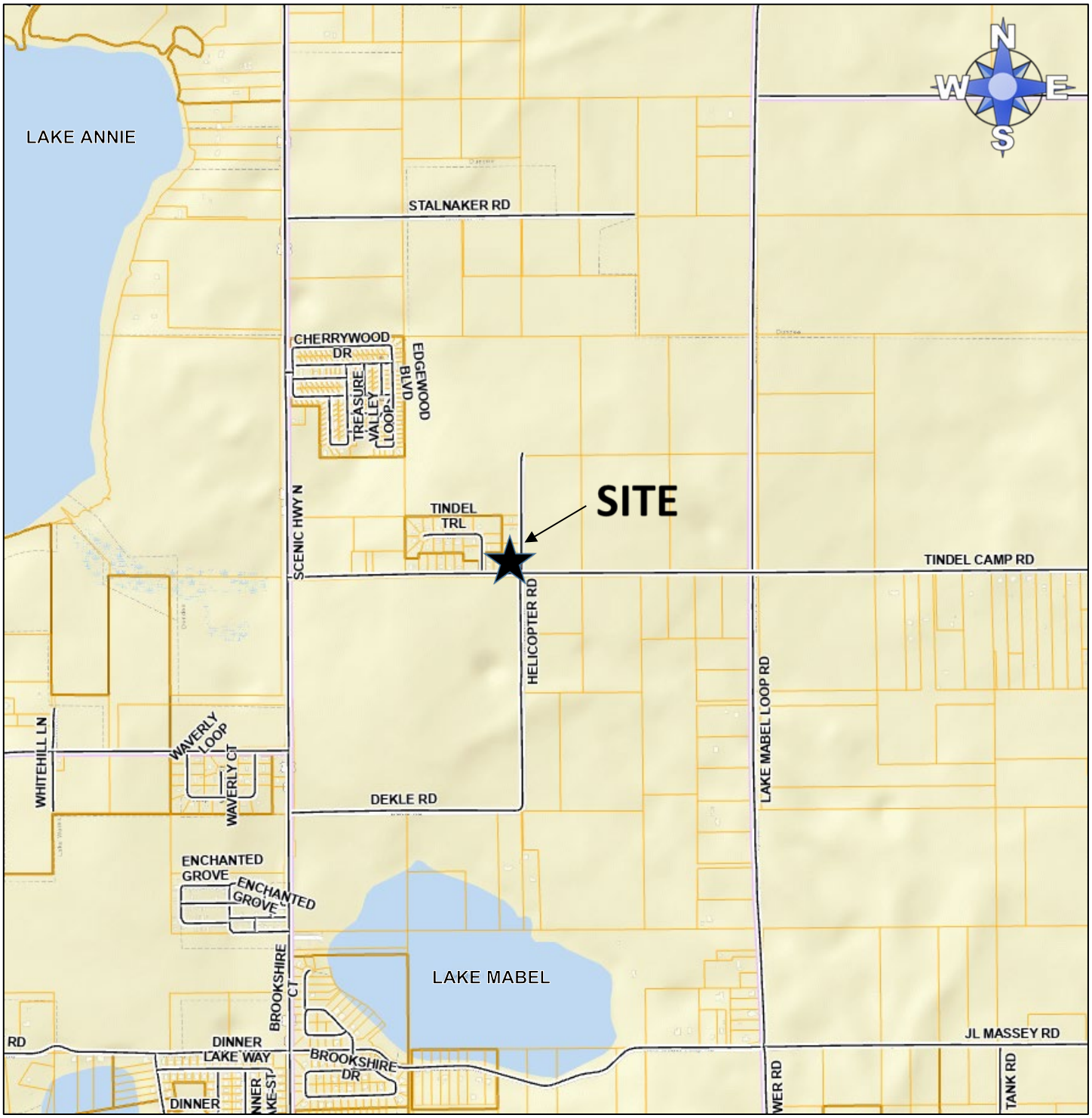
Northwest: Agriculture/Residential Rural A/RR Single Family Residence 0.49 acres	**North:** Agriculture/Residential Rural A/RR Single Family Residence 0.49 acres	**Northeast:** City of Dundee Pasture 19.47 acres
West: Agriculture/Residential Rural A/RR Single Family Residence 0.49 acres	**Subject Property:** Agriculture/Residential Rural A/RR Single Family Residence 0.49 acres	**East:** City of Dundee Pasture 19.47 acres
Southwest: City of Dundee Solar Farm 151.71acres	**South:** City of Dundee Solar Farm 151.71acres	**Southeast:** City of Dundee Pasture 10.089

The subject site was purchased by the applicant in 2023, it is located off Tindel Camp Road, located in Rural Development Area. The majority of the properties in this area are similar in size. While conducting our site visit, no other commercial vehicles were seen. Staff found no prior special exception cases at Tindel Camp Road or Helicopter Road, 0.5 miles away from the subject property.

Exhibits:

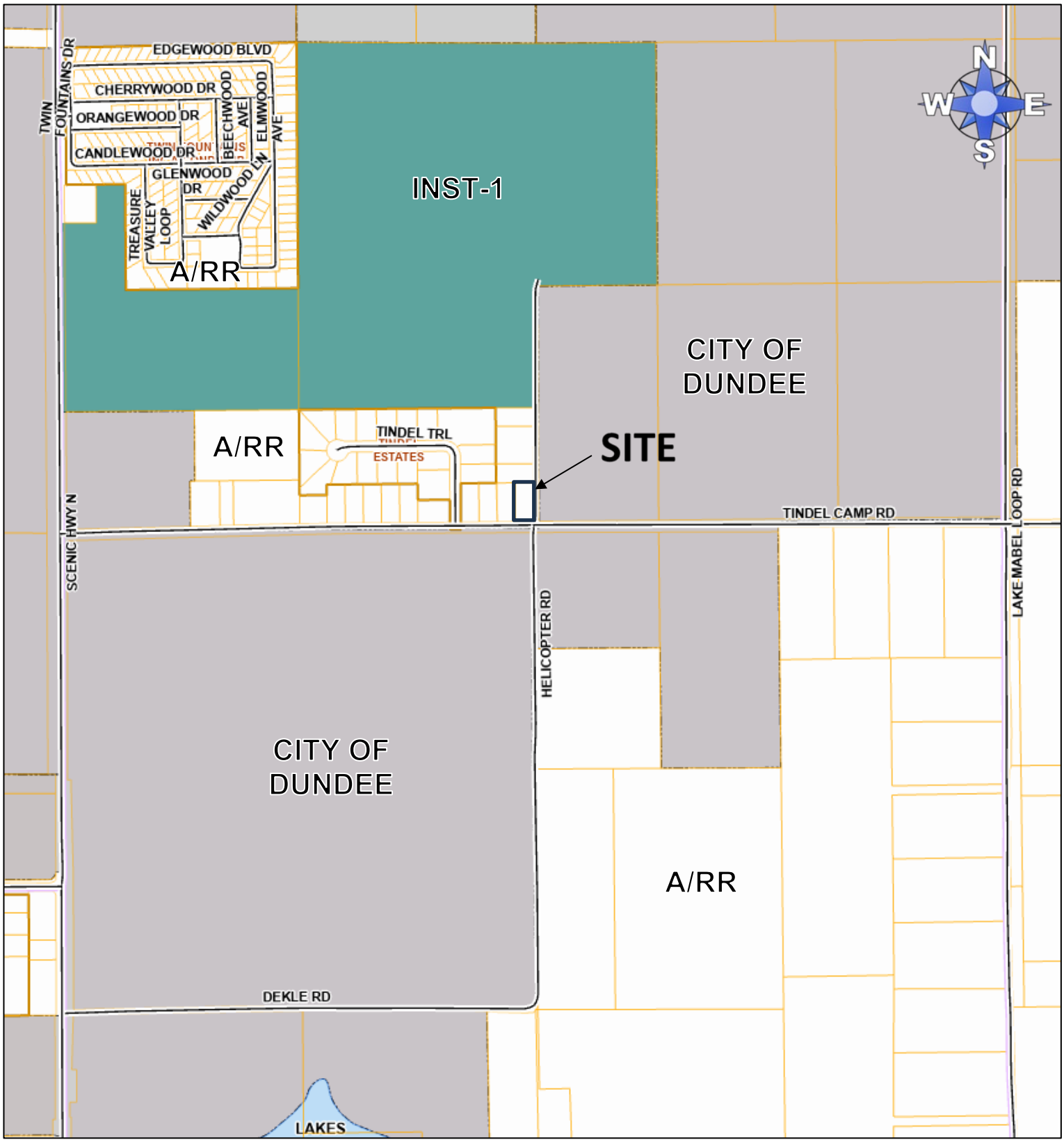
Exhibit 1 Location Map
Exhibit 2 Future Land Use Map
Exhibit 3 2023 Aerial Imagery (Context)
Exhibit 4 2023 Aerial Imagery (Close)
Exhibit 5 Site Plan
Exhibit 6 Commercial Vehicle Pictures
Exhibit 7 Commercial Driveway Specifications

Exhibit 1



Location Map

Exhibit 2



Future Land Use Map

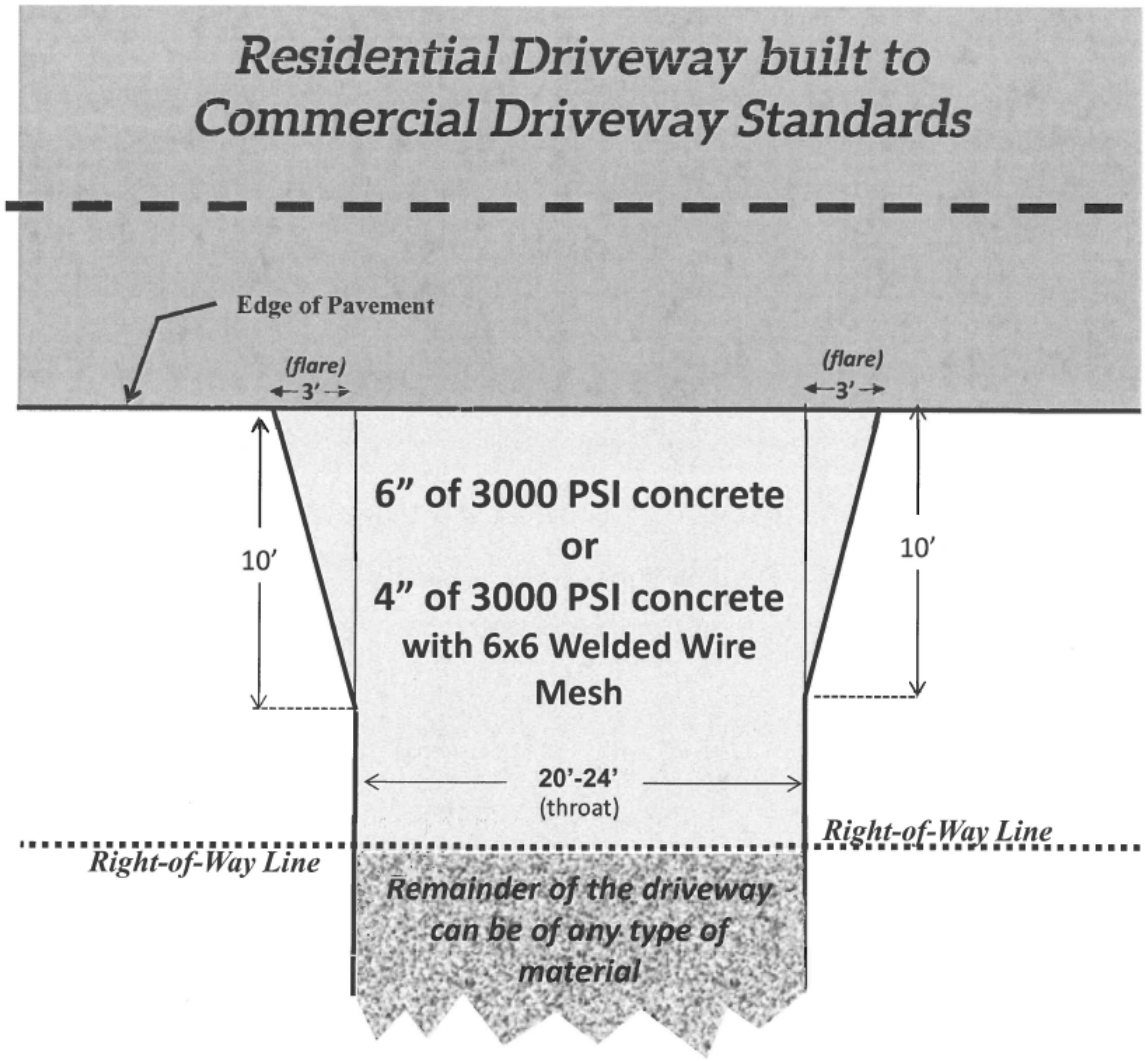
Aerial Imagery 2024 (Context)

Aerial Imagery 2024 (Close)

Site Plan

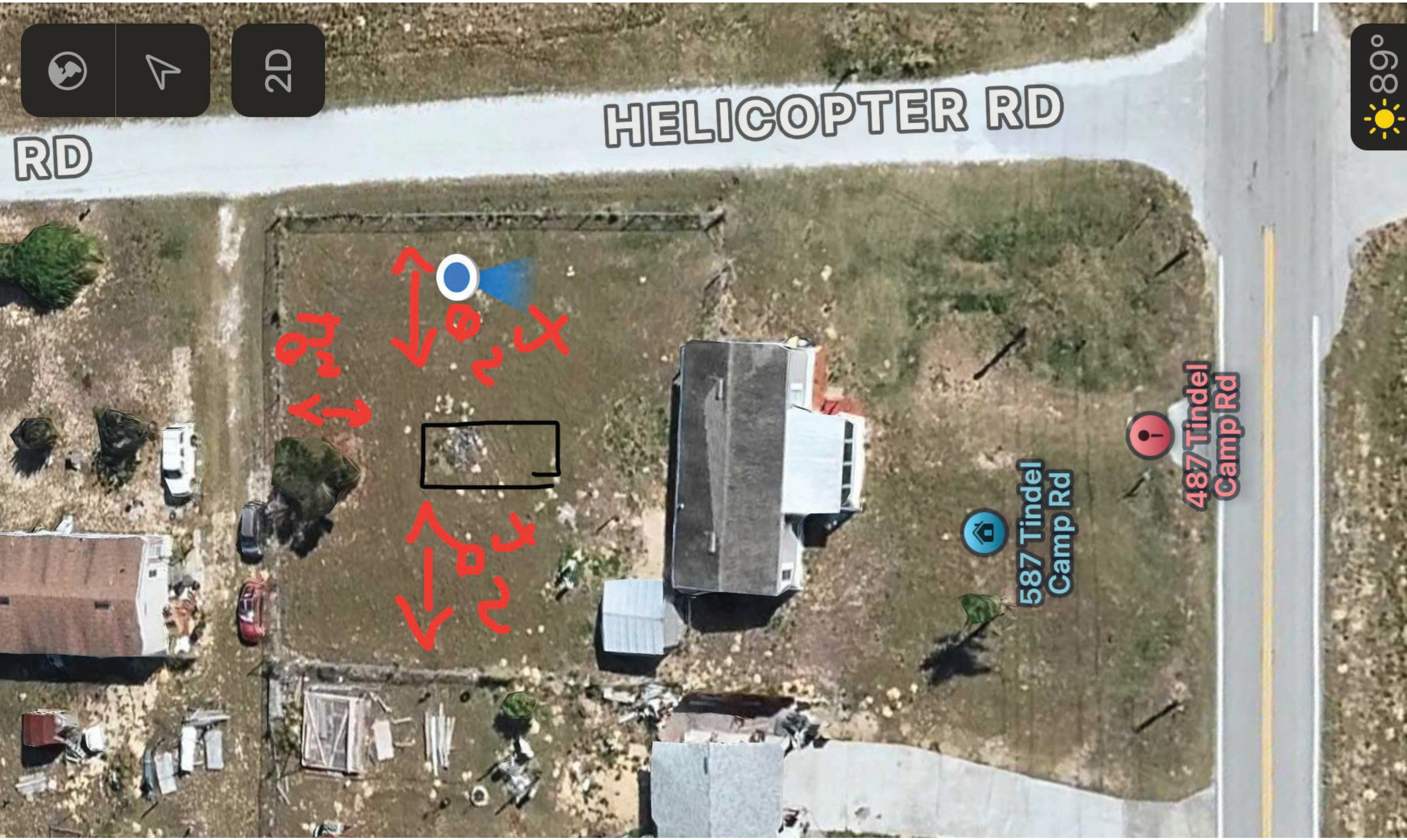
Exhibit 6

Commercial Vehicle Pictures



Commercial Driveway Specifications

(Per LDC Section 705.I)


2D
RD
HELICOPTER RD
89°
587 Tindel Camp Rd
487 Tindel Camp Rd
~8'
~20'

LDLSE-2025-6 - Onix Delgado special exception

Menu Reports Help

Application Name: Onix Delgado special exception

File Date: 04/30/2025

Application Type: LUHO - Special Exception

Application Status: Approved For Hearing

Application Comments:

View ID	Comment	Date

Description of Work: truck parking

Application Detail: Detail

Address: 487 TINDEL CAMP RD, LAKE WALES, FL 33898

Parcel No: 272902000000042120

Owner Name: DIAZ KAREM YELITZA DELGADO

Contact Info:

Name	Organization Name	Contact Type	Contact Primary Address	Status
DIAZ KAREM YELITZA DEL...		Applicant	Mailing, 487 tindel ca...	Active
ONIX DELGADO		Engineer	Mailing, 487 tindel ca...	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_BOA_SE**

GENERAL INFORMATION

Acreage
.49

DRC Meeting
06/12/2025

DRC Meeting Time
_

Rescheduled DRC Meeting
_

Rescheduled DRC Meeting Time
_

Green Swamp
No

FS 119 Status
Non-Exempt

Case File Number
_

SPECIAL EXCEPTION

Make of vehicle
Peterbilt

Model & Year of vehicle
379 2000

Weight of vehicle
25,000

Gross axle weight of vehicle
10,15

Height & length of vehicle
10

Height, length & weight of any additional trailer or equipment
4 pies 48 l

PUBLIC HEARING

Development Type
Land Use Hearing Officer

Application Type
Special Exception

Variance Type
_

Brownfields Request
_

Affordable Housing

ADVERTISING

Legal Advertising Date
_

Advertising Board
Land Use Hearing Officer

MEETING DATES

LUHO Hearing Date
07/24/2025

HEARING

Hearing Results
_

LD_BOA_SE_EDL

Opening DigEplan List...

DigEplan Document List

_

PLAN REVIEW FIELDS

TMPRecordID	DocumentGroupforDPC	RequiredDocumentTypes
POLKCO-25EST-00000-27510	DIGITAL PROJECTS LD	_
RequiredDocumentTypesComplete	**AdditionalDocumentTypes**	**Activate DPC**
Yes	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	Yes
Activate FSA	**DigitalSigCheck**	
Yes	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	2	16	07/09/2025	07/09/2025	

Workflow Status:

Task	Assigned To	Status	Status Date	Action By
Application Submittal	Lisa Simons-Iri...	Application ...	05/09/2025	Lisa Simons-Iri...
Roads and Drainage Review				
Planning Review	Andrew Grohowski	Approve	05/23/2025	Andrew Grohowski
Review Consolidation		Approved for...	06/05/2025	Saralis Wons
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

Resulted Inspections:

Inspection Type	Inspection Date	Inspector	Status	Comments

Florida Highway Safety and Motor Vehicles
Bureau of Commercial Vehicle and Driver Services
2900 Apalachee Parkway MS62
Tallahassee, Florida 32399-0626
850-617-3711 | www.flhsmv.gov

FLHSMV
FLORIDA HIGHWAY SAFETY AND MOTOR VEHICLES

APPORTIONED CAB CARD

THIS REGISTRATION CAB CARD MUST BE CARRIED IN THE VEHICLE DESCRIBED HEREIN

REGISTRANT: DDS LOGISTICS LLC

487 TINDEL CAMP RD
LAKE WALES, FL 33898

CARRIER TYPE: FOR HIRE (FH)
ISSUE DATE: 11/26/2024
PLATE: DF98BW
GROSS WGT: 80,000
EFFECTIVE DATE: 11/26/2024
EXPIRATION DATE: 10/31/2025

ACCT	FLEET	SUPP	BASE JUR	REG TYPE
464164	01	0001	FL	IRP

AXLES	SEATS	OPERATION TYPE	REG YEAR	UNIT NUMBER
3		I	25	03

ENFORCEMENT CONTROL	UNLADEN WGT	PLATE TYPE
305086763	17,500	ITR

VIN	VEH YEAR	MAKE	FUEL
1XPFDR9X4YN481161	2000	PTRB	D

OWNER/LESSOR	TITLE NUMBER	VEH
DDS LOGISTICS LLC	95989231	TR

Carrier Responsible for Safety	USDOT
DDS LOGISTICS LLC	03848292

Mailing Address Of Carrier Responsible for Safety
487 TINDEL CAMP RD LAKE WALES, FL 33898

The described vehicle has been proportionally registered between the STATE OF FLORIDA and the jurisdictions listed below.

AL 80,000	AR 80,000	AZ 80,000	CA 80,000
CO 80,000	CT 80,000	DC 80,000	DE 80,000
GA 80,000	IA 80,000	ID 80,000	IL 80,000
IN 80,000	KS 80,000	KY 80,000	LA 80,000
MA 80,000	MD 80,000	ME 80,000	MI 80,000
MN 80,000	MO 80,000	MS 80,000	MT 80,000
NC 80,000	ND 80,000	NE 80,000	NH 80,000
NJ 80,000	NM 80,000	NV 80,000	NY 80,000
OH 80,000	OK 80,000	OR 80,000	PA 80,000
RI 80,000	SC 80,000	SD 80,000	TN 80,000
TX 80,000	UT 80,000	VA 80,000	VT 80,000
WA 80,000	WI 80,000	WV 80,000	WY 80,000
AB 36,287	BC 36,287	MB 36,287	NB 36,287
NL 36,287	NS 36,287	ON 36,287	PE 36,287
QC 5 axles	SK 36,287	** ******	** ******

THIS APPORTIONED CAB CARD MUST BE CARRIED AT ALL TIMES IN THE VEHICLE FOR WHICH IT WAS ISSUED. THIS REQUIREMENT IS SATISFIED BY THE PRESENCE OF THE PAPER ORIGINAL, A LEGIBLE PAPER COPY, OR THE LEGIBLE DISPLAY OF AN ELECTRONIC IMAGE.
ALTERED COPIES OR IMAGES OF THIS CAB CARD ARE NOT VALID. ELECTRONIC IMAGES MUST BE ACCESSIBLE.

This cab card lists those jurisdictions in which the vehicle described is proportionally registered together with the registered gross weight.

An enforcement control number has been imprinted above on this cab card as a security feature. If you have any questions or concerns about the validity of any information on this form, you may call the Florida IRP office at (850) 617-3711, Monday through Friday from 8:00 am to 4:30 pm, EST or may visit our website for verification at:

https://services.flhsmv.gov/IRPInquiry/

Escaneado con CamScanner

03
LOGISTICS LLC
NO
TRESPASSING

Polk County

Polk County Land Use Hearing Officer

Agenda Item 7/24/2025

SUBJECT

LDLVAR-2025-26 (Publix Alcohol Variance)

DESCRIPTION

This is a request for a 3PS License (Liquor, Beer and Wine package sales) within the separation distance (2,500 feet) of four religious institutions. The subject site is located at 800-890 NW Jersey Road, north of Havendale Blvd, east of Jersey Road, west of Hickory Street, south of East Derby Ave, east of the City of Auburndale, in Section 12, Township 28, Range 25.

RECOMMENDATION

Conditional Approval

FISCAL IMPACT

No Fiscal Impact

CONTACT INFORMATION

Aleya Inglima

Land Development Division

(863) 534-6764

aleyainglima@polk-county.net

POLK COUNTY
LAND USE HEARING OFFICER
STAFF REPORT

DRC Date:	**June 12, 2025**	**CASE #:**	**LDLVAR-2025-26 (Publix Alcohol Variance)**
LUHO Date:	**July 24, 2025**	**LDC Section:**	**Section 224**

Request: This is a request for a 3PS License (Liquor, Beer and Wine package sales) within the separation distance (2,500 feet) of religious institutions.

Applicant: David Smith

Property Owner: Cornerstone Collard Auburndale LLC

Location: 800-890 NW Jersey Road, north of Havendale Blvd, east of Jersey Road, west of Hickory Street, south of East Derby Ave, east of the City of Auburndale, in Section 12, Township 28, Range 25.

Parcel ID#: 252812-339500-000212

Size: ±9.15 acres

Land Use Designation: Neighborhood Activity Center (NAC)

Development Area: Urban Growth Area (UGA)

Case Planner: Aleya Inglima, Planner II

Summary of Analysis:

The applicant is opening a Publix and requesting a variance to the separation requirements for a 3PS alcohol license (Liquor, Beer and Wine package sales). Section 224 of the Land Development Code (LDC) requires a separation distance of 2,500 feet for establishments with 3PS licenses from schools and religious institutions. The proposed store requires a variance to this distance separation requirement from Grace Pointe Church about 1,654 feet from the property line, and First Haitian Church of the NW about 1,227 feet from the property line. However, approximately 2,300 feet away from the subject site, in the City of Auburndale, Winn-Dixie Wine & Spirits and a First Stop Liquor & Tobacco sells alcohol within 2,500 feet of these religious institutions.

Staff recommends approval for the following reason:

The request will not be injurious to the area involved or otherwise detrimental to the public welfare as approximately 2,300 feet away from the subject site, in the City of Auburndale, Winn-Dixie Wine & Spirits and another Publix sells alcohol within 2,500 feet of these religious institutions. Given the nature of the proposed alcohol license relative to the proximity of the religious institutions, staff finds this request will not pose any land use conflicts.

Development Review Committee

The Development Review Committee, based on the criteria for granting variances, finds that the applicant's request as written **IS CONSISTENT** with Section 931 of the Polk County Land Development Code.

Development Review Committee Recommendation: Based upon the application, and a recent site visit, the Development Review Committee recommends **APPROVAL of LDLVAR 2025-26** with the following conditions:

CONDITIONS OF APPROVAL:

1. The variance to Section 224 is approved for one 3PS Alcohol Beverage License (Liquor, Beer and Wine package sales) on Parcel #252812-339500-000212, as shown in the staff report and described in the staff report.

2. The applicant shall secure and locate the 3PS Alcohol Beverage License (Liquor, Beer and Wine package sales) prior to one year from the date the Land Use Hearing Officer's Final Order is rendered. The variance will be valid as long as the beverage license is current and the store does not close for a period of greater than twenty-four (24) months, otherwise the variance will become null and void.

GENERAL NOTES

NOTE: Approval of this variance shall not constitute a waiver or an additional variance from any applicable development regulation unless specifically noted in the conditions of approval and consistent with the LDC.

NOTE: All conditions of approval, unless otherwise specified, shall be met prior to the effectiveness and validity of the variance approval.

NOTE: All written commitments made in the application and subsequent submissions of information made during the application review process, which are on file with the Land Development Division, shall be considered to be binding upon the applicant, provided such commitments are not at variance with the Comprehensive Plan, LDC or other development regulations in effect at the time of development.

NOTE: This staff report was prepared without the benefit of testimony and evidence submitted by the public and other interested parties at a public hearing.

NOTE: Issuance of a development permit by the county does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the county for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

DEMONSTRATIONS OF THE CRITERIA FOR GRANTING VARIANCES SUMMARIZED BELOW:

1. *Whether granting the variance will be in accordance with the general intent and purpose of this Code, and that the variance will not be injurious to the area involved or otherwise detrimental to the public welfare;*

   The applicant, Publix Super Markets, is requesting a variance to the 2,500-foot separation requirement between package stores with a 3PS license (Liquor, Beer and Wine package sales) and existing religious institutions, as required by LDC Section 224. The proposed store requires a variance to this distance separation requirement from the following: Grace Pointe Church located at 3900 Lake Blue Drive about 1,654 feet from the property line, First Haitian Church of the Nazarene located at 2401 34th Street NW about 1,227 feet from the property line, Kingdom Hall of Jehovah's Witnesses located at 2350 31st Street NW about 2,208 feet from the property line, and Ministerio Pan De Vida located at 601 East Derby Avenue about 2,263 feet from the property line. However, approximately 2,300 feet away from the subject site, in the City of Auburndale, Winn-Dixie Wine & Spirits sells alcohol within 2,500 feet of these religious institutions.

2. *Whether 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;*

   According to Property Appraiser, Grace Pointe Church was established in 1964. The church is in Auburndale, located at 3900 Lake Blue Drive about 1,654 feet from the property line within a RM (Residential Medium) land use. First Haitian Church of Nazarene was established in 1969, located at 2401 34th Street NW about 1,227 feet from the property line and is located in a INST (Institutional) land use. Kingdom Hall of Jehovah's Witnesses established in 1993, located at 2350 31st Street NW about 2,208 feet from the property line and is located in a LCC (Linear Commercial Corridor) land use. Ministerio Pan De Vida was established in 1974, located at 601 East Derby Avenue about 2,263 feet from the property line and is also in a LCC (Linear Commercial Corridor) land use. Kingdom Hall of Jehovah's Witnesses and Ministerio Pan De Vida are not subject to a separation distance because they are located in a commercial future land use district.

   Winn-Dixie Wine & Spirits, ±2,200 feet from the subject site, located in Auburndale, was established in the late 70s and is located in a NAC (Neighborhood Activity Center) land use. The nearest Publix, ±1,400 feet from the subject site, located in Auburndale, was established in 1994 and is located in a NAC (Neighborhood Activity Center) land use. These establishments sell alcohol within 2,500 feet of these religious institutions. If these religious institutions opened after the stores, no extra burden of approval would be placed on either entity.

3. *Whether provided the special conditions and circumstances present in the request do not result from the actions of the applicant;*

   NAC is a land use district where commercial uses are expected, and alcohol sales are typically allowed. It is important to realize that the separation requirements of Section 224 apply to a wide variety of uses that have disparate intensities and effects upon the surrounding area. Bars and lounges, for instance, require a 4COP license for consumption on premises. The business hours of bars and lounges vary, often with hours that might impact a residential community, school, or religious institution. Furthermore, this case illustrates the uneven nature of alcohol policies in Polk

County. If this request was for a restaurant at this location that served beer and liquor but could seat 150 people, it could be granted a 4COP-SRX special retail license and be exempt from any distance requirements.

4. *Whether granting the requested variance will not confer on the applicant any special privilege that is denied by the provisions of this Code and will constitute unnecessary and undue hardship on the applicant;*

Several alcohol-distance variances for alcohol sales have been approved since the adoption of the LDC. Therefore, this request is a privilege that has been enjoyed by others under similar circumstances. Per Table 2.2 of the LDC, the Use Table for Standard Land Use Districts, "Alcohol Sales" are a "C1" conditional use that requires an administrative approval. Below is a chart of other liquor stores (3PS License) that have been approved within 2,500 feet of a school or religious institution.

Case	BOA/LUHO Date	Schools/Religious Institution
VAR 12-56	7/26/12	Seven Churches & One High School
VAR 12-73	8/23/12	Two Churches & One High School
LDVAR-2019-55	8/22/19	One Church
LDVAR-2019-72	9/26/19	Two Churches & One Middle School
LDVAR-2020-57	6/26/20	One Church
LDLVAR-2021-107	11/15/21	Two Schools & One Church
LDLVAR-2021-122	1/27/22	Two Churches
LDLVAR-2022-36	7/28/22	One Church
LDLVAR-2022-54	8/25/22	One School
LDLVAR-2022-112	2/23/23	One School & One Church
LDLVAR-2023-67	2/22/24	One Church & One School
LDLVAR-2024-10	4/25/24	Four churches
LDLVAR-2024-31	8/29/24	One School
LDLVAR-2024-46	11/12/24	One School

5. *Whether the variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure;*

For this location and this request, this is the minimum variance needed. Though the LDC requires a straight-line measurement from property line to property line, measuring this buffer in such a manner is arbitrary in nature, bound more to social and political influences than land use realities. It provides no advice on the physical barriers on the ground, ignoring too many practical factors, from the path in which one must access these facilities, hours of operation, interactions with other land uses, history of the uses at a location, etc. The surrounding cities, Auburndale and Winter Haven, permit much shorter distances for package sales. Auburndale has a 500-foot distance restriction, and Winter Haven has a 400-foot distance restriction from religious institutions. If the subject site was in either one of these city's limits, an alcohol variance would not be required. It is also important to note that the subject site will be connected to Winter Haven water and sewer.

6. *Whether that in no case shall a variance be granted which will result in a change of land use that would not be permitted in the applicable land use designation;*

Granting this variance will not result in a change of land use.

7. *Whether that in no case shall the Land Use Hearing Officer or the Planning Commission grant a variance which would result in creation of any residual lot or parcel which does not meet the requirements of this Code; and*

   Granting this variance will not result in the creation of a lot or parcel.

8. *Whether that the granting of the variance does not circumvent a condition or the intent of a condition placed on a development by the Planning Commission or the BoCC.*

   Granting this variance will not circumvent a condition or the intent of a condition placed on the development by the Planning Commission or the BoCC.

Surrounding Future Land Use Designations and Existing Land Use Activity:

Northwest: RM Apartment Complex	**North:** RH Vacant	**Northeast:** RL Single Family
West: LCC Autobody Shop	**Subject Property:** NAC Vacant	**East:** RL Single Family
Southwest: NAC Auto Detailing	**South:** NAC Vacant	**Southeast:** NAC Vacant

Comments from other Governmental Agencies: None

Exhibits:

Exhibit 1: Location Map
Exhibit 2: Future Land Use Map
Exhibit 3: Aerial Image - Context
Exhibit 4: Site Plan 1
Exhibit 5: Distance Survey
Exhibit 6: Section 931 Justification

Exhibit 1

Site Location

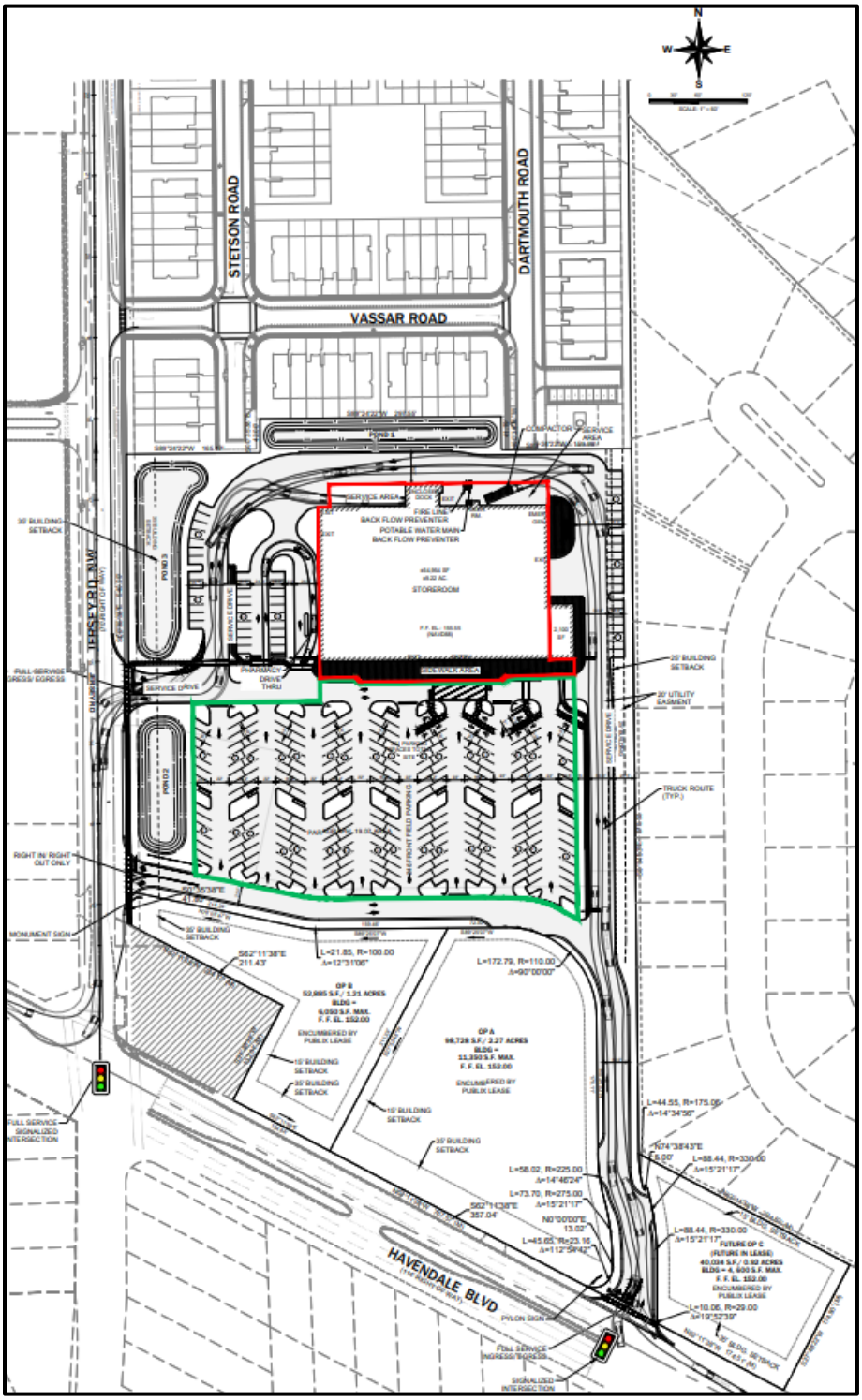
Exhibit 2

Future Land Use Map

Exhibit 3

Aerial Context

Exhibit 4



Site Plan

Exhibit 5

Distance Survey

Exhibit 6

PUBLIX SUPER MARKETS, INC.
HAVENDALE LIQUOR STORE #2035

Northeast corner of Jersey Road and Havendale Boulevard
Winter Haven, Florida

Variance Application No. _____

WRITTEN STATEMENT

This Variance Application is being filed for a proposed 2,100 square foot Publix liquor store (3-PS liquor, beer and wine package sales) to be constructed in the Shopping Center located at the northeast corner of Jersey Road and Havendale Boulevard in Winter Haven, Florida. The Parcel Identification Number for the subject property is 25-28-12-339500-000212 and consists of 9.79 acres. The subject property is located in the NAC – Neighborhood Activity Center future land use district.

The proposed liquor store requires variances to the distance separation requirement to the following uses:

The Polk County Code of Ordinances in Chapter 3 Alcoholic Beverages as well as Section 224 of Chapter 2 provide that alcoholic beverage uses must meet a minimum distance separation of 2500' from religious institutions or public and private kindergarten thru 12th grade school or any childcare facility offering the Voluntary Pre-kindergarten (VPK) Education Program in accordance with Chapter 1002 of the Florida Statutes.

The following uses are within the 2,500 distance separation area to the proposed liquor store:

1. Grace Pointe Church
   3900 Lake Blue Drive
   Zoned City of Auburndale (Commercial, Highway)
   (1,654.47± Feet)

2. First Haitian Church of the Nazarene
   2401 34th Street NW
   Zoned (Institutional)
   (1,227.22± Feet)

3. Kingdom Hall of Jehovah's Witnesses
   2350 31st Street NW
   Zoned (Linear Commercial Corridor)
   (2,208.77± Feet)

4. Ministerio Pan De Vida
601 East Derby Avenue
Zoned City of Auburndale (General Residential)
(2,263.42± Feet)

Section 931 Criteria for Granting Variances - Factors to be considered:

In order to authorize any variance from the terms of these Land Development Regulations, except variances to Section 303 Communication Towers, the Land Use Hearing Officer shall consider the following factors:

1. Whether granting the variance will be in accordance with the general intent and purpose of this Code, and that the variance will not be injurious to the area involved or otherwise detrimental to the public welfare;

This application is to request variances to the 2,500-foot distance separation requirement between package stores with a 3-PS license and existing religious institutions, as required by LDC Section 224. Publix Super Markets, Inc. is seeking to add a 2,100 square foot liquor store in the shopping center to be constructed at the northeast corner of Jersey Road and Havendale Boulevard which is a shopping center located in the NAC – Neighborhood Activity Center future land use district. The proposed liquor store will be constructed adjacent to the Publix supermarket. The proposed liquor store will serve the local residents and travelers in the area. Liquor stores are not permitted to be open on Sundays when most religious institutions are at their peak utilization. There are currently no other liquor stores in the immediate vicinity of the proposed liquor store and this area is experiencing high residential growth. Therefore, the requested variances are in accordance with the general intent and purpose of this Code, and will not be injurious to the area involved or otherwise detrimental to the public welfare. The operational characteristics of a liquor store are not any more impactful than other commercial uses permitted by the property's zoning and therefore will not be injurious to the area or detrimental to the public welfare.

2. Whether 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;

The proposed Publix liquor store is to be constructed in the shopping center to be constructed at the northeast corner of Jersey Road and Havendale Boulevard which is a shopping center located in the NAC – Neighborhood Activity Center future land use district. The proposed liquor store will be constructed adjacent to the Publix supermarket. The proposed liquor store will serve the local residents and travelers in the area. Liquor stores are not permitted to be open on Sundays when most religious institutions are at their peak utilization. There are currently no

other liquor stores in the immediate vicinity of the proposed liquor store and this area is experiencing high residential growth. Publix co-locates Publix Liquor stores only in centers where a Publix grocery store is located. The NAC is intended to be the location for neighborhood commercial uses and the location of the liquor store in this category is consistent with the categories intent.

3. Whether provided the special conditions and circumstances present in the request do not result from the actions of the applicant;

The special conditions and circumstances do not result from the actions of the Applicant. It is the "special conditions and circumstances" that have attracted the Applicant to this site. A high volume corner property like this one is essential to the success of a supermarket as well as a liquor store. The Applicant would not be seeking a variance to locate a liquor store at this location if it was not for the market phenomenon that are present and the location of the grocery store. There is also a high amount of new residential growth occurring in the immediate area as well. As previously stated the NAC- Neighborhood Activity Center designation encourages commercial uses to the subject site.

4. Whether granting the requested variance will not confer on the applicant any special privilege that is denied by the provisions of this Code and will constitute unnecessary and undue hardship on the applicant;

The granting of the requested 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. Not only has the Board of Adjustment and Land Use Hearing Officer approved many alcohol distance variances for liquor stores since the adoption of the LDC, but several of them have been approved within shopping plazas in unincorporated Polk County since 2012. Therefore, this request is a privilege that has been enjoyed by others under similar circumstances. Publix would suffer an undue hardship that is unnecessary.

5. Whether the variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure;

The requested variance is the minimum variance that will make possible the reasonable use of the land, building, or structure to be constructed. The alcohol separation distance is measured from the property line of the shopping center to the protected uses and the requested variance is the minimum required for compliance from each identified use.

6. Whether that in no case shall a variance be granted which will result in a change of land use that would not be permitted in the applicable land use designation;

Granting this variance will not result in a change of land use. Were it not for the contents of the products sold, this use would be considered retail in a commercial district. The liquor store use is a permitted use in the NAC – Neighborhood Activity Center district were it not for the location of the nearby churches.

7. Whether that in no case shall a variance be granted which would result in creation of any residual lot or parcel which does not meet the requirements of the Code; and

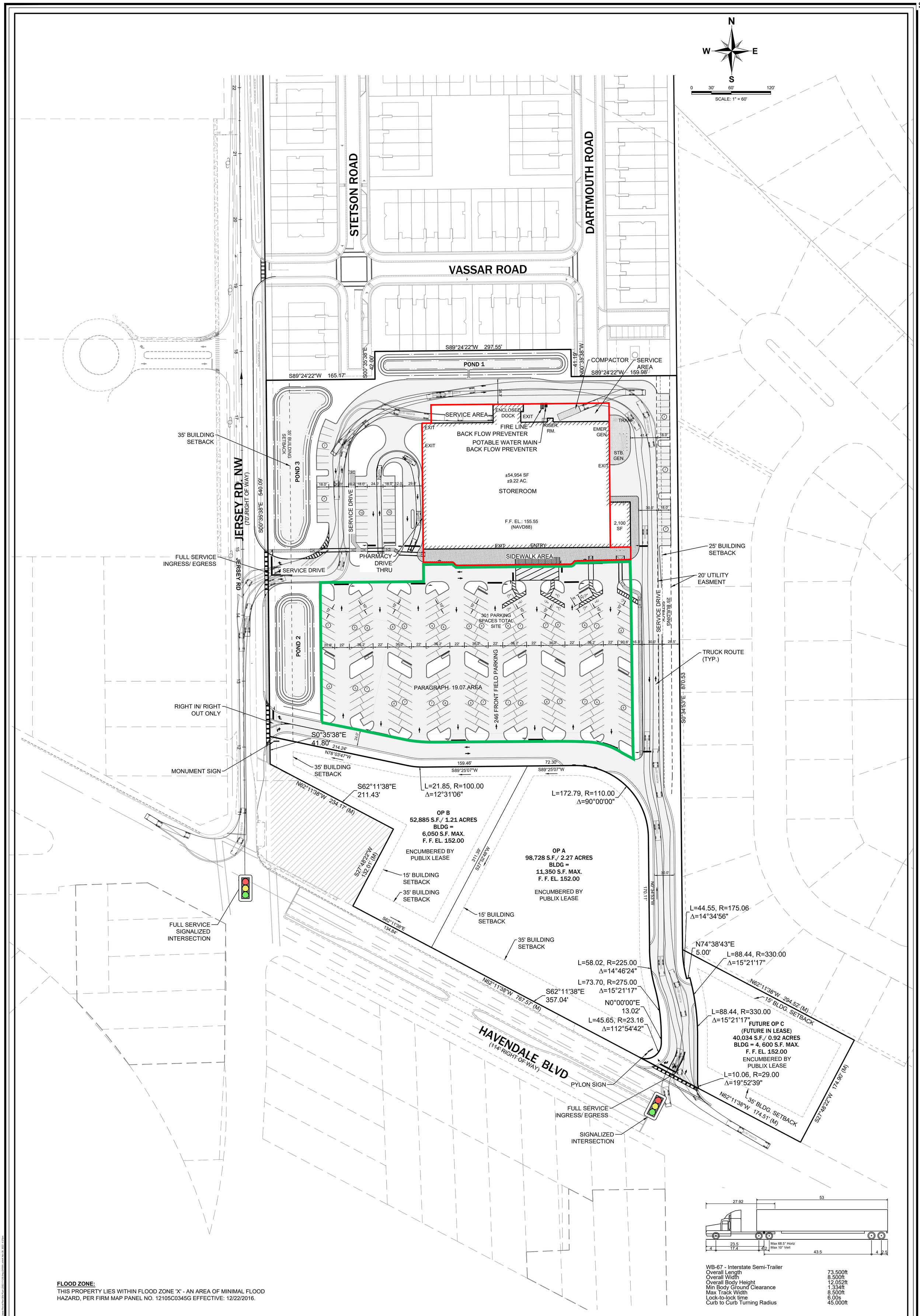
Granting this request will not result in the creation of a lot or parcel that does not meet the requirements of the Code

8. Whether that the granting of the variance does not circumvent a condition of the intent of a condition placed on a development by the Planning Commission or the BoCC.

The granting of the requested variance will not circumvent a condition or the intent of a condition placed on the development by the Planning Commission or the BOCC.

#13668348 v1

Section 931 Justification



WB-67 - Interstate Semi-Trailer

Overall Length	73.500ft
Overall Width	8.500ft
Overall Body Height	12.052ft
Min Body Ground Clearance	1.334ft
Max Track Width	8.500ft
Lock-to-lock time	6.00s
Curb to Curb Turning Radius	45.000ft

FLOOD ZONE:

THIS PROPERTY LIES WITHIN FLOOD ZONE 'X' - AN AREA OF MINIMAL FLOOD HAZARD, PER FIRM MAP PANEL NO. 12105C0345G EFFECTIVE: 12/22/2016.

AUBURNDALE PUBLIX #2035

CITY OF WINTER HAVEN, POLK COUNTY, FLORIDA

REVISIONS:
11/11/22 ADDED SIGN DETAIL
11/29/22 REVISED PER MARKUPS
DATE: 11/04/2022
JOB NO.: 53631.0013
DRAWN BY: JSK

HAMILTON ENGINEERING & SURVEYING, INC.
Engineering Business C.A. No.: 3874
3409 W. Lemon Street
Tampa, FL 33609
Phone: 813.250.3535
431 E. Horatio
Maitland, FL 32751
Phone: 407.362.5929
www.HamiltonEngineering.US

PUBLIX SUPER MARKETS, INC.
HAVENDALE LIQUOR STORE #2035

Northeast corner of Jersey Road and Havendale Boulevard
Winter Haven, Florida

Variance Application No. _____

WRITTEN STATEMENT

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The proposed liquor store requires variances to the distance separation requirement to the following uses:

The Polk County Code of Ordinances in Chapter 3 Alcoholic Beverages as well as Section 224 of Chapter 2 provide that alcoholic beverage uses must meet a minimum distance separation of 2500' from religious institutions or public and private kindergarten thru 12th grade school or any childcare facility offering the Voluntary Pre-kindergarten (VPK) Education Program in accordance with Chapter 1002 of the Florida Statutes.

The following uses are within the 2,500 distance separation area to the proposed liquor store:

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   Zoned City of Auburndale (Commercial, Highway)
   (1,654.47± Feet)

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   Zoned (Institutional)
   (1,227.22± Feet)

3. Kingdom Hall of Jehovah's Witnesses
   2350 31st Street NW
   Zoned (Linear Commercial Corridor)
   (2,208.77± Feet)

4. Ministerio Pan De Vida
   601 East Derby Avenue
   Zoned City of Auburndale (General Residential)
   (2,263.42± Feet)

Section 931 Criteria for Granting Variances - Factors to be considered:

In order to authorize any variance from the terms of these Land Development Regulations, except variances to Section 303 Communication Towers, the Land Use Hearing Officer shall consider the following factors:

1. Whether granting the variance will be in accordance with the general intent and purpose of this Code, and that the variance will not be injurious to the area involved or otherwise detrimental to the public welfare;

This application is to request variances to the 2,500-foot distance separation requirement between package stores with a 3-PS license and existing religious institutions, as required by LDC Section 224. Publix Super Markets, Inc. is seeking to add a 2,100 square foot liquor store in the shopping center to be constructed at the northeast corner of Jersey Road and Havendale Boulevard which is a shopping center located in the NAC – Neighborhood Activity Center future land use district. The proposed liquor store will be constructed adjacent to the Publix supermarket. The proposed liquor store will serve the local residents and travelers in the area. Liquor stores are not permitted to be open on Sundays when most religious institutions are at their peak utilization. There are currently no other liquor stores in the immediate vicinity of the proposed liquor store and this area is experiencing high residential growth. Therefore, the requested variances are in accordance with the general intent and purpose of this Code, and will not be injurious to the area involved or otherwise detrimental to the public welfare. The operational characteristics of a liquor store are not any more impactful than other commercial uses permitted by the property's zoning and therefore will not be injurious to the area or detrimental to the public welfare.

2. Whether 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;

The proposed Publix liquor store is to be constructed in the shopping center to be constructed at the northeast corner of Jersey Road and Havendale Boulevard which is a shopping center located in the NAC – Neighborhood Activity Center future land use district. The proposed liquor store will be constructed adjacent to the Publix supermarket. The proposed liquor store will serve the local residents and travelers in the area. Liquor stores are not permitted to be open on Sundays when most religious institutions are at their peak utilization. There are currently no

other liquor stores in the immediate vicinity of the proposed liquor store and this area is experiencing high residential growth. Publix co-locates Publix Liquor stores only in centers where a Publix grocery store is located. The NAC is intended to be the location for neighborhood commercial uses and the location of the liquor store in this category is consistent with the categories intent.

3. Whether provided the special conditions and circumstances present in the request do not result from the actions of the applicant;

The special conditions and circumstances do not result from the actions of the Applicant. It is the "special conditions and circumstances" that have attracted the Applicant to this site. A high volume corner property like this one is essential to the success of a supermarket as well as a liquor store. The Applicant would not be seeking a variance to locate a liquor store at this location if it was not for the market phenomenon that are present and the location of the grocery store. There is also a high amount of new residential growth occurring in the immediate area as well. As previously stated the NAC- Neighborhood Activity Center designation encourages commercial uses to the subject site.

4. Whether granting the requested variance will not confer on the applicant any special privilege that is denied by the provisions of this Code and will constitute unnecessary and undue hardship on the applicant;

The granting of the requested 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. Not only has the Board of Adjustment and Land Use Hearing Officer approved many alcohol distance variances for liquor stores since the adoption of the LDC, but several of them have been approved within shopping plazas in unincorporated Polk County since 2012. Therefore, this request is a privilege that has been enjoyed by others under similar circumstances. Publix would suffer an undue hardship that is unnecessary.

5. Whether the variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure;

The requested variance is the minimum variance that will make possible the reasonable use of the land, building, or structure to be constructed. The alcohol separation distance is measured from the property line of the shopping center to the protected uses and the requested variance is the minimum required for compliance from each identified use.

6. Whether that in no case shall a variance be granted which will result in a change of land use that would not be permitted in the applicable land use designation;

Granting this variance will not result in a change of land use. Were it not for the contents of the products sold, this use would be considered retail in a commercial district. The liquor store use is a permitted use in the NAC – Neighborhood Activity Center district were it not for the location of the nearby churches.

7. Whether that in no case shall a variance be granted which would result in creation of any residual lot or parcel which does not meet the requirements of the Code; and

Granting this request will not result in the creation of a lot or parcel that does not meet the requirements of the Code

8. Whether that the granting of the variance does not circumvent a condition of the intent of a condition placed on a development by the Planning Commission or the BoCC.

The granting of the requested variance will not circumvent a condition or the intent of a condition placed on the development by the Planning Commission or the BOCC.

LDLVAR-2025-26 - David Smith - Stearns Weaver Miller

Menu Reports Help

Application Name: David Smith - Stearns Weaver Miller

File Date: 05/01/2025

Application Type: LUHO - Variance

Application Status: Approved For Hearing

Application Comments:

View ID	Comment	Date

Description of Work: Variances to distance separation requirements for proposed 2,100 square foot liquor store. Please see attached Written Statement.

Application Detail: Detail

Address: 800 NW Jersey RD, Winter Haven, FL 33881

Parcel No: 252812339500000212

Owner Name: N/A

Contact Info:

Name	Organization Name	Contact Type	Contact Primary Address	Status
Taylor Klinge		Engineer	Mailing, PO Box 3299 F...	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
9.15

DRC Meeting Time
–

DRC Meeting
06/12/2025

Rescheduled DRC Meeting
–

Rescheduled DRC Meeting Time
–

Green Swamp
No

Number of Units
–

Case File Number
–

Is this Polk County Utilities

One Year Extension
–

FS 119 Status
Non-Exempt

PUBLIC HEARINGS

Development Type
Land Use Hearing Officer

Application Type
Variance

Variance Type
Alcohol Beverage Setbacks

Brownfields Request
N/A

Affordable Housing

ADVERTISING

Advertising Board
Land Use Hearing Officer

Legal Advertising Date
–

MEETING DATES

LUHO Hearing Date
07/24/2025

ALCOHOL BEVERAGE DIST REQ

Type of Business
Liquor Store

Type of License
3-PS

Hours of Operation
Please see attached Written Statement.

Give Name & address of any school(s)/Church(s) within 2500 ft to the requesting property boundary
Please see attached Written Statement and Wet Zone Survey

COMMUNICATION TOWER

CRITERIA FOR GRANTING VARIANCE

Will the variance be injurious to the area involved or detrimental to the public welfare?
Please see attached Written Statement.

What special conditions exist that are peculiar to the land, structure, or building involved?
Please see attached Written Statement.

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

What is the hardship if the variance is not approved?
Please see attached Written Statement.

Is this the minimum variance required for the reasonable use of the land?
Please see attached Written Statement.

Do you have Homeowners Association approval for this request?
N/A

LD_GEN_BOA_EDL

Opening DigEplan List...

DigEplan Document List

PLAN REVIEW FIELDS

TMPRecordID
POLKCO-25EST-00000-27811

DocumentGroupforDPC
DIGITAL PROJECTS LD

RequiredDocumentTypes

RequiredDocumentTypesComplete
Yes

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

Activate DPC
Yes

Activate FSA
Yes

DigitalSigCheck
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	3	44	07/09/2025	07/09/2025	

Workflow Status:

Task	Assigned To	Status	Status Date	Action By
Application Submittal	Lisa Simons-Iri...	Application ...	05/09/2025	Lisa Simons-Iri...
Roads and Drainage Review				
Planning Review	Aleya Inglima	Approve	05/21/2025	Aleya Inglima
Review Consolidation	Lisa Simons-Iri...	Approved for...	06/03/2025	Lisa Simons-Iri...
Public Notice				
Hearing Officer				

Task	Assigned To	Status	Status Date	Action By
Final Order				
Archive				

Condition Status:

Name	Short Comments	Status	Apply Date	Severity	Action By

Scheduled/Pending Inspections:

Inspection Type	Scheduled Date	Inspector	Status	Comments

Resulted Inspections:

Inspection Type	Inspection Date	Inspector	Status	Comments

Polk County

Polk County Land Use Hearing Officer

Agenda Item 7/24/2025

SUBJECT

LDLVAR-2025-27 (Teegarden Variance)

DESCRIPTION

Christopher Teegarden requests a variance to reduce the primary structure rear setback from fifteen (15) feet to five (5) feet and primary structure side setback reduction from seven (7) feet to four (4) feet for the construction of a 24 by 40 pool cover in a Residential Low-1 district on +/-0.13 acres. The subject property is located at 2222 Blackwood Drive, north of Highway 60, south of Polk Parkway, east of County Line Road, west of Church Avenue, south of the City of Lakeland in Section 27, Township 29, Range 23.

RECOMMENDATION

Approval with Conditions.

FISCAL IMPACT

No fiscal impact.

CONTACT INFORMATION

Kyle Rogus, Planner I
Land Development Division
863-534-7553
kylerogus@polk-county.net

POLK COUNTY
LAND USE HEARING OFFICER
STAFF REPORT

DRC Date:	**June 12, 2025**	**CASE #:**	**LDLVAR-2025-27 (Teegarden Variance)**
LUHO Date:	**July 24, 2025**	**LDC Section:**	**PUD 89-03**

Request: The applicant is requesting a primary structure rear setback reduction from fifteen (15) feet to five (5) feet and a primary structure side setback reduction from seven (7) feet to four (4) feet for the construction of a 24 by 40 pool cover.

Applicant: Christopher Teegarden

Property Owner: Christopher Teegarden

Location: The subject property is located at 2222 Blackwood Drive, north of Highway 60, south of Polk Parkway, east of County Line Road, west of Church Avenue, south of the City of Lakeland in Section 27, Township 29, Range 23.

Parcel ID#: 232927-142045-000120

Size: ±0.13 acres (5,663 sq. ft.)

Land Use Designation: Residential Low-1 (RL-1)

Development Area: Transit Supportive Development Area (TSDA)

Case Planner: Kyle Rogus, Planner I

Summary:

The applicant is requesting a primary structure rear setback reduction from fifteen (15) feet to five (5) feet and primary structure side setback reduction from seven (7) feet to four (4) feet for the construction of a 24 by 40 pool cover to provide full coverage of the existing pool area. The property is within a Residential Low-1 (RL-1) land use district and PUD 89-03. Pursuant of Section 209.F of the Land Development Code (LDC), roofed accessory structures physically attached or connected to the principal structure shall be considered a part of the principal structure and shall be subject to the same standards as the principal structure. Per PUD 89-03, lots less than 6,500 square feet have a 15-foot rear setback requirement and 7-foot side setback requirement. The 15-foot rear setback requirement per PUD 89-03 is consistent with the rear setback requirement per Section 205, Table 2.2 of the LDC. Side setback requirements in the LDC are 10 feet.

The subject property is +/-0.13 acres, which is consistent with the typical lot size per PUD 89-03. The new pool cover will be rebuilt to its originally established footprint prior to when the applicant purchased the property. After the applicant purchased the property the pool cover was destroyed

during Hurricane Milton (see Exhibit #8), therefore requiring an approval of a variance from the Land Use Hearing Officer.

The home was built in 2002 and is located in Phase I of the Preserve at Sundance Planned Unit Development (PUD 89-03). The Preserve at Sundance Phase I Subdivision rear setback is consistent with the RL-1 setbacks, according to Chapter 2, Section 205, Table 2.2. Per PUD 89-03, lots less than 6,500 square feet are subject to a 7-foot side setback.

Staff finds the request to be consistent with the Land Development Code and Preserve at Sundance Phase I Subdivision. This request will cause no direct or indirect harm to the community. Staff recommends approval of LDLVAR-2025-27 as it meets the following criteria listed in Section 931:

1. *Whether granting the variance will be in accordance with the general intent and purpose of this Code, and that the variance will not be injurious to the area involved or otherwise detrimental to the public welfare;*

   The original owner built the pool cage in 2007 with an aluminum roof that only extended 8 feet from the house (Permit #00087540). The rest of the roof was screened. Between 2014 and 2017 the original owner expanded the aluminum roof to cover the entire pool cage (see Exhibit #7). The applicant purchased the property in 2022 after the expansion. The structure has been there since 2017. There have been no code complaints.

Development Review Committee

The Development Review Committee, based on the criteria for granting variances, the submitted application, and a recent site visit, finds that the applicant's request as written **IS CONSISTENT** with Section 931 of the Polk County Land Development Code (LDC) and recommends **APPROVAL of LDLVAR-2025-27**

CONDITIONS OF APPROVAL:

1. The approval of this variance is to reduce the primary structure rear setback reduction from 15 feet to 5 feet and primary structure side setback reduction from seven (7) feet to four (4) feet for the construction of a 24 by 40-foot pool cover to provide full coverage of the existing pool area. Further additions or structures placed on the property shall be required to meet the setback requirements of PUD 89-03 or re-apply for another variance approval from the Land Use Hearing Officer.

2. This variance does not authorize any encroachments into easements, and the applicant shall be responsible to make certain there are no encroachments unless approval is granted by the easement holder and/or any applicable permitting agencies. The property owner(s) is also responsible for compliance with any restrictions of record pertaining to lots and/or land and this approval shall not be used to supersede authority over those restrictions.

3. The applicant shall have one (1) year from the date the Land Use Hearing Officer's Final Order is rendered to apply for all necessary building permits and pay all associated fees for the proposed addition.

GENERAL NOTES

NOTE: This staff report was prepared without the benefit of testimony and evidence submitted by the public and other interested parties at a public hearing.

NOTE: All conditions of approval, unless otherwise specified, shall be met prior to the effectiveness and validity of the variance approval.

NOTE: All written commitments made in the application and subsequent submissions of information made during the application review process, which are on file with the Land Development Division, shall be considered to be binding upon the applicant, provided such commitments are not at variance with the Comprehensive Plan, LDC or other development regulations in effect at the time of development.

NOTE: Issuance of a development permit by the county does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the county for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

NOTE: Approval of this variance shall not constitute a waiver or an additional variance from any applicable development regulation unless specifically noted in the conditions of approval and consistent with the LDC.

DEMONSTRATIONS OF THE CRITERIA FOR GRANTING VARIANCES SUMMARIZED BELOW:

1. *Whether granting the variance will be in accordance with the general intent and purpose of this Code, and that the variance will not be injurious to the area involved or otherwise detrimental to the public welfare;*

   The home was built in 2002 at 2,362 square feet in Phase I of the Preserve at Sundance Planned Unit Development (PUD 89-03). The original homeowner built the pool cage in 2007 with an aluminum roof extending 8 feet from the primary structure (Permit #00087540). The rest of the roof was screened. The Polk County GIS Data Viewer shows between 2014 and 2017 the original homeowner expanded aluminum roof to cover the entire pool cage without proper permitting (see Exhibit #7). Since 2017, when the original homeowner expanded the aluminum roof, no code complaints have been filed. The applicant purchased the property in 2022 with the pool cage fully covered.

   The structure will be located on to the rear of the subject property, and run contiguous with the residential home extending 24 feet to the rear property line. The nearest pool cover is 28 feet on the abutting property to the north. There is a platted 10-foot utility easement on along Blackwood Drive. There are no platted easements to the side or rear of the property.

2. *Whether 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;*

   The property is located in the Residential Low-1 (RL-1) land use district and is approximately 0.13 acres. This lot is below the RL-1 minimum lot size of 40,000 square feet. The home was built in 2002, in Phase I of the Preserve at Sundance Planned Unit Development (PUD 89-03). According to the Preserve at Sundace Planned Unit Development (PUD 89-03), the typical lot layout is 50 by 110. The subject site is larger then the typical lot size, but is smaller then other properties in the surrounding area (see table below for more information). Lots less than 6,500 square feet were required to meet a 15-foot rear setback and 7-foot side setback.

The applicant purchased the property in 2022 with a fully covered aluminum roof pool lanai. The pool lanai was destroyed during Hurricane Milton (see Exhibit #8). While seeking approval, the previous owner had extended the pool roof coverage without permits. This feature was the main reason the applicant bought the home as it provides a shaded outdoor space crucial for extreme sun sensitivity caused by medication for a service-connected disability.

3. *Whether provided the special conditions and circumstances present in the request do not result from the actions of the applicant;*

The applicant purchased the property in October 2022, according to the Polk County Property Apprasier. The home was built in 2002 at 2,362 square feet. The lanai's location was established by the previous owner in 2002 (Permit #22092850) & a pool cage remodel in 2007 (Permit #00087540). Permit #00087540 allowed for an 8-foot aluminum roof extension meeting the primary structure 15-foot rear setback requirement per Section 205, Table 2.2 and PUD 89-03. Between 2014 and 2017 the aluminum roof was extended, replacing the rest of the screened lanai (see Exhibit #7) and impeding on the primary structure rear setback. By 2022, the time of purchase, the pool was completely covered with an aluminum roof without proper permits, therefore the applicant is requesting a variance to the primary structure rear and side setback to legally restore the lanai to its original established footprint at the time of purchase in October of 2022.

4. *Whether granting the requested variance will not confer on the applicant any special privilege that is denied by the provisions of this Code and will constitute unnecessary and undue hardship on the applicant;*

Every variance approval is a special privilege to some degree. The applicant purchased the property in 2022 with the fully enclosed pool as a driving selling point. They have enjoyed the covered pool for 2 years, prior to Hurricane Milton. If they cannot put it back to the state of purchase, their purchase will loose value. Other parcels have pool covers to the rear of their property. Within a 650-foot radius, approximately 14 homes have pool screens attached to their primary structure. Of those 14, none are fully covered.

5. *Whether the variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure;*

The requested variance is believed to be the minimal variance necessary to optimize the use of the owner's land. The applicant intends to rebuild the lanai in its original, established footprint to restore the property's prior utility and value. The applicant will utilize the fully covered pool lanai as shaded protection to extreme sun sensitivity caused by medication for a service-connected disability.

6. *Whether that in no case shall a variance be granted which will result in a change of land use that would not be permitted in the applicable land use designation;*

Granting this variance will not result in a change of land use.

7. *Whether that in no case shall a variance be granted which would result in creation of any residual lot or parcel which does not meet the requirements of this Code; and*

   Granting this request is not anticipated to result in the creation of a lot or parcel that does not meet the requirements of the Code.

8. *Whether that the granting of the variance does not circumvent a condition, or the intent of a condition placed on a development by the Planning Commission or the BoCC.*

   The evidence found suggests the proposed request will not circumvent the intent of a condition placed on a development by the Planning Commission or the Board of County Commissioners. The property is part of a Planned Unit Development (PUD) where lots less than 6,500 square feet were approved for 15-foot right-of-way setback, 7-foot side setback, and 15-foot rear setback. The subject site was recorded in November 2001, after the adoption of the Comprehensive Plan and Land Development Code. There is a 10-foot utility easement in the front of the property. There are no recorded easements to the side or rear of the property. Per Chapter 2, Section 205, Table 2.2 of the Land Development Code, the RL-1 land use district requires right-of-way setbacks of 15 feet off local roadways; side yard setbacks of 10 feet; and rear yard setbacks of 15 feet. Right-of-way and rear setbacks per Table 2.2 of the LDC are consistent with those approved per PUD 89-03.

Surrounding Future Land Use Designations and Existing Land Use Activity:

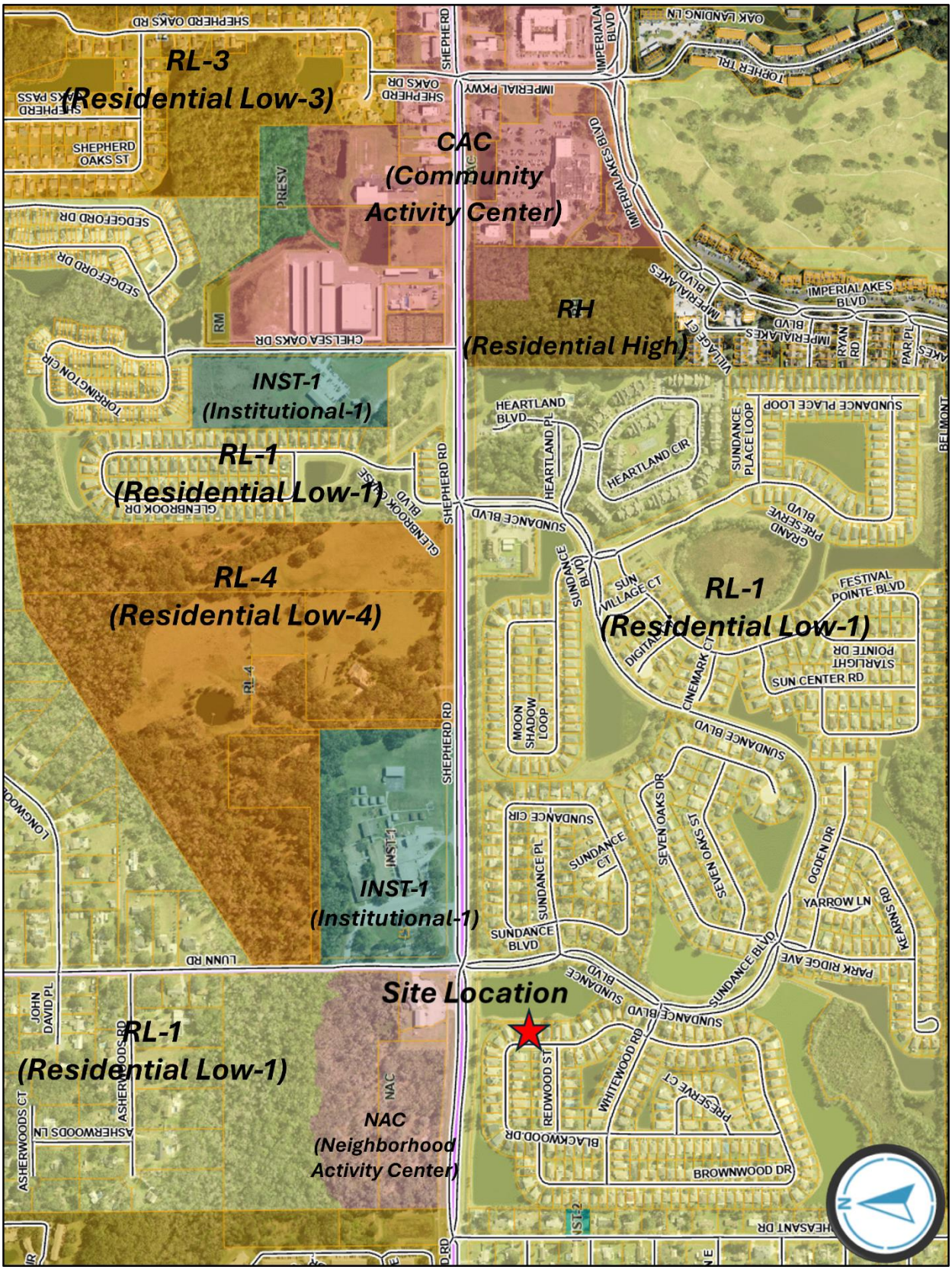
Northwest: Residential Low-1 Single-family Existing screened pool 0.19 acres	**North:** Residential Low-1 Single-family Existing screened pool 0.14 acres	**Northeast:** Residential Low-1 Sundance Phase I Retention Pond
West: Residential Low-1 Single-family Existing screened pool 0.20 acres	**Subject Property:** Residential Low-1 Single-family Proposed 24 by 40 sq.ft. amuninum roof pool cover 0.13 acres	**East:** Residential Low-1 Sundance Phase I Retention Pond
Southwest: Residential Low-1 Single-family Existing screened pool 0.20 acres	**South:** Residential Low-1 Single-family 0.13 acres	**Southeast:** Residential Low-1 Sundance Phase I Retention Pond

The surrounding properties are below the minimum 40,000 square feet residential lot size in the RL-1 land use district, but are consistent with the typical lot size of PUD 89-3. Recent aerial data viewers show multiple properties in the immediate surrrounding area have similar screened pools. The property directly to the west of the subject site, across Blackwood Drive, has an existing screened pool in the rear of the property that measures approximately 33’ x 40’ with a 10-foot aluminum roof extension (see Exhibit #4). The Property Appraiser website cites the single-family dwelling on that property to be 2,362 square feet.

Exhibits:

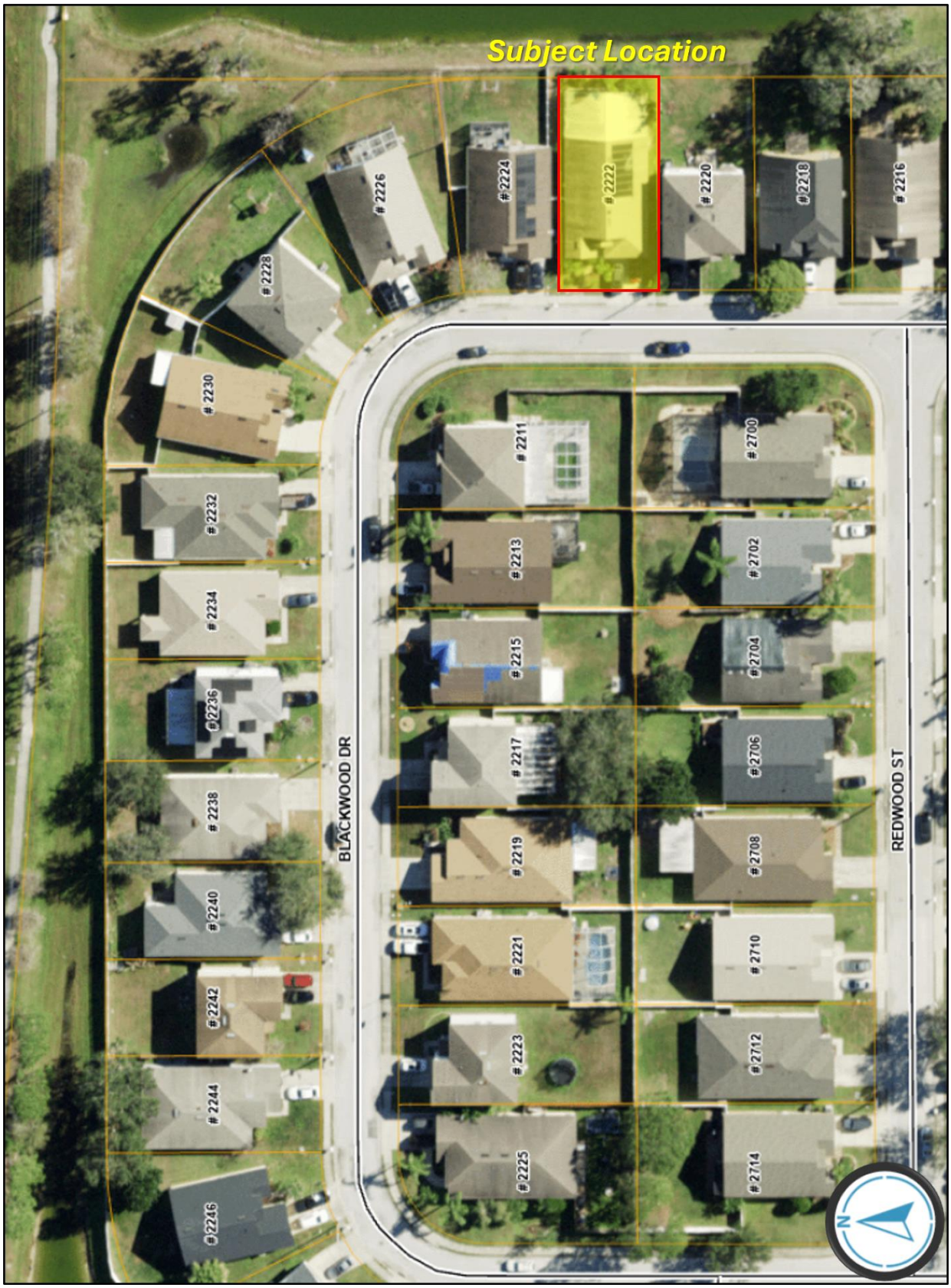
Exhibit 1	Location Map
Exhibit 2	Future Land Use Map
Exhibit 3	Aerial Imagery (Context)
Exhibit 4	Aerial Imagery (Close)
Exhibit 5	Site Plan
Exhibit 6	Aerial Comparison
Exhibit 7	Hurricane Milton

Location Map

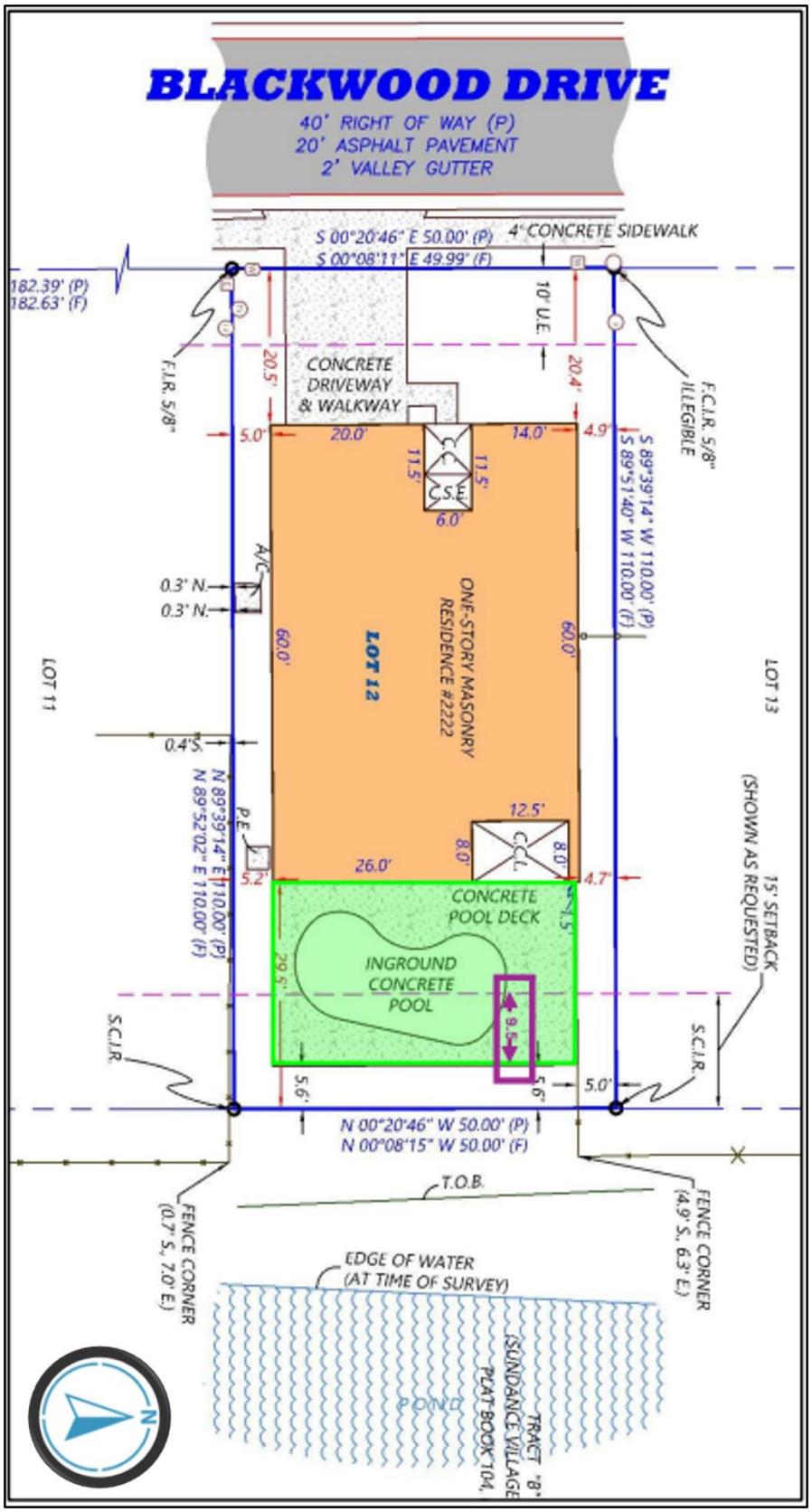


Future Land Use Map

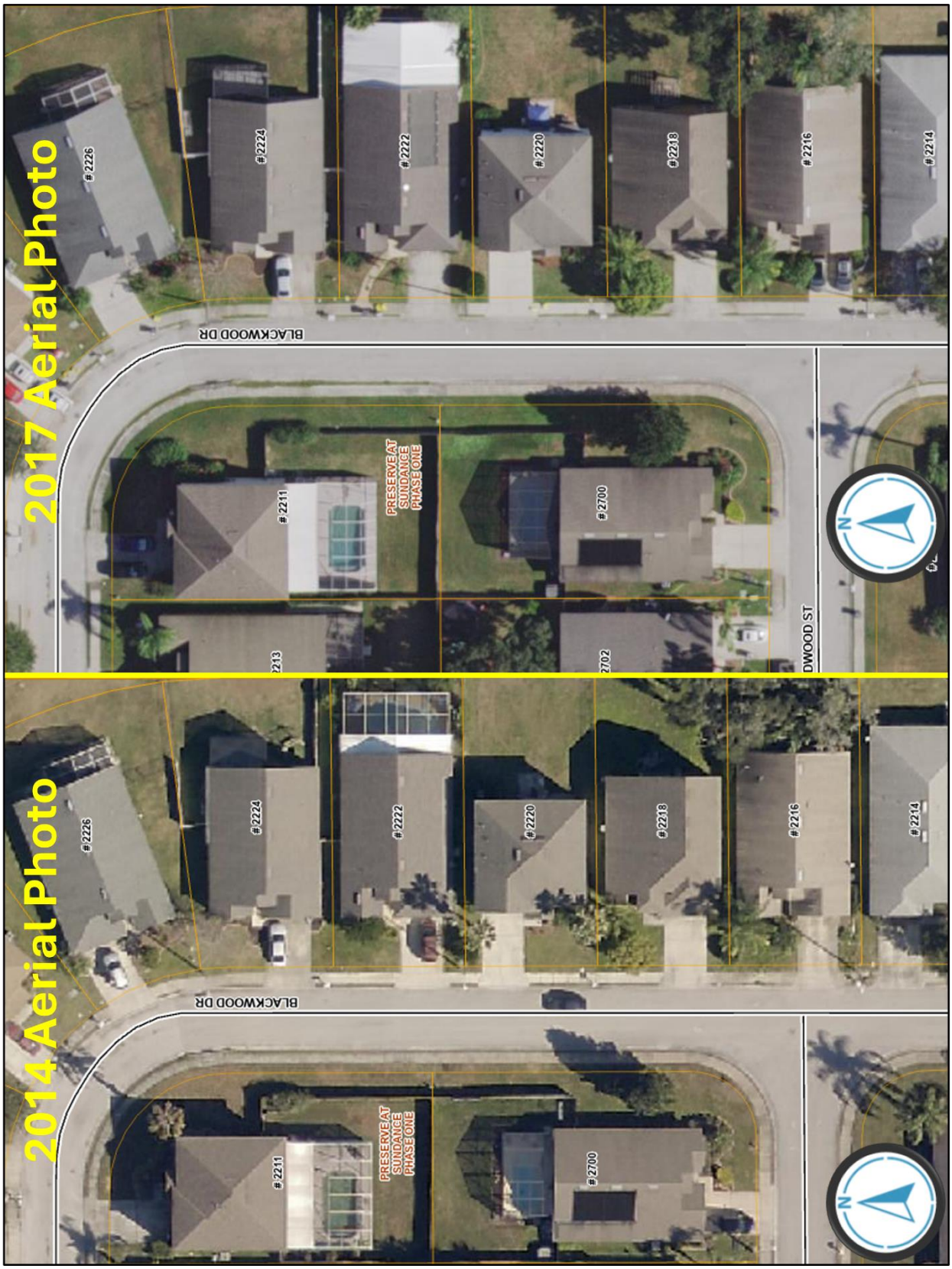
Aerial Imagery (Context)



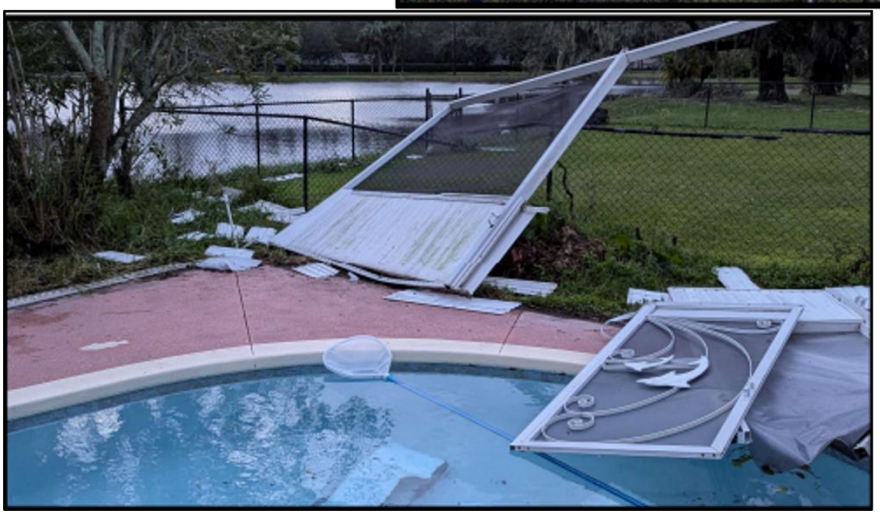
Aerial Imagery (Close)


BLACKWOOD DRIVE
40' RIGHT OF WAY (P)
20' ASPHALT PAVEMENT
2' VALLEY GUTTER
4' CONCRETE SIDEWALK
S 00°20'46" E 50.00' (P)
S 00°08'11" E 49.99' (F)
182.39' (P)
182.63' (F)
10' U.E.
F.I.R. 5/8"
F.C.I.R. 5/8" ILLEGIBLE
CONCRETE DRIVEWAY & WALKWAY
20.5'
20.4'
5.0'
20.0'
14.0'
4.9'
11.5'
11.5'
C.S.E.
6.0'
S 89°39'14" W 110.00' (P)
S 89°51'40" W 110.00' (F)
A/C
0.3' N.
0.3' N.
60.0'
LOT 12
ONE-STORY MASONRY RESIDENCE #2222
60.0'
LOT 11
LOT 13
0.4' S.
N 89°39'14" E 110.00' (P)
N 89°52'02" E 110.00' (F)
P.E.
12.5'
8.0'
8.0'
5.2'
26.0'
4.7'
CONCRETE POOL DECK
1.5'
29.5'
INGROUND CONCRETE POOL
9.5'
15' SETBACK (SHOWN AS REQUESTED)
S.C.I.R.
S.C.I.R.
5.6'
5.6'
5.0'
N 00°20'46" W 50.00' (P)
N 00°08'15" W 50.00' (F)
T.O.B.
FENCE CORNER (0.7' S., 7.0' E.)
FENCE CORNER (4.9' S., 6.3' E.)
EDGE OF WATER (AT TIME OF SURVEY)
POND
TRACT "B" SUNDANCE VILLAGE PLAT BOOK 104,
N

Site Plan



Aerial Comparison



Hurricane Milton

LDLVAR-2025-27 - Teegarden_Variance

Menu Reports Help

Application Name: Teegarden_Variance

File Date: 05/12/2025

Application Type: LUHO - Variance

Application Status: Approved For Hearing

Application Comments:

View ID	Comment	Date

Description of Work: We respectfully request a 9.5-foot rear setback variance to rebuild our pool cage, destroyed by Hurricane Milton last October. While seeking approval, we discovered a pr owner had extended the roof coverage without permits after the original 2002 build. This covered patio was the main reason we bought our home – it provides a peaceful outdoor space crucial for me due to extreme sun sensitivity caused by medication for a service-connected disability. We simply wish to rebuild the cage exactly as it was purchased it, covering the 24'x40' patio/pool area, requiring this variance. No additional square footage is proposed. Photos are attached.

Application Detail: Detail

Address: 2222 BLACKWOOD DR, MULBERRY, FL 33860

Parcel No: 232927142045000120

Owner Name: TEEGARDEN CHRISTOPHER LEE

Contact Info:

Name	Organization Name	Contact Type	Contact Primary Address	Status
TEEGARDEN CHRISTOPHER LEE		Engineer	Mailing, 2222 Blackwoo...	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
0.13

DRC Meeting Time
_

DRC Meeting
06/12/2025

Rescheduled DRC Meeting
_

Rescheduled DRC Meeting Time
_

Green Swamp
No

Number of Units
_

Is this Polk County Utilities

Case File Number
_

One Year Extension
_

FS 119 Status
Non-Exempt

PUBLIC HEARINGS

Development Type
Land Use Hearing Officer

Application Type
Variance

Variance Type
Dimensions Table

Brownfields Request
_

Affordable Housing

ADVERTISING

Advertising Board
Land Use Hearing Officer

Legal Advertising Date
_

MEETING DATES

LUHO Hearing Date
07/24/2025

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?
No

What special conditions exist that are peculiar to the land, structure, or building involved?
Special conditions peculiar to this property include the pre-existing footprint of a lanai structure that was attached to the primary residence prior to my ownership. This lanai, located within the required rear setback area, was destroyed by Hurricane Milton in October 2024. The special

When did you buy the property and when was the structure built? Permit Number?
1. I purchased this property in October 2022.
2. Original Structure (home/pool cage) was built in 2002, Permit #22012391 (Listed on Document), Permit # 02012391 is listed on your website.
3. Pool Cage was remodled in 2007, Permit # 00087540

What is the hardship if the variance is not approved?
If the variance is not approved, the hardship would be multi-faceted:

1. Inability to Restore Property and Loss of Use: A primary hardship is the inability to reconstruct the lanai in its original, pre-hurricane location. This directly prevents us from restoring our property to its condition before the storm and regaining the functional use of a covered outdoor

Is this the minimum variance required for the reasonable use of the land?
Yes, here's why:
1. Restoration, Not New Construction: The request is not to build a new, larger, or different structure, but to reconstruct a pool cage in its original location and footprint that existed prior to being destroyed by Hurricane Milton.
2. Essential for Reasonable Use:

Do you have Homeowners Association approval for this request?
I've contact my HOA about approval to rebuild the pool cage and was informed that approval was not required to rebuild. Email documentation between myself and the HOA can be provided upon request.

LD_GEN_BOA_EDL

Opening DigEplan List...

DigEplan Document List

PLAN REVIEW FIELDS

TMPRecordID
POLKCO-25EST-00000-29585

DocumentGroupforDPC
DIGITAL PROJECTS LD

RequiredDocumentTypes

RequiredDocumentTypesComplete
Yes

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

Activate DPC
Yes

Activate FSA
Yes

DigitalSigCheck
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	27	07/09/2025	07/09/2025	

Workflow Status:

Task	Assigned To	Status	Status Date	Action By
Application Submittal	Lisa Simons-Iri...	Application ...	05/13/2025	Lisa Simons-Iri...
Roads and Drainage Review	Phil Irven	Approve	05/14/2025	Phil Irven
Planning Review	Kyle Rogus	Approve	05/20/2025	Kyle Rogus

Task	Assigned To	Status	Status Date	Action By
Review Consolidation		Approved for...	06/05/2025	Saralis Wons
Public Notice	Lisa Simons-Iri...			
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

Resulted Inspections:

Inspection Type	Inspection Date	Inspector	Status	Comments

INSTR # 2022267989
BK 12444 Pgs 0757-0758 PG(s)2
10/10/2022 08:25:19 AM
STACY M. BUTTERFIELD,
CLERK OF COURT POLK COUNTY
RECORDING FEES 18.50
DEED DOC 2,793.00

Prepared by and Return To:
Nancy Donaldson
Fidelity National Title of Florida, Inc.
9685 Lake Nona Village Place, Suite 203
Orlando, FL 32827

Order No.: 30-22-0457

For Documentary Stamp Tax purposes the consideration is $399,000.00

APN/Parcel ID(s): 232927-142045-000120

WARRANTY DEED

THIS WARRANTY DEED dated October 6, 2022, by Ryan E. Flannery and Judith A. Flannery a/k/a Judy A. Flannery, husband and wife, hereinafter called the grantor, to Christopher Lee Teegarden and Tova Marie Teegarden, husband and wife, whose post office address is 2222 Blackwood Dr, Mulberry, FL 33860, hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the grantor, for and in consideration of the sum of Ten And No/100 Dollars ($10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in the County of Polk, State of Florida, to wit:

Lot 12, Preserve at Sundance Phase One, according to the map or plat thereof, as recorded in Plat Book 116, Page(s) 44 and 45, of the Public Records of Polk County, Florida.

Subject to easements, restrictions, reservations and limitations of record, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining.

TO HAVE AND TO HOLD the same in Fee Simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2021.

WARRANTY DEED
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Signed, Sealed and Delivered in the presence of:

Witness Signature

Print Name

Witness Signature

ALAN J. KRONENBERG
Print Name

Ryan E. Flannery

Judith A. Flannery

Address: 4491 Fairway Oaks Dr
Mulberry, FL 33860

State of Florida
County of Orange

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, this 10th day of October, 2022
by Ryan E. Flannery and Judith A. Flannery a/k/a Judy A. Flannery, to me known to be the person(s) described in or who has/have produced DL as identification and who executed the foregoing instrument and he/she/they acknowledged that he/she/they executed the same.

NOTARY PUBLIC
My Commission Expires:

NANCY C. DONALDSON
Notary Public - State of Florida
Commission # GG 363079
My Comm. Expires Aug 6, 2023

Stacy M. Butterfield POLK
CFN# 2022267989 OR BK 12444 PG 758 Pgs 0757-0758 10/10/2022 08:25:19 AM

LEGAL DESCRIPTION

(INSTRUMENT #2022267989)

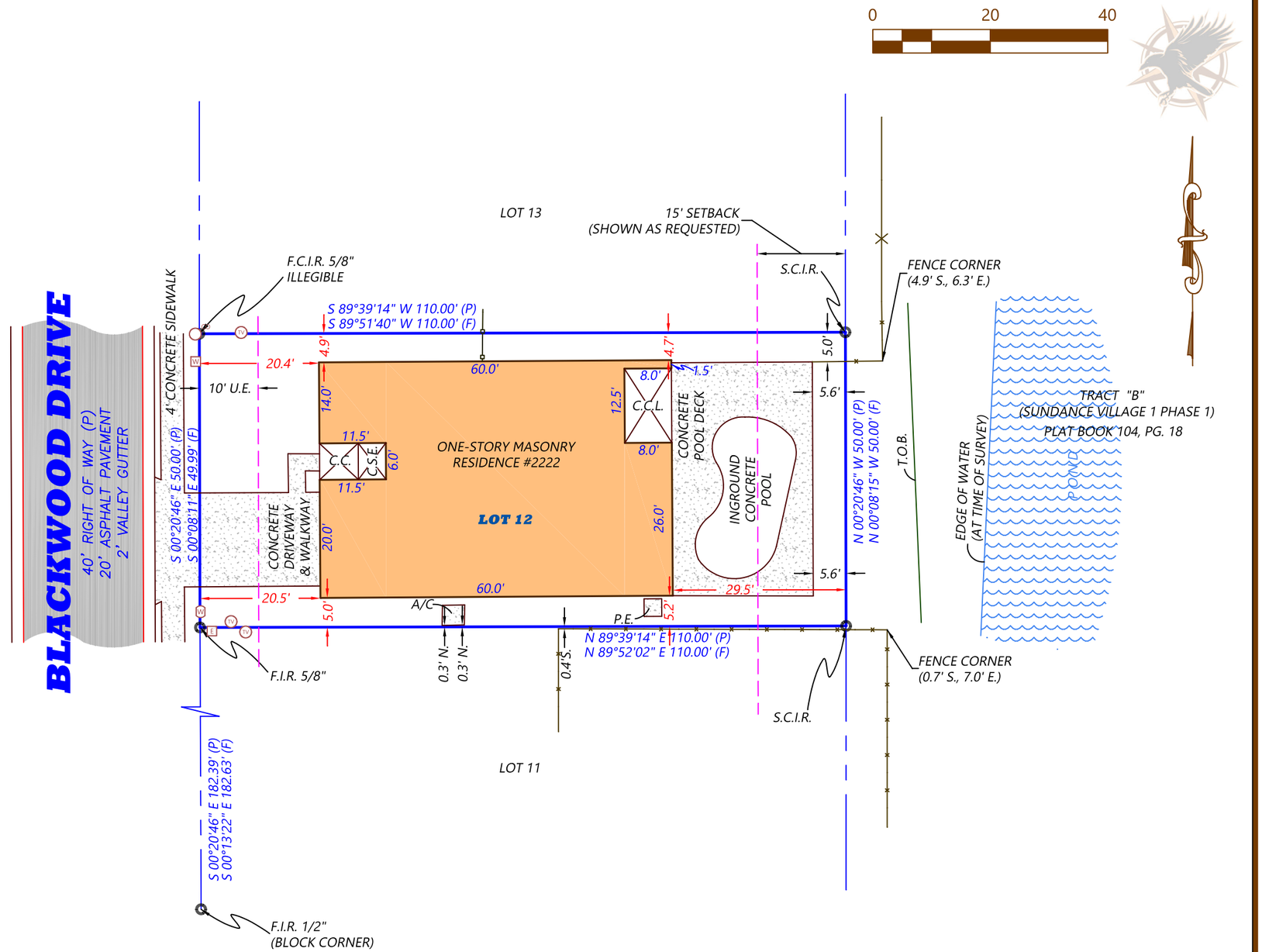
LOT 12, PRESERVE AT SUNDANCE PHASE ONE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 116, PAGE(S) 44 AND 45, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

LEGEND:

F.I.P.	FOUND IRON PIPE	C.S.L.	COVERED SCREENED LANAI
F.C.I.P.	FOUND CAPPED IRON PIPE	T.O.B.	TOP OF BANK
F.I.R.	FOUND IRON ROD	W.F.	WOOD FENCE
F.C.I.R.	FOUND CAPPED IRON ROD	C.L.F.	CHAIN LINK FENCE
F.C.M.	FOUND CONCRETE MONUMENT	B.W.F.	BARBED WIRE FENCE
S.C.I.R.	SET CAPPED IRON ROD 1/2" PSM#5761	V.F.	VINYL FENCE
SMN&D	SET MAG NAIL & DISK P.S.M.#5761	COR.	CORNER
L.B.	LICENSED BUSINESS	W.M.	WATER METER
P.S.M.	PROFESSIONAL SURVEYOR AND MAPPER	P.P.F.	POOL PUMP/FILTER
FPKN&D	FOUND PK NAIL & DISK	EL.	ELEVATION
F.R.R.S.	FOUND RAILROAD SPIKE	W.U.P.	WOOD UTILITY POLE
D	DEED	W.L.P.	WOOD LIGHT POLE
P	PLAT	E.O.W.	EDGE OF WATER (TIME OF SURVEY)
F	FIELD	E.P.	EDGE OF PAVEMENT
C	CALCULATED	C.E.	COVERED ENTRY
M	MEASURED	P.O.B.	POINT OF BEGINNING
CONC.	CONCRETE	P.O.C.	POINT OF COMMENCEMENT
A/C	AIR CONDITIONER	E.M.P.	ELECTRIC METER POLE
C.C.	COVERED CONCRETE	P.E.	POOL EQUIPMENT
C.S.E.	COVERED/SCREENED ENTRY	W.F.S.	WOOD FRAME SHED
		M.S.	METAL SHED
		U.E.	PLATTED UTILITY EASEMENT

CO	CLEAN OUT		
W	RECLAIMED WATER METER	E	TRANSFORMER
W	WATER METER	TV	CABLE RISER

WOOD FENCE
CHAIN LINK FENCE
HOG WIRE FENCE
EASEMENT
PLAT LINE



SURVEYORS NOTES:

1. THIS SURVEY IS LIMITED TO ABOVE GROUND VISIBLE IMPROVEMENTS ALONG AND NEAR THE BOUNDARY LINES, NO UNDERGROUND FOUNDATIONS, STRUCTURES, INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED UNLESS OTHERWISE SHOWN HEREON.
2. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT, MICHAEL D. CROW & ASSOCIATES, INC. MAKES NO REPRESENTATIONS OR GUARANTEES PERTAINING TO EASEMENTS, ENCUMBRANCES, RIGHTS-OF-WAYS, RESERVATIONS, AGREEMENTS AND OTHER SIMILAR MATTERS.
3. SEE LEGEND FOR SYMBOLS AND/OR ABBREVIATIONS USED HEREON.
4. BEARINGS SHOWN HEREON BASED ON THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN HORIZONTAL DATUM OF 1983 (NAD 83 - 2011 ADJUSTMENT) FOR THE WEST ZONE OF FLORIDA. (W. LINE SUBJECT PARCEL BEING S 00°08'11" E).
5. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER OR VERIFIED ELECTRONIC DIGITAL SIGNATURE AND SEAL AND IS ONLY FOR INFORMATIONAL PURPOSES UNLESS SO VALIDATED.
6. PURPOSE OF SURVEY: AS REQUESTED BY CLIENT.
7. THIS SURVEY DOES NOT REFLECT NOR DETERMINE OWNERSHIP.
8. NO WETLAND JURISDICTIONAL AREAS OR OTHER TOPOGRAPHIC FEATURES HAVE BEEN LOCATED UNLESS OTHERWISE SHOWN HEREON.
9. THIS SURVEY MAP DOES NOT DETERMINE NOR REFLECT WHETHER THE SUBJECT PROPERTY IS A CERTIFIED PARCEL OR MEETS ZONING REQUIREMENTS OR LAND USE CODE REQUIREMENTS OF THE MUNICIPALITY WITH WHICH IT LIES.

DWG. NO.: 250417	LAST DATE OF FIELDWORK: 05/01/2025	CHECKED BY:JB
FIELD CREW: CH,TQ	FLOOD ZONE DESIGNATION	
DRAWN BY:BT	THIS PARCEL APPEARS TO BE LOCATED IN FLOOD ZONE(S): "X" PER THE FLOOD INSURANCE RATE MAP FOR: POLK COUNTY, FLORIDA. COMMUNITY PANEL: # 12105C0470 G, DATED:12/22/2016.	
DATE PREPARED:5/6/25		

Michael D. CROW & ASSOCIATES INC.
CERTIFICATE OF AUTHORIZATION # 7936
509-B W. ALEXANDER STREET, PLANT CITY, FL 33563
PHONE: (813) 754-0505 * EMAIL: CROWSURVEYING@GMAIL.COM

BOUNDARY SURVEY
FOR
CHRIS TEEGARDEN

PROPERTY ADDRESS: 2222 BLACKWOOD DRIVE MULBERRY, FLORIDA 33860

CERTIFIED TO:
CHRIS TEEGARDEN

MICHAEL D CROW
2025.05.08
15:06:55 -04'00'

MICHAEL D. CROW, P.S.M., #5761
FLORIDA PROFESSIONAL SURVEYOR & MAPPER

INSTR # 2002174704
BK 05125 PG 1677
RECORDED 09/30/2002 09:02:48 AM
RICHARD M WEISS, CLERK OF COURT
POLK COUNTY
RECORDING FEES 6.00
RECORDED BY T Tierney

NOTICE OF COMMENCEMENT

PERMIT # _____
TAX FOLIO # _____
STATE OF
COUNTY OF

THE UNDERSIGNED hereby gives notice that improvement will be made to certain real property, and in accordance with Chapter 713, Florida Statutes, the following information is provided in this Notice of Commencement.

1. Description of property: 232927142045000120
2. General description of improvement: Swimming Pool & Pool Cage
3. Owner information: Ryan and Judy Flannery
   a. Name & Address: 2222 Blackwood Dr, Mulberry, Fl 33860
   b. Interest in Property: Owner
   c. Name & Address of Fee Simple Titleholder (other than Owner):
4. Contractor's name & Address: American Pool Builders 3407 U.S. 98 S Lakeland, Fl 33803
   a. Phone Number: 863-669-1421 b. Fax Number:
5. Surety Information:
   a. Name & Address: Western Surety
   b. Phone Number
   c. Fax Number
   d. Amount of Bond:
6. Lender's Name & Address:
   a. Phone Number: b. Fax Number:
7. Person within the State of Florida designated by Owner upon whom notices or other documents may be served as provided by 713.13 (1)(a) 7, Florida Statutes:
   a. Name & Address:
   b. Phone Number: c. Fax Number:
8. In addition to himself, Owner designates _____ of _____ to receive a copy of the Lienor's Notice as provided in Section 713.13(1)(b), Florida Statutes.
   a. Phone Number: b. Fax Number:
9. Expiration date of Notice of Commencement (the expiration date is one (1) year from the date of recording unless a different date is specified):

_____ (Signature of Owner)

Sworn to and subscribed before me
this _____ day of _____, 19__.

Notary: Vicki Lynn Claesson

NOTARY PUBLIC STATE OF FLORIDA
VICKI LYNN CLAESSON
MY COMMISSION # DD 109870
EXPIRES: December 25, 2005
1-800-3-NOTARY FL Notary Service & Bonding, Inc.

Known Personally/I.D. Shown _____

My commission expires: 12-25-05

NOTICE-10/00

STATE OF FLORIDA, COUNTY OF POLK
This is to certify that the foregoing is a true and correct copy of the document now of record in this office. Witness my hand and Official Seal on September 30 2002
RICHARD M. WEISS, CLERK CIRCUIT COURT
By: Teresa Tierney D.C.

87540

2222 BLACKWOOD DR

BUILDING / STRUCTURE / TRADE APPLICATION

POLK COUNTY BUILDING DIVISION PO BOX 9005-DRAWER GM02 BARTOW, FL 33831

BARTOW PH. (863) 534-6080
FAX (863) 534-6016
LOCATED AT 330 W. CHURCH ST.

WINTER HAVEN PH. (863) 401-2045
FAX (863) 401-2444
LOCATED AT 3425 LAKE ALFRED RD.

LAKELAND PH. (863) 413-2093
FAX (863) 413-2095
LOCATED AT 940 E. PARKER

AUTOMATED INSPECTION REQUEST
PH. (863) 534-6057

WEB SITE /INSPECTION STATUS
http://www.polk-county.net/county_offices/bldg_inspections

DATE 6-26-7

AP / PERMIT # 87540

PROPERTY OWNER'S NAME LAST	FIRST	MI	PHONE #
Flannery	Ryan	E	647-1857

OWNER'S ADDRESS	CITY	ST.	ZIP	FAX #
2222 Blackwood Dr	Mulberry	FL	33860	

PROPERTY ADDRESS	CITY	ST.	ZIP	FLOOR, BAY OR SUITE #
2222 Blackwood Dr	Mulberry	FL	33860	

PRIMARY CONTRACTOR'S E-MAIL	PRIMARY CONTRACTOR'S FAX

DIRECTIONS TO PROPERTY
60 W to N on 37 to left on Shepherd to left at Sundance to R at Sundance to Right at Blackwood

DESCRIPTION OF WORK: pool cage / roof part alum / part screen

TOTAL VALUE OF WORK: $ 8586

MINIMUM SETBACKS: F ____ S ____ R 5

☑ SEWER / ☐ SEPTIC — PROVIDER ____ PERMIT # ____

WATER SUPPLY: ☐ WELL / ☐ PUBLIC PROVIDER ____

ELECTRIC UTILITY — PROVIDER ____

ELECTRIC SERVICE — ☐ EXISTING / ☐ NEW ____ AMPS

OCCUPANCY: ☐ A1 ☐ A2 ☐ A3 ☐ A4 ☐ A5 ☐ B ☐ D ☐ E ☐ F1 ☐ F2 ☐ H1 ☐ H2 ☐ H3 ☐ H4 ☐ H5 ☐ I1 ☐ I2 ☐ I3 ☐ M ☐ R1 ☐ R2 ☐ R3 ☐ R4 ☐ S ☐ S1 ☐ S2 ☐ U

CLASS OF WORK: ☐ ERECT ☐ REPAIR ☐ REMODEL ☑ ADDITION ☐ MOVE ☐ DEMOLISH ☐ OTHER ____

SIZE OF STRUCTURE: TOTAL SQ. FT. 920 — # OF STORIES 1 — # OF UNITS 1

MASTER FILE # (IF APPLICABLE) ____ MASTER FILE OPTIONS ____ SHORT TERM RENTAL ☐ MODEL UNIT ☐ TIME SHARE ☐

TYPE OF CONSTRUCTION: ☐ IA ☐ IB ☐ IIA ☐ IIB ☐ IIIA ☐ IIIB ☐ IV ☐ VA ☐ VB

ROOFING TYPE: ☐ SHINGLES ☐ BUILT-UP ☐ METAL ☐ TILE ☐ OTHER ____

PRINCIPLE FRAME: ☐ WOOD ☐ MASONRY ☐ CONCRETE ☐ STEEL ☐ AL ☐ OTHER ____

	CONTRACTOR / SUBS	COUNTY ID #	TYPE	PHONE #
BUILDING	Steve Ferguson	2648	res	647-5912
ELECTRICAL				
ALARM				
PLUMBING				
H V A C				
EXHAUST SYSTEM				
REFRIGERATION				
ROOFING				
IRRIGATION				
FIRE SPRINKLER				
FIRE SUPPRESSION				
GAS				
OTHER ____				

OFFICE USE — Preserve @ Sundance Ph 1

RANGE	TOWNSHIP	SECTION	SUB #	PARCEL #	LOT	BLOCK	PLAT BOOK	PAGE
23	29	27	142045	000120	12		116	44 45

LAND USE	ZONING	IMPACT DISTRICT	FLOOD ZONE	BFE	FF	DRIVEWAY REQUIRED	ROAD CLASS
RL-1	PUD 89-03		X per WS			☐ YES ☐ NO	

alum. roof ~~part~~ ~~only~~ extends 8 ft, rest is screen.

#87540

MOBILE HOME, ONE AND TWO AND THREE AND FOUR FAMILY RESIDENCES, AGRICULTURAL, AND TEMP. USES REQUIRE A DRIVEWAY PERMIT
(POLK COUNTY LAND DEVELOPMENT CODE DRIVEWAY REGULATIONS,
ANY PERSON CREATING A NEW ACCESS OR ALTERING AN EXISTING ACCESS TO A ROAD SUBJECT TO THE POLK COUNTY L. D. C. DRIVEWAY REGULATIONS MUST OBTAIN A PERMIT FROM THE BUILDING DIVISION PRIOR TO THE INSTALLATION OF ANY DRIVEWAY ON A COUNTY ROADWAY. NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED UNTIL THE REQUIRED DRIVEWAY PERMIT HAS BEEN OBTAINED AND THE ENTRANCE HAS BEEN CONSTRUCTED IN ACCORDANCE WITH THE LAND DEVELOPMENT CODE REGULATIONS.
SCHEDULING OF INSPECTIONS AND ON-SITE REVIEWS IS THE RESPONSIBILITY OF THE PERMITTEE. THESE MUST BE REQUESTED IN ADVANCE BY THE PERMITTEE TO ALLOW TIME FOR SCHEDULING OF INSPECTIONS. WHEN CALLING TO REQUEST DRIVEWAY INSPECTIONS, PLEASE HAVE THE DRIVEWAY PERMIT NUMBER OR THE RECEIPT NUMBER AVAILABLE. A WAIVER TO A SPECIFIC ITEM OF THE L.D.C .SECTION MAY BE REQUESTED FROM THE LAND DEVELOPMENT DIVISION. THERE IS A WAIVER APPLICATION FEE OF $100.00, WHICH IS NON-REFUNDABLE FEE. OWNER IS REQUIRED TO MAINTAIN A NEW DRIVEWAY FOR A PERIOD OF ONE YEAR FROM DATE OF APPLICATION.

RESIDENTIAL DRIVEWAY INSPECTION REQUEST PHONE # (863) 534-6062 OR (863) 534-6539

____ Asbestos Disclosure	____ Impact Exemption	____ Setback	I hereby acknowledge that I have received a copy of these forms and agree to abide by the regulations set forth in these forms.
____ Construction Waste	____ Owner/Builder	____ Short-term Rental	
____ Farm Bldg. Exemption	____ Owner Affidavit	____ Threshold	(Initials) ____
____ Flood, Owner	____ Re-roof Statement	____ Underground Pipelines	(Date) ____
____ Foundation permit	____ Private Rd. Notification	____ Utilities	

WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT.

I CERTIFY, TOGETHER WITH PLANS AND SPECIFICATIONS, THIS APPLICATION SHOWS A TRUE REPRESENTATION OF CONSTRUCTION TO BE ACCOMPLISHED UNDER THIS PERMIT. IT IS UNDERSTOOD THAT ANY FALSE INFORMATION OR DEVIATIONS FROM THE ORIGINAL DOCUMENTS WILL RENDER THE PERMIT ISSUED UNDER THIS APPLICATION NULL AND VOID, UNLESS APPROVED BY THE BUILDING OFFICIAL. THE PERMIT ISSUED UNDER THIS APPLICATION IS INVALID AFTER 180 DAYS, IF THE PROJECT IS NOT STARTED FOR WHICH THE PERMIT IS ISSUED. I AGREE TO CONFORM TO ALL BUILDING DIVISION REGULATIONS AND POLK COUNTY ORDINANCES REGULATING BUILDING AND ZONING. ALSO, I HEREBY CERTIFY THAT IN THE EVENT OF THE WORK CONTEMPLATED BY THIS PERMIT APPLICATION INVOLVES EXCAVATION AS DEFINED IN SECTION 553.851, FLORIDA STATUTES; THAT THE APPLICANT HAS COMPLIED WITH THE PROVISIONS OF SECTION 553.851 E. S., PARAGRAPHS (2) (A) AND (C). IF A DRIVEWAY PERMIT IS REQUIRED, I UNDERSTAND THAT I WILL NEED TO INSTALL THE NEW DRIVEWAY ACCORDING TO THE POLK COUNTY L. D. C. AND REQUEST INSPECTIONS FROM THE BUILDING DIVISION BEFORE ANY EXCAVATION OR CONSTRUCTION BEGINS. I ALSO UNDERSTAND THAT IF I HAVE AN EXISTING DRIVEWAY, I WILL NEED TO HAVE THE DRIVEWAY INSPECTED AND WILL BE REQUIRED TO UPGRADE THE DRIVEWAY TO EXISTING L. D. C. DRIVEWAY REQUIREMENTS . I UNDERSTAND THAT I MUST HAVE THE DRIVEWAY INSPECTED AND APPROVED BEFORE I CAN RECEIVE AN ELECTRIC POWER RELEASE OF MY RESIDENCE. (SEE PERMIT APPLICATION ADDENDUM FOR MORE

Brett Ferguson authorized signer DB

SIGNATURE OF CONTRACTOR / AUTHORIZED AGENT OR OWNER

MY COMMISSION EXPIRES _____

SWORN AND SUBSCRIBED BEFORE ME THIS 26 **DAY**

☐ **IS** ☐ **IS NOT PERSONALLY KNOWN TO ME / IDENTIFIED BY**

OF June, 20 07 **, BY** _____ _____ **/#** _____.

NOTARY PUBLIC, STATE OF FLORIDA

IMPORTANT PHONE NUMBERS

CONTACT AGENCY NAME	PHONE #	CONTACT INFORMATION
POLK COUNTY LAND DEVELOPMENT DIVISION	(863) 534-6084	LAND USE, WAIVERS, COMMERCIAL IMPACT FEES, LEVEL II AND HIGHER REVIEWS
POLK COUNTY LAND DEVELOPMENT DIVISION	(863) 534-6084	COMMERCIAL DRIVEWAYS AND DRAINAGE
POLK COUNTY UTILITIES DIVISION	(863) 298-4100	SEWER AND WATER PUBLIC
POLK COUNTY CODE ENFORCEMENT	(863) 534-6054	
POLK COUNTY HEALTH DEPARTMENT		
BARTOW OFFICE	(863) 519-8330	SEPTIC TANK PERMITS, PUBLIC POOLS, NON EXEMPT FUEL TANKS, DAY CARE, LOUNGES
LAKELAND OFFICE	(863) 419-3030	SEPTIC TANKS
WINTER HAVEN OFFICE	(863) 499-2550	SEPTIC TANKS
SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT		
BARTOW	(863) 534-1448	
SOUTH FLORIDA WATER MANAGEMENT DISTRICT	(407) 686-8800	
FLORIDA DEPT. OF ENVIRONMENTAL PROTECTION	(863) 744-6100	
FLORIDA DEPT. OF TRANSPORTATION BARTOW OFFICE	(863) 519-4300	STATE ROAD DRIVEWAYS
DEPT. OF BUSINESS AND PROFESSIONAL REGULATION	(850) 487-1395	HOTELS AND RESTAURANTS
DEPT. OF AGRICULTURE	(800) 435-7352	RETAIL FOOD SALES

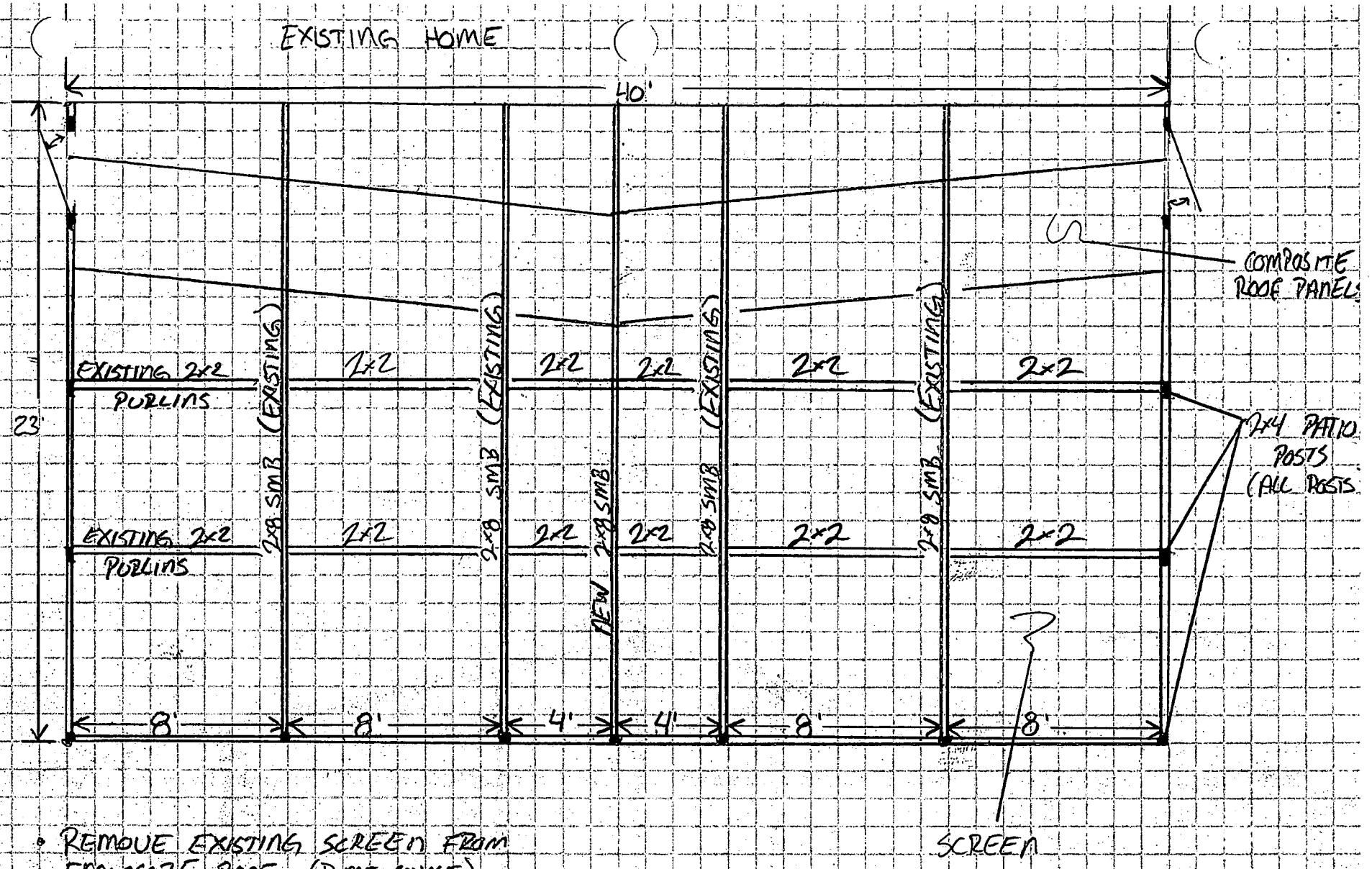
	POINT INITIALS/DATE	FIRE INITIALS/DATE/INSP #	PLANS INITIAL/DATE	TECH INITIALS/DATE
☐ PLANS ☐ INSPECTIONS ☐ PRIVATE PROVIDER	DB 6/26/07		QC 6/26/07	DB 6/26/07

LAND USE	BUILDING	ENERGY	ELECTRIC	E / ALARM	PLUMBING	M / HVAC	M / EXHAUST	M / REFRIG	M / SPRINKLERS	M / SUPPRESSION
13	45.31									

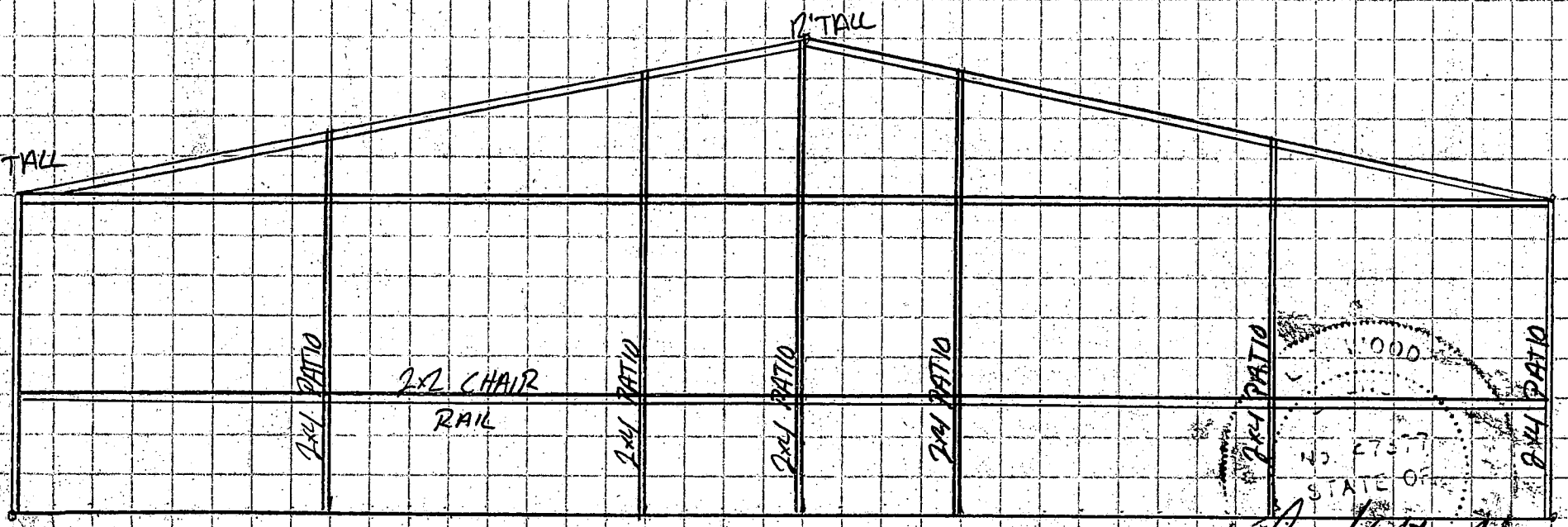
M / POLLUT	IRRIG	GAS	PLAN REV	F P A	FIRE ASSESSMENT	F M	F S	U G	F A	OTHER	RADON

DRIVEWAY	PARK	SW / COLL	SW / DISP	N O C	SCHOOL	ROAD	E M S	CORRECT	CONST. TR	ACC. RES
				5.00						

D / F / C	TENT	T E S	CHANGE OCC	OTHER	OTHER	TOTAL FEES
						63.31



- REMOVE EXISTING SCREEN FROM ENCLOSURE ROOF. (DOME STYLE)
- ADD 2x8 SMB CENTER BEAM
- ADD (4) COMPOSITE ROOF PANELS (4'x21').
- SCREEN REMAINDER OF ROOF
- INSTALL 33" VINYL KICKPLATE ON (2) 23' WALLS ONLY (MOUNTED TO EXISTING 33" RAIL
- 8' TALL WALLS, 12' AT PEAK


12' TALL
8' TALL
2x4 PATIO
2x4 PATIO
2x4 PATIO
2x4 PATIO
2x4 PATIO
2x4 PATIO
2x2 CHAIR RAIL

6/26/09

HOME ARIAL PHOTO

Front - Rear

HOME ARIAL PHOTO

Rear - Front

POOL CAGE INTERIOR

Structure – As Purchased

POOL CAGE

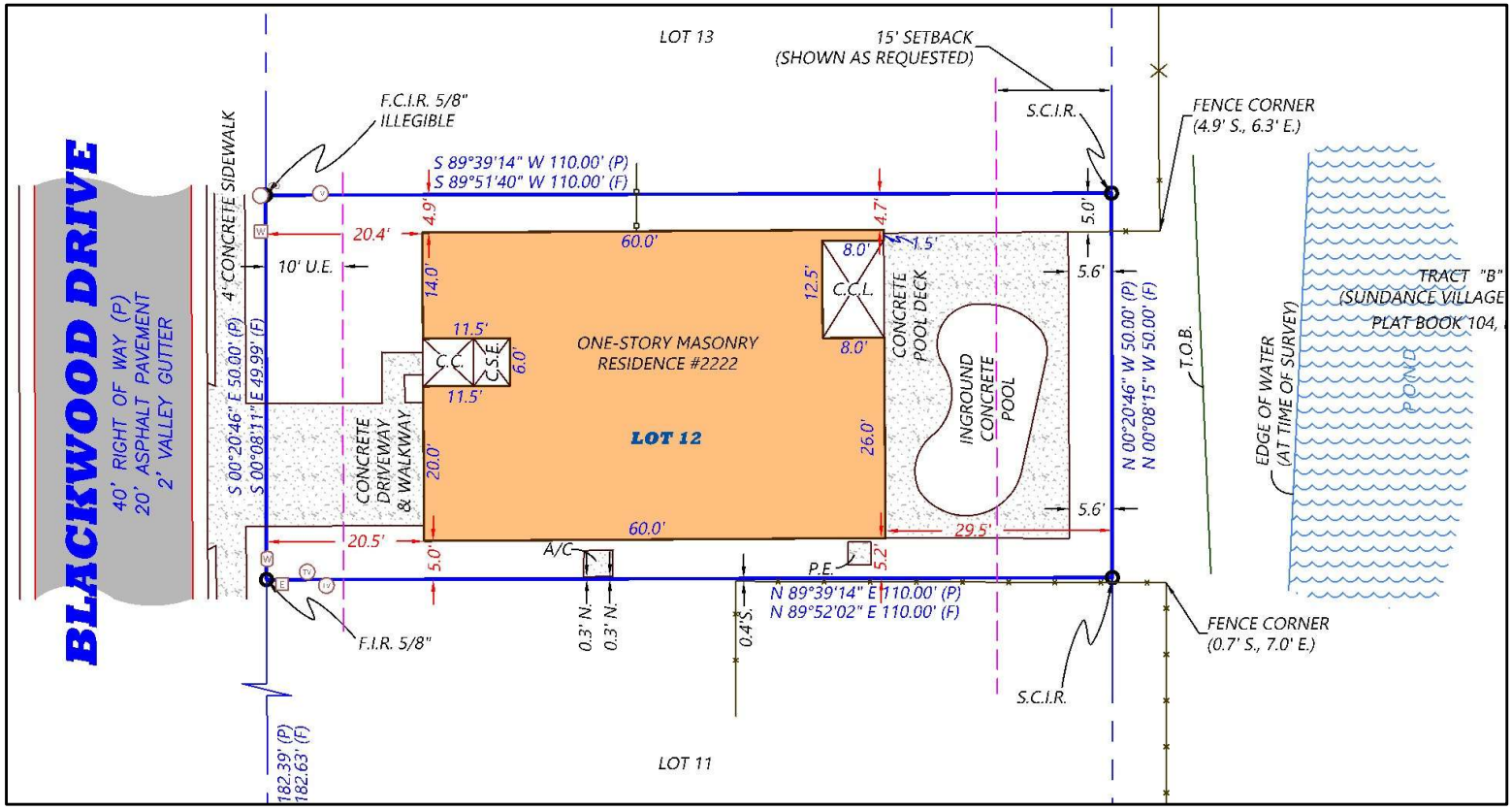
Post-Hurricane Milton

POOL CAGE

Post-Hurricane Milton

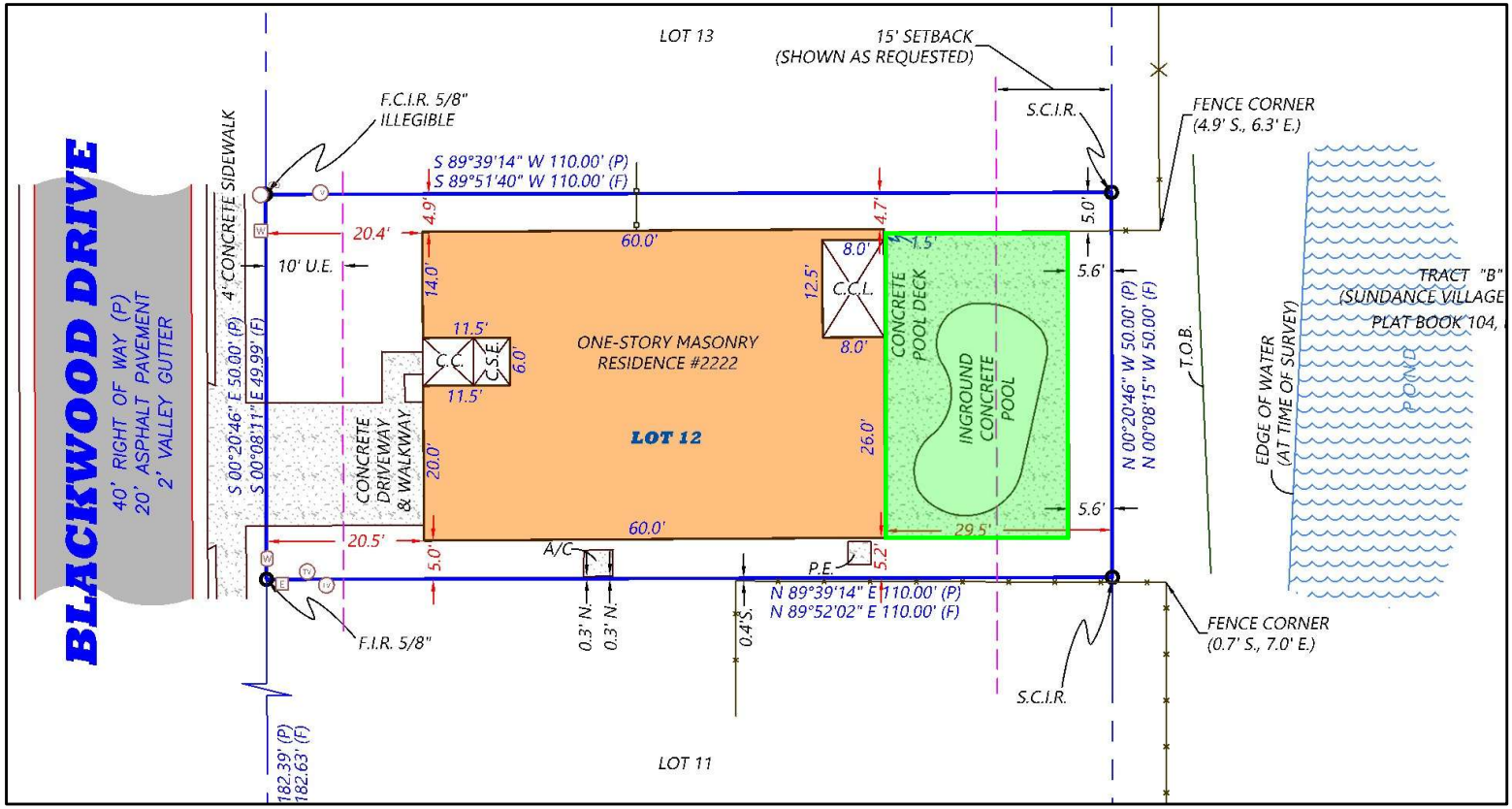
SURVEY SCREENSHOT

15’ Setback



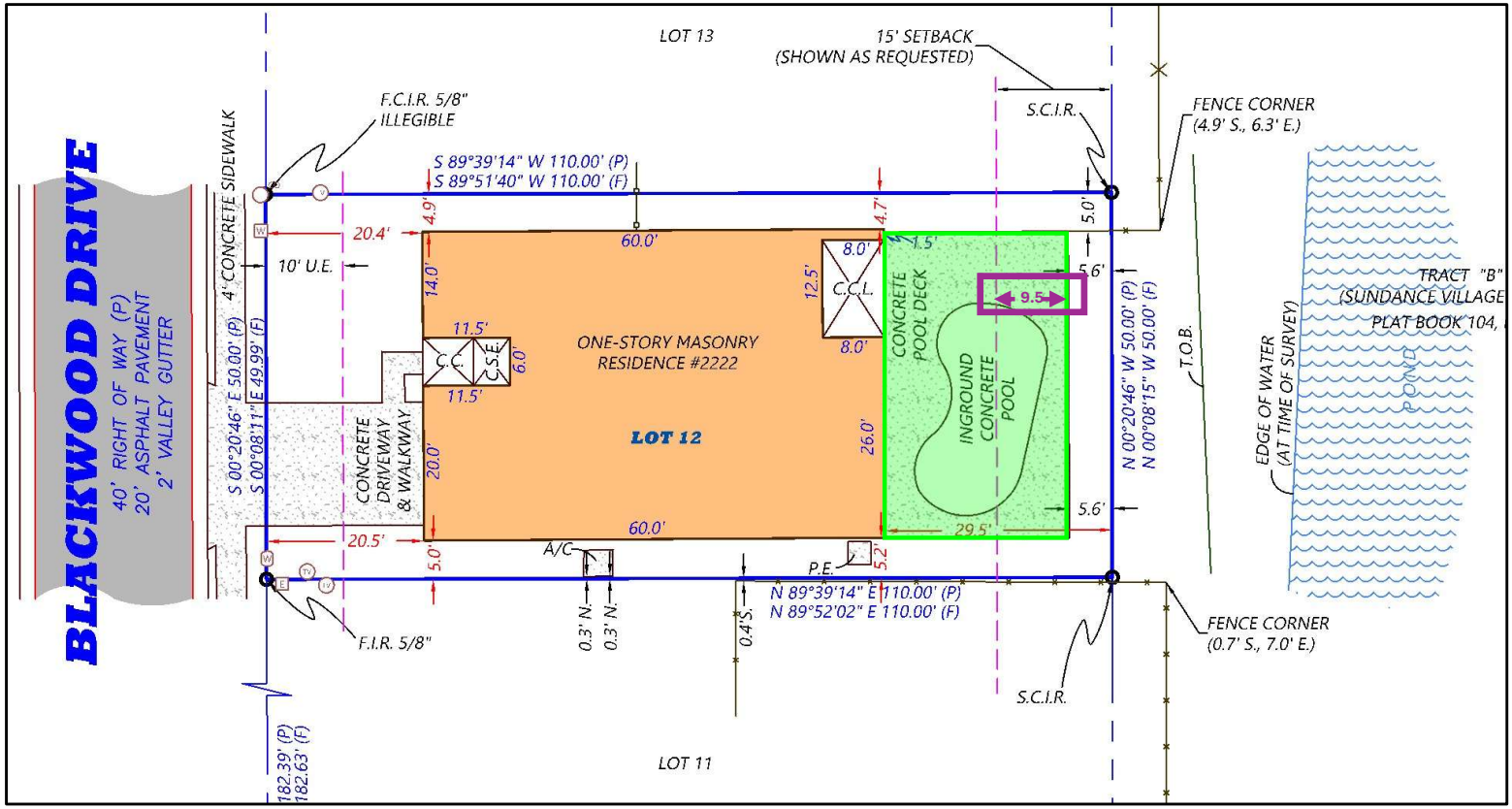
SURVEY SCREENSHOT

Patio Area - Highlight



SURVEY SCREENSHOT

Variance Requested



office use only - PERMIT TYPE: Pool | p. - CODE: PB

CONSTRUCTION PERMIT APPLICATION

POLK COUNTY BUILDING DIVISION
P.O. BOX 9005, DRAWER CS02
BARTOW, FLORIDA 33831-9005

office use only PERMIT NO: 3960020

Date: 9-29-02

Owner's Last Name: FLANNERY	First Name: JUDY	Middle Initial:	Telephone No: 863-644 0639
Owner's Address: 2222 BLACKWOOD DR.	City: LAKeland	State: FL	Zip Code: 33811
Property Address: SAME	Subdivision Name: Providence Sundance Ph. 1	City:	Zip Code:

LEGAL DESCRIPTION:	Section	Township	Range	Lot No.	Block	Plat Book	Page No.	Sub Number	Parcel Number	☐ Legal Attached
	27	29	23	12				142045	000120	

General Contractor: AMERICAN POOL BUILDERS	Type: ✓	County Reg. No.: 12030	Area: 863	Telephone Number: 669-1421
Electrical Contractor: JIM BRILEY ELECTRIC	✓	2277		956-9448
Plumbing Contractor:				
A/C Mech. Conractor:				
Roofing Contractor:				
Irrigation Contractor:				
Gas Contractor:				
Supression Systems Contractor:				
Alarm Systems Contractor:				
Underground Utility Contractor: Southeastern Underg				

Directions to property from Bartow: Hwy 60 W to 37 N to Shepherd Rd (L) to Sundance Blvd (L) to Blackwood Dr to address

IF A DRIVEWAY PERMIT IS REQUIRED, I UNDERSTAND THAT I WILL NEED TO INSTALL THE NEW DRIVEWAY ACCORDING TO THE DRIVEWAY PERMIT INSTRUCTIONS AND REQUEST INSPECTIONS FROM THE ENGINEERING DIVISION BEFORE ANY EXCAVATION OR CONSTRUCTION BEGINS. I ALSO UNDERSTAND THAT IF I HAVE AN EXISTING DRIVEWAY, I WILL NEED TO HAVE THE DRIVEWAY INSPECTED BY ENGINEERING AND WILL BE REQUIRED TO UPGRADE THE DRIVEWAY TO EXISTING COUNTY DRIVEWAY ORDINANCE REQUIREMENTS.

I UNDERSTAND THAT I MUST HAVE THE DRIVEWAY INSPECTED AND APPROVED BY THE ENGINEERING DIVISION BEFORE I CALL THE BUILDING DIVISION FOR A FINAL INSPECTION OF MY RESIDENCE.

I CERTIFY, TOGETHER WITH PLANS AND SPECIFICATIONS, THIS APPLICATION SHOWS A TRUE REPRESENTATION OF CONSTRUCTION TO BE ACCOMPLISHED UNDER THIS PERMIT. IT IS UNDERSTOOD THAT ANY FALSE INFORMATION OR DEVIATIONS FROM THE ORIGINAL DOCUMENTS WILL RENDER THE PERMIT ISSUED UNDER THIS APPLICATION NULL AND VOID, UNLESS APPROVED BY THE BUILDING DIRECTOR. THE PERMIT ISSUED UNDER THIS APPLICATION IS INVALID AFTER 180 DAYS. IF THE PROJECT IS NOT STARTED FOR WHICH THE PERMIT IS ISSUED, I AGREE TO CONFORM TO ALL BUILDING DIVISION REGULATIONS AND POLK COUNTY ORDINANCES REGULATING BUILDING AND ZONING.

ALSO, I HEREBY CERTIFY THAT IN THE EVENT ANY OF THE WORK CONTEMPLATED BY THIS PERMIT APPLICATION INVOLVES EXCAVATION AS DEFINED IN SECTION 553.851, FLORIDA STATUTES; THAT THE APPLICANT HAS COMPLIED WITH THE PROVISIONS OF SECTION 553.851E.S., PARAGRAPHS (2) (A) AND (C). (SEE REVERSE SIDE FOR MORE INFORMATION.)

UTILITIES: Electric Company (name): LAKeland Electric

Water: ☐ Well ☑ Public (name) CITY OF

Sewer: ☐ Septic Tank ☑ Public (name) CITY OF

EXISTING OR PROPOSED USE: Concrete Pool - No Heater

(X) James Jackson 9-29-02
SIGNATURE OF CONTRACTOR AUTHORIZED AGENT OR OWNER — DATE

SWORN TO and subscribed before me this 29 date of Sept 20 02

VICKI LYNN CLAESSON
MY COMMISSION # DD 109870
EXPIRES: December 25, 2005
Notary Public, State of Florida
My Commission Expires:
FL Notary Service & Bonding, Inc.
1-800-3-NOTARY

SIZE OF PROPERTY (square feet):

Is any portion of this property located within a water body? ☐ Yes ☑ No

TOTAL VALUE OF WORK: $ 17,398.00

CLASS OF WORK: 1 Erect 2 Repair 3 Remodel 4 Addition 5 Move 6 Demolish 7 Other (Specify)

SPECIAL APPROVALS	REQUIRED	RECEIVED
Zoning		
Health Dept.		
Fire Dept.		
Engineering		
Driveway		
DOT		
Base Flood Elev.		
Finished Floor		

TYPE OF CONST.: ☐ I ☐ II ☐ III ☐ IV ☐ IV-1 HR. ☐ V ☐ V-1 HR. ☐ VI ☐ VI-1 HR.

OCCUPANCY: ☐ Assembly ☐ Business ☐ Education ☐ Hazardous ☐ Factory/Industry ☐ Institution ☐ Mercantile ☐ Residential ☐ Storage

PRINCIPAL FRAME OF: ☐ Wood ☐ Reinforced Concrete ☐ Other ☐ Masonry ☐ Steel ☐ Alum

NO. OF STORIES: NO. OF UNITS:

SIZE OF BUILDING (Total Sq. Ft.):

ROOFING TYPE(S): ☐ Composition or Wood Shingles ☐ Built-up ☐ Metal ☐ Other

OCCUPANCY IS FOR: ☐ Hazardous ☐ Non-Hazardous Material

Zoning	Reg. Area	Map #	C.T.
PUD 89-5	3	20	149.98

COMMERCIAL JOBS ONLY: Handicap 5' Employees 15' Seating Capacity Parking Spaces

Land Use	C.B.	Impact Dist.	Minimum Required Setbacks from Property Line:
96	9		Side: 5' Rear: 5' Front: 50

Plans Checked By: 9-30-02 Approved for Insurance By: 9-30-02

PERMIT FEES

ZONING	BUILDING	ENERGY	ELECTRICAL	PLUMBING	MECHANICAL	IRRIGATION	PLAN REVIEW	FPA
130.0	795.0		300.00					
FIRE ASSESS.	FIRE INSPECT	RADON	DRIVEWAY	COMM. SITE	COMM. DWAY	SURFACE WATER	SOLID WASTE	GAS CODE
				NOC				
COUNTY WIDE	COLLECTOR	EMS	CORRECTIONS	500			TOTAL FEE PD	
							1247.00	

BOUNDARY SURVEY

DESCRIPTION: LOT 12, PRESERVE AT SUNDANCE PHASE ONE AS RECORDED IN PLAT BOOK 118, PAGES 44 - 48, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

THE PROPERTY DESCRIBED HEREON IS LOCATED IN ZONE "C" PER FLOOD INSURANCE RATE MAP COMMUNITY PANEL No. 120261 0475 B, (DATED 1-19-83).

BASIS OF BEARINGS:
C/L OF BLACKWOOD DRIVE
BEARS N 00°20'46" W PER PLAT.

Scale: 1" = 20'

LEGEND:

- A = ARC
- BWF = BARBED WIRE FENCE
- C = CURVE
- (C) = CALCULATED
- CB = CHORD BEARING
- CH = CHORD
- CI = CONC. CURB INLET
- CLF = CHAIN LINK FENCE
- CLP = CONC. LIGHT POLE
- CONC = CONCRETE
- C/L = CENTERLINE
- ELEV = ELEVATION
- EPCHC = ENVIRONMENTAL PROTECTION COMMISSION OF HILLSBOROUGH COUNTY
- FCM = FOUND CONCRETE MONUMENT
- FIP = FOUND IRON PIPE
- FIR = FOUND 5/8" IRON ROD LB 3913 (UNLESS OTHERWISE NOTED)
- FND = FOUND
- FN&D = FOUND NAIL & DISK
- FRES = FOUND RAILROAD SPIKE
- GA = GUY ANCHOR
- HOA = HOMEOWNERS ASSOCIATION
- LB = LICENSED BUSINESS
- LS = LICENSED SURVEYOR
- MEG = MATCH EXISTING GRADE
- MH = MANHOLE
- NGVD = NATIONAL GEODETIC VERTICAL DATUM 1929
- OR = OFFICIAL RECORDS
- OHL = OVERHEAD UTILITY LINES
- (P) = PLAT
- PAGD = PER APPROVED GRADING PLAN
- PB = PLAT BOOK
- PI = POINT OF INTERSECTION
- PC = POINT OF CURVATURE
- PCC = POINT OF COMPOUND CURVE
- PCP = PERMANENT CONTROL POINT
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- PRC = POINT OF REVERSE CURVE
- PRM = PERMANENT REFERENCE MONUMENT
- PLS = PROFESSIONAL LAND SURVEYOR
- PSM = PROFESSIONAL SURVEYOR & MAPPER
- (R) = RECORD
- RAD = RADIUS
- RCP = REINFORCED CONCRETE PIPE
- REM = REMAINING
- RGE = RANGE
- R/W = RIGHT-OF-WAY
- (S) = SURVEY
- SEC = SECTION
- SIR = SET 5/8" IRON ROD LB 3913
- SN&D = SET NAIL & DISK LB 3913
- TWP = TOWNSHIP
- TYP = TYPICAL
- WC = WITNESS CORNER
- WCL = WETLAND CONSERVATION EASEMENT LINE
- WCSL = WETLAND CONSERVATION SETBACK LINE
- WF = WOOD FENCE
- ACOE = ARMY CORPS OF ENGINEERS
- SWFWMD = SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT
- DE = DRAINAGE EASEMENT
- UE = UTILITY EASEMENT
- WCAL = WETLAND CONSERVATION AREA SETBACK LINE
- WM = WATER METER
- WV = WATER VALVE
- FH = FIRE HYDRANT
- HUB & TACK SET
- LATH SET
- ELECTRIC HANDHOLE
- UTILITY POLE

NOTES:

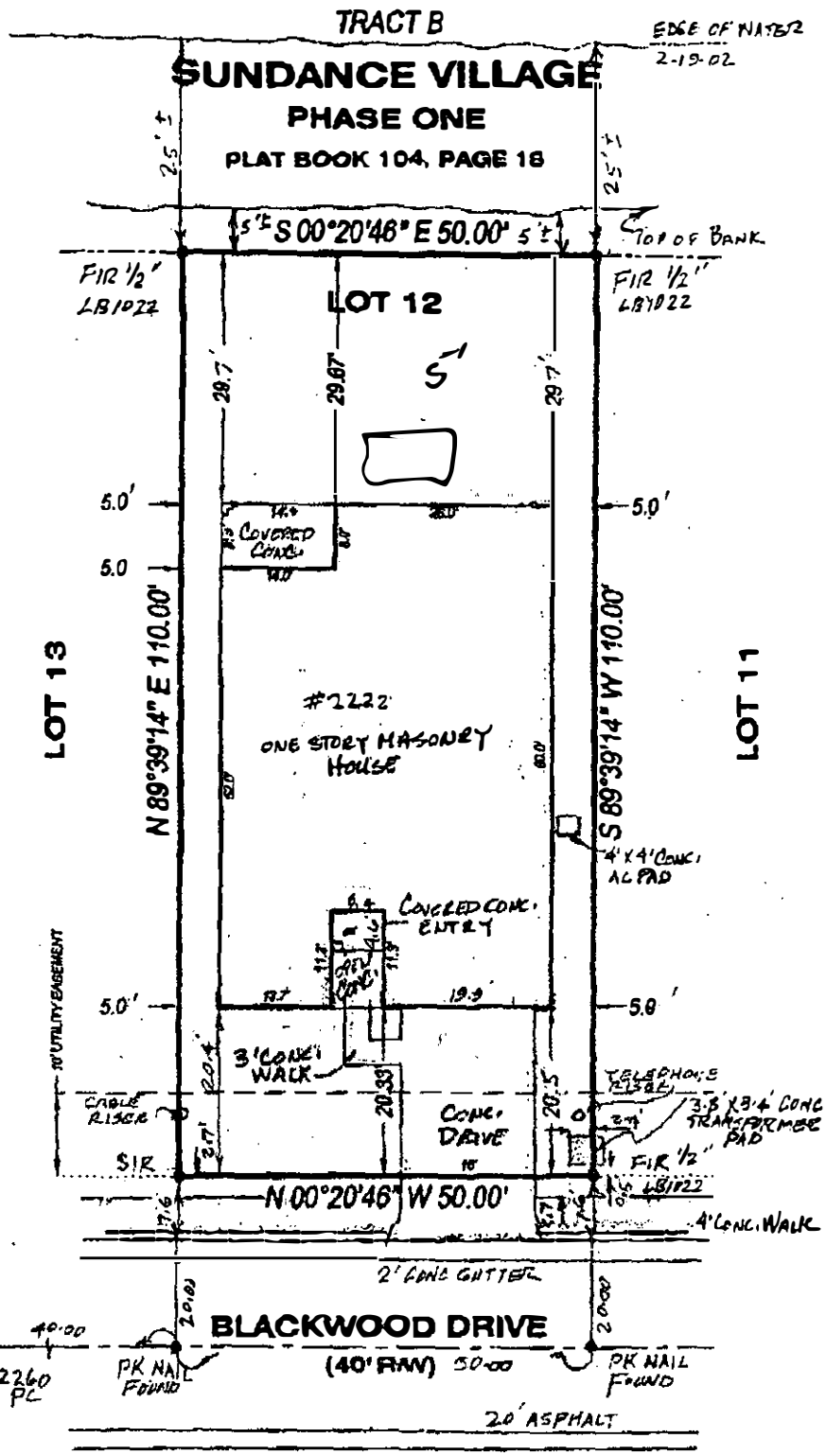
1. NO UNDERGROUND INSTALLATION OF IMPROVEMENTS HAVE BEEN LOCATED EXCEPT THOSE SHOWN HEREON.

2. LANDMARK ENGINEERING & SURVEYING CORPORATION CERTIFICATE OF AUTHORIZATION NUMBER 7510 PROVIDES SURVEYING SERVICES IN LB3913.

3. THIS DRAWING NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL OF A FLORIDA REGISTERED SURVEYOR & MAPPER.

4. AS USED ON THIS DRAWING, CERTIFY MEANS TO STATE OR DECLARE A PROFESSIONAL OPINION OF CONDITIONS REGARDING THOSE FACTS OR FINDINGS WHICH ARE THE SUBJECT OF THE CERTIFICATION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED. THIS CERTIFICATION IS ONLY FOR THE LANDS AS DESCRIBED. IT IS NOT A CERTIFICATE OF TITLE, ZONING, EASEMENTS OR FREEDOM OF ENCUMBRANCES.

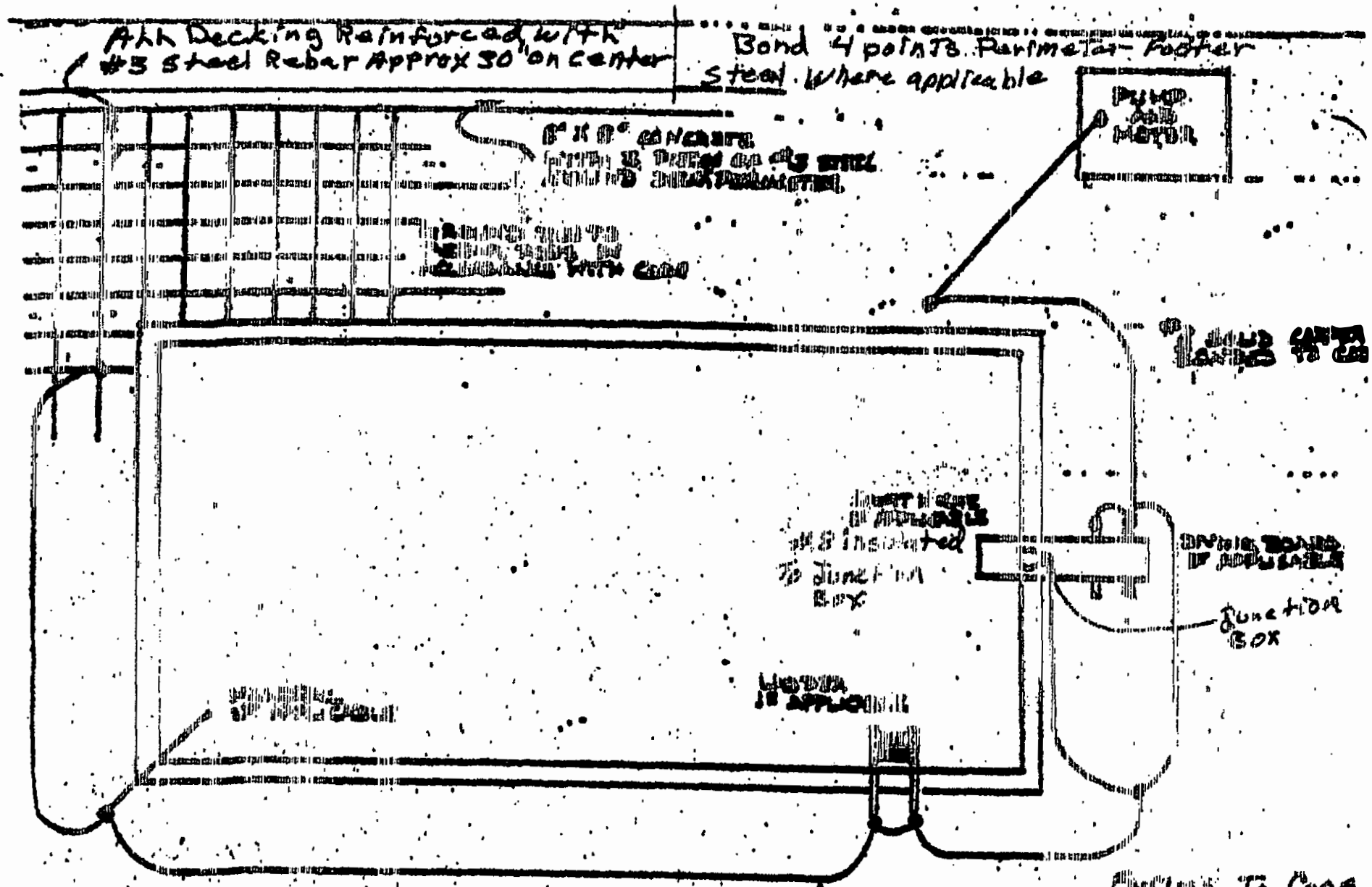
5. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY AND/OR OWNERSHIP WERE FURNISHED TO THE SURVEYOR EXCEPT AS SHOWN HEREON.



* RYAN E. FLANNERY, HERITAGE HOME FINANCE CORP.; TRUNAL MORTGAGE CORP.

This Survey Certified To : American Heritage Homes USA, Inc.; Washington Mutual Bank, F.A., successor by merger to BankUnited f/k/a Bank United of Texas; Gray, Harris & Robinson, P.A.; American Pioneer Title Insurance Company; Southeast Title Company, Inc. *

Tampa (813) 621-7841



AMERICAN Pool Builders
1422 Longoak Dr. N
Lakeland Fl, 33811

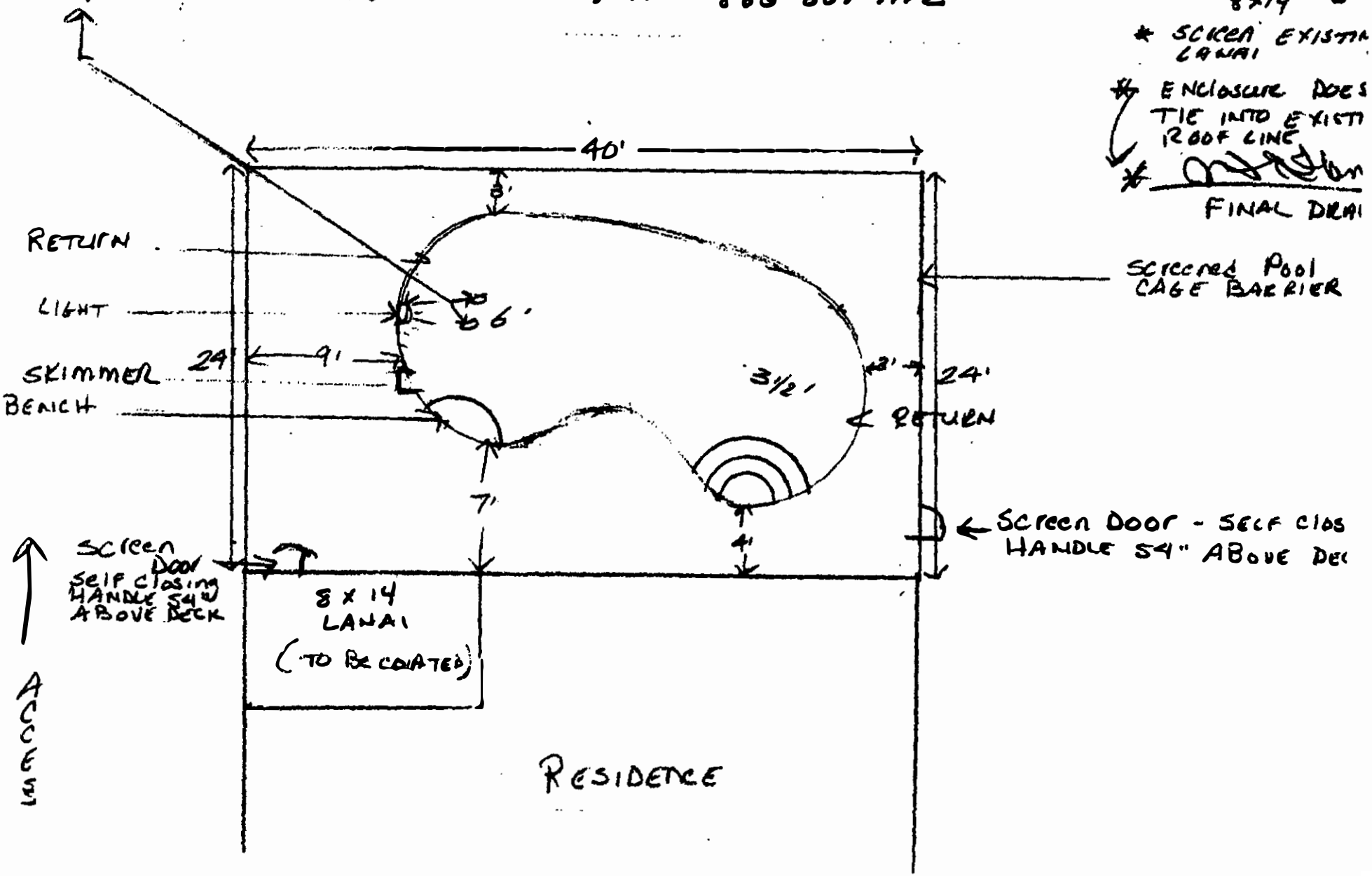
Pool Deck
Diving Board
Ladder
Handrail
Light

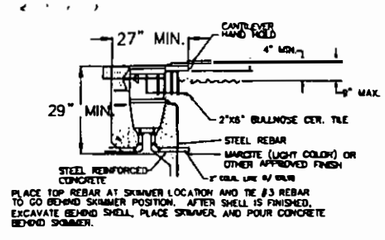
TYPICAL DECK & ACCESSORY GROUNDING

JUDY FLANNERY
2222 BLACKWOOD DR.
LAKELAND, FL 33811

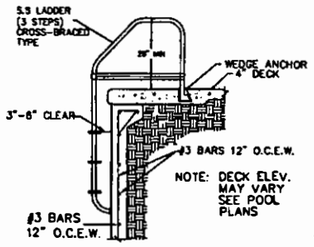
AMERICAN POOL BUILDERS
3407 US HWY 98 S.
LAKELAND, FL 33803
PHONE 863-669-1421
FAX 863-669-1442

* 14x28 KIONE
* 24x40 CAG
* COAT EXISTING L 8x14
* SCREN EXISTIN LANAI
* ENCLOSURE DOES TIE INTO EXISTI ROOF LINE
* FINAL DRAI

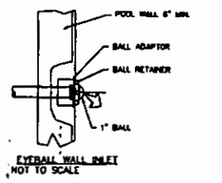


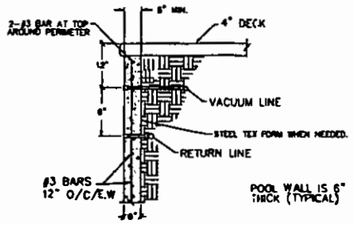


SKIMMER DETAIL
NOT TO SCALE

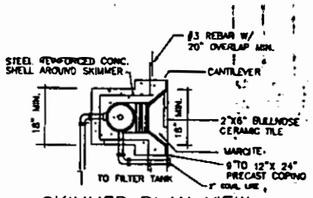


LADDER DETAIL
NOT TO SCALE

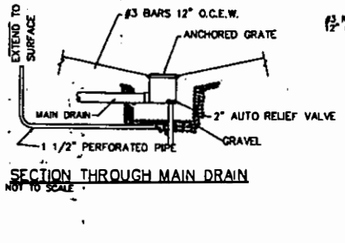




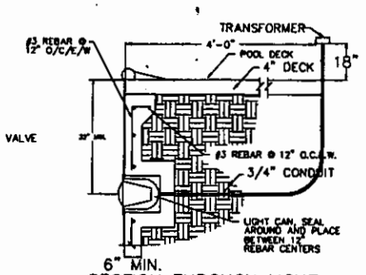
ALTERNATE BEAM VI
NOT TO SCALE



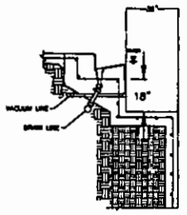
SKIMMER PLAN VIEW
NOT TO SCALE



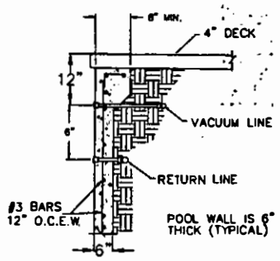
SECTION THROUGH MAIN DRAIN
NOT TO SCALE



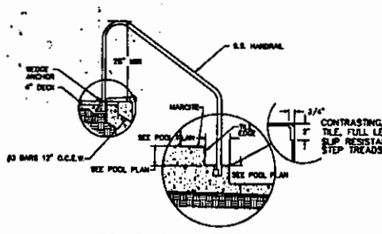
SECTION THROUGH LIGHT
NOT TO SCALE



SWIMOUT (DTL)
NOT TO SCALE

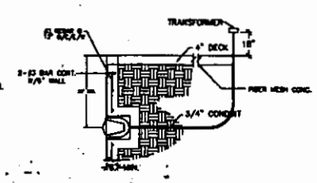


BEAM WITH FIXTURES
NOT TO SCALE



SECTION THROUGH STEPS
NOT TO SCALE

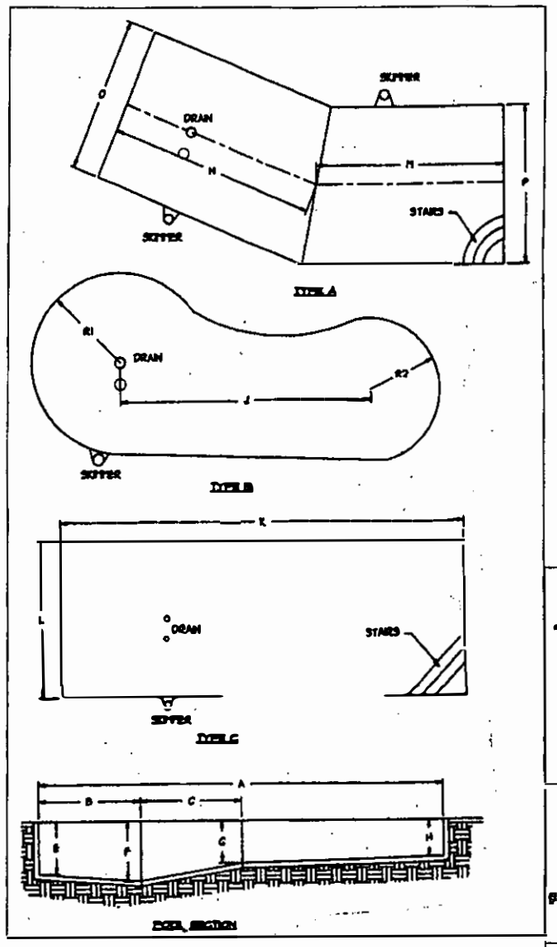
STEPS LEADING INTO A POOL SHALL HAVE A MINIMUM TREAD LENGTH OF 24 INCHES, A MINIMUM TREAD WIDTH OF 12 INCHES AND A MAXIMUM RISE OF 10 INCHES. INTERMEDIATE TREADS AND RISERS BETWEEN THE TOP AND BOTTOM TREADS AND RISERS SHALL BE UNIFORM IN WIDTH AND IN HEIGHT RESPECTIVELY.



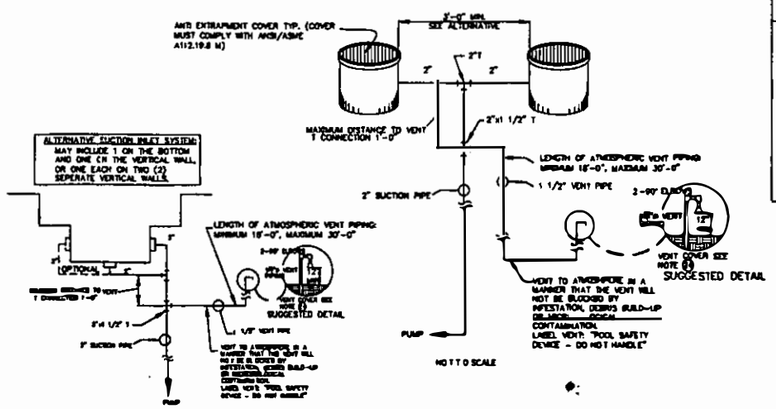
BEAM WITH FIXTURES
NOT TO SCALE

PLEASE NOTE:

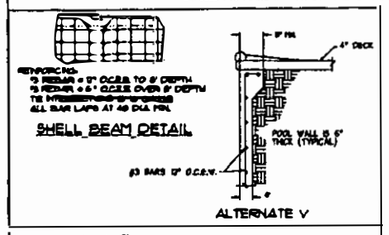
THESE PLANS HAVE BEEN DEVELOPED OVER AN EXTENDED PERIOD OF TIME. THEY HAVE BEEN ENGINEERED TO CONSIDER MATERIALS, CRAFTSMANSHIP AND DEVIATIONS THEREOF. PROJECT ENGINEERING HAS OBSERVED FAILURES DUE TO IMPROPER WORKMANSHIP AND DEVIATIONS IN MATERIALS. PROJECT ENGINEERING ATTEMPTS TO ACCOUNT FOR THESE VARIATIONS IN THE DESIGNS AND HOPES THE BUILDERS WILL NOTIFY US WHEN MODIFICATIONS ARE REQUIRED. STRUCTURE MAY VARY IN DETAIL DEPENDING ON THE CONDITIONS SURROUNDING THE AREA IN QUESTION. IN MOST CASES, A BEAM IS REQUIRED AROUND THE PERIMETER OF THE POOL SHELL THAT IS CAPABLE OF CARRYING OUTWARD BENDING FROM THE WATER PRESSURE INSIDE THE POOL WITH NO SOIL SUPPORT AND TO SUPPORT THE EXTERNAL SOIL PRESSURE WHEN THE WATER IN THE POOL IS ABSENT. REFER TO THE BOND BEAM DETAILS AND NOTE 11 ON THIS PAGE. WHEN PROJECT ENGINEERING SIGNS AND SEALS THESE PLANS, WE EXPECT THE BUILDING DEPARTMENTS WILL INSPECT THE FINISHED PRODUCT TO ASSURE THAT THE STRUCTURE CONFORMS TO THE APPROVED PLANS.



APPROVED SWIMMING POOL, SPA AND WADING POOL DUAL MAIN DRAIN ATMOSPHERIC VENT ARRANGEMENT COMPLIANT WITH 424.2.6.6 OF THE FLORIDA BUILDING CODE

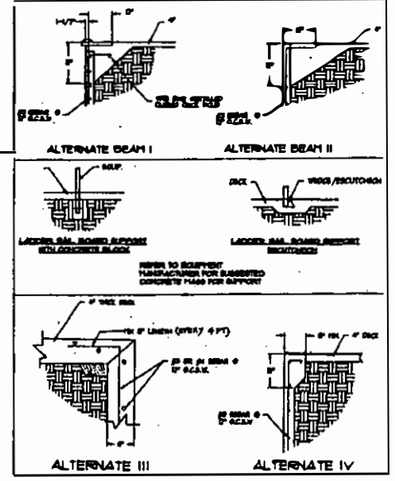


THE ACTUAL SUCTION ENTRAPMENT ATMOSPHERIC VENT WAS ACCOMPLISHED. THE MAXIMUM VACUUM WITH ONE SUMP PLUGGED AND A BODY ENTRAPMENT ON THE OTHER SUMP NEVER EXCEED 4.5" OF MERCURY. THE ENTRAPMENT RELEASED IN LESS THAN THREE (3) SECONDS.



SHELL BEAM DETAIL

ALTERNATE V



NOT TO EXCEED VELOCITY OF 6 FT/S						
TEST	PUMP	PIPE	GPM	DRAIN DEPTH	VENT LENGTH	SUCTION LENGTH
1	2HP	1.5	38	7'	30'	50'
2	2HP	2	63	7'	30'	50'
3	2HP	2	38	3' SPA	30'	50'
4	3HP	1.5	38	7'	30'	50'
5	3HP	2	63	7'	30'	50'
6	3HP	1.5	38	3' SPA	30'	50'
7	3HP	2	63	7'	30'	50'
8	3HP	2	63	3' SPA	30'	50'
9	3HP	3	138	7'	30'	50'
10	3HP	3	138	3' SPA	30'	50'

Plans, notes, specifications, details, and all other information depicted on this sheet and all attached sheets have been prepared to meet 2001 Florida Building Code standards for Orange, Seminole, Osceola, & Lake Counties of Central Florida. It is the responsibility of the contractor/owner/developer to verify with local, county, city, and state code enforcement agencies, compliance with building codes and ordinances for the area of construction. This must be done prior to the use of this document or any attached documents for any purpose.

PROJECT ENGINEERING. hereby reserves its common law copyrights and other copyrights in these plans, ideas, and designs. These ideas, designs and plans are not to be copied or changed in any manner or form whatsoever, nor are they to be assigned to any third party without first obtaining the express written permission from PROJECT ENGINEERING.

PROJECT ENGINEERING
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NOTES:

1. CONCRETE SHALL BE PNEUMATICALLY PLACED, GRADE A, 2500 PSI AT 28 DAYS OR SHALL BE MACHINE MIXED, GRADE A, 2500 PSI AT 28 DAYS
2. REINFORCING BARS SHALL CONFORM TO ASTM A15-561 AND A305-561.
3. POOL AREA SHALL BE FENCED PER COUNTY OR CITY ORDINANCE.
4. WHEN POURED, WET DOWN CONCRETE SHELL TWICE DAILY FOR 7 DAYS.
5. DO NOT TURN ON POOL LIGHT WHEN POOL IS EMPTY.
6. DO NOT INSTALL LIGHT UNTIL COPING IS INSTALLED. MOUNT JUNCTION BOX ABOVE GRADE OUTSIDE DECK. LIGHTS SHOULD BE 12V AND INSTALLED TO MEET BUILDING CODES. IF 110V LIGHT IS USED, A G.F.I. OUTLET OR TRANSFORMER TO STEP THE VOLTAGE DOWN TO 12V MUST BE USED.
7. LOCATION OF POOL ON SITE PLAN MUST MEET LOCAL CODE REQUIREMENTS FOR SETBACK CLEARANCES.
8. SOIL CONDITIONS SHOULD BE CHECKED FOR ADEQUACY IN SUPPORTING THE THE POOL SHELL.
9. SOIL MUST BE COMPACTED IN 12" LAYERS BETWEEN POOL SHELL AND EXCAVATION LINE FOR POOL SHELL.
10. NUMBER 3 REBAR MAY BE USED IN BOND BEAMS FOR POOLS NOT EXCEEDING 130 FEET IN PERIMETER OR 30'X40' SQUARE. IN POOLS WITH PERIMETERS GREATER THAN 130 FEET, USE NUMBER 4 REBAR IN THE BOND BEAMS.
11. THE REBARS IN THE BOND BEAM MUST HAVE A MINIMUM OF 3 INCHES OF COVER AND A MINIMUM OF ONE INCH CLEARANCE BETWEEN.
12. LENGTH KLUMPLUP MUST NOT EXCEED 40 FEET FOR USE OF NUMBER 3 REBAR IN THE BOND BEAM.
13. 6X6/10/10 W.W.M. OR FIBERGLASS MESH SHALL BE PLACED IN THE DECK AROUND THE POOL SHELL.
14. A BOND BEAM WHICH IS AN INTEGRAL PART OF THE POOL SHELL WALL MUST BE IN ALL CONCRETE SHELL POOLS. THIS MEANS THAT TWO REBAR MUST BE IN THE TOP PORTION OF THE SHELL ALL THE WAY AROUND THE POOL.
15. A MINIMUM WALL THICKNESS OF 6 INCHES IS REQUIRED FOR ALL CONCRETE WALL SHELLS.
16. SOME SPECIAL VARIATIONS IN BASIC POOL REQUIREMENTS MAY BE ALLOWED; HOWEVER, A SIGNED LETTER FROM THE ENGINEER WILL BE NECESSARY.
17. FOR DIVING POOLS, THE SUMS OF DIMENSIONS "B" AND "C" MUST BE A MINIMUM OF 16 FEET AND DIMENSION "F" MUST BE A MINIMUM OF 7'-6".
18. IF THE MAXIMUM SEASONAL HIGH WATER TABLE IS AT OR ABOVE THE BOTTOM ELEVATION OF THE POOL SHELL, AN 8" MIN. GRAVEL BED WITH A 2" PERFORATED PIPE PLUMBED TO THE SURFACE MUST BE INSTALLED THROUGHOUT THE DEEP END. THIS SYSTEM WILL PROVIDE DRAINAGE FOR WATER UNDERNEATH THE POOL IN THE EVENT THE POOL MUST BE EMPTIED. THE GRAVEL CAN HAVE A 1" MAX. DIAMETER.
19. THE CONSTRUCTION TECHNIQUE USED TO PLACE THE SKIMMER IN A CUT AREA IN THE POOL EDGE AND CUNTING THE DECK AND TOP SHELL IN ONE OPERATION WILL BE ACCEPTABLE PROVIDING THERE IS NO STRUCTURAL LOADING ON THE SHELL AREA.
20. AN AREA IN THE TOP OF THE POOL SHELL AND DECK MAY BE CUT IN THE HORIZONTAL PLANE AND THE SKIMMER PLACED WITH ONE REBAR DOING AROUND THE REAR FACE OF THE SKIMMER. NO REBAR IS REQUIRED TO GO BENEATH THE SKIMMER IN THE GUNITE.
21. HARD WIRED ALARMS OR CHILD FENCING IS REQUIRED ON ALL POOLS.
22. WHEN USING CHILD FENCING, REFER TO SITE PLAN FOR DETAILS.
23. 2 MAIN DRAINS, MIN. 3' APART W/VACUUM BREAKER ARE REQUIRED TO MEET CURRENT REQUIREMENTS.
24. PROTECT THE OPEN END OF THE VENT WITH AN INSECT-SCREEN(3/8" OPENINGS) SECURE THE INSECT SCREEN WITH A STAINLESS STEEL CLAMP AND PAINT ALL EXPOSED PVC PIPING WITH AN UV-RESISTOR PAINT.

SHEET NO. 1 OF 1

JOB NO.

TITLE BLOCK: STANDARD POOL PLAN (EXPIRATION DATE): 12/31/2002
POOL CONTRACTOR / HOMEOWNER & ADDRESS:
AMERICAN POOL BUILDERS
1422 LONGOAK DR. N
LAKELAND, FLORIDA 33811
LICENSE NUMBER: RPO 067151 PHONE #: 863-669-1421

DRAWN BY: BRYAN CHAUR

PROJECT ENGINEERING
740 FLORIDA CENTRAL PKWY SUITE 2052
ORLANDO, FLORIDA 32805
TEL: (407) 830-7473 FAX: (407) 830-1450

SCALE: 3/32" = 1'

REVISIONS: 1/1/2002

1	DONALD E. PROJECT ENGINEER, INC. 0013831
2	BRYAN CHAUR, P.E.
3	
4	
5	
6	

(MASTER FILE)

ENGINEER SIGNATURE

Main Drain Accessory Kit
SP1048RKIT

[redacted]

Instructions for Installing Hayward Main Drain Accessory Kit into Hayward Main Drains SP1048AV, SP1049AV, SP1051AV, SP1052AV, SP1053AV, & SP1054AV

- Remove existing cover from main drain, if presently in place.
- Place gasket provided with Main Drain Accessory Kit on the rim within the main drain, lining up holes in gasket with holes on mai drain.
- Insert Main Drain Accessory Kit into main drain with beveled side facing side port of main drain. This is the only position the Mai Drain Accessory Kit will fit into the main drain and be securely in place against the gasket. Make certain gasket is seated correct before proceeding.
- Screw the body of the Main Drain Accessory Kit into place with two (2) 1-inch screws provided.
- Place cover of Main Drain Accessory Kit onto housing, aligning the legs on the bottom of the cover so they push down on the ar of the flapper, pushing the flapper open. The wording on cover will be read right side up when looking at the main drain from th side port. This is the only way the Main Drain Accessory Kit cover will fit into place on the main drain.
- Remove the warning label from the cover of the Main Drain Accessory Kit, exposing the second screw hole, and screw cover into plac with two (2) 1-1/4 inch screws provided. Make certain screws engage in rim of Main Drain Accessory Kit. Tighten securely.

Instructions for Installing Hayward Main Drain Accessory Kit into Hayward Main Drain SP1055AV & SP1056AV

- Remove existing cover from main drain, if presently in place.
- Place gasket provided with Main Drain Accessory Kit on the rim within the main drain, lining up holes in gasket with holes on ma drain. The gasket will fit loosely within rim of main drain. Make certain gasket is seated correctly before proceeding.
- Insert Main Drain Accessory Kit into main drain, lining up screw holes on Main Drain Accessory Kit with the screw holes on t main drain. Main Drain Accessory Kit can be oriented in any position for this application.
- Screw the body of the Main Drain Accessory Kit into place with two (2) 1-inch screws provided.
- Place cover of Main Drain Accessory Kit onto housing, aligning the legs on the bottom of the cover so they push down on the ar of the flapper, pushing the flapper open.
- Remove the warning label from the cover of the Main Drain Accessory Kit, exposing the second screw hole, and screw cover i place with two (2) 1-1/4 inch screws provided. Make certain screws engage in rim of Main Drain Accessory Kit. Tighten secur

Tested in accordance with ASTM [illegible] Standard A112.19.8M.

U.L. Listed Suction Fitting [illegible]

NOTE: DO NOT ATTEMPT TO REPAIR OR REPLACE THE MAIN DRAIN ACCESSORY KIT FLAPPER ASSEMBLY. PLEASE CONTACT YOUR LOCAL SUPPLIER/POOL DEALER FOR ASSISTANCE.

HAYWARD RECOMMENDS THE USE OF ITS MAIN DRAIN ACCESSORY KIT SP1048RKIT TO REDUCE THE RISK OF ENTRAPMENT OR EVISCERATION.

SAFETY INSTRUCTIONS

[redacted]

- Never operate a pool without all main drain covers SECURELY in place.
- FAILURE to ensure main drain covers are SECURELY attached could result in SERIOUS BODILY INJURY or DEATH.
- Use ONLY the correct Hayward stainless steel screws to secure cover. If screws are lost, order replacements from your supplier.
- Building codes require TWO functioning pool drain/suction outlets. If existing installation has only one main drain/suction outlet, Hayward Main Drain Accessory Kit SP1048RKIT is recommended.

The pool shall not be operated if the suction outlet cover is missing, broi or secured in such a way that it can be removed without the use of tool

If the suction outlet system, such as a filtration system, boos system, automatic cleaning system, solar system, etc., has a sin suction outlet, or multiple suction outlets which can be isolated by valv each suction outlet shall protect against bather entrapment by either:

A) An antivortex cover,

B) A twelve inch by twelve inch (12" x 12") or larger grate,

C) Other means, (e.g. Hayward Main Drain Accessory Kit SP1048RKIT

CAUTION: All drains must be installed according to applicable cod and standards in effect at time of installation.

The open area of the grate must be at least four (4) times the area of t pipe, or provide sufficient area so the maximum velocity of the wat passing through the grate will not exceed two feet (2') p second. With anti-vortex type outlets, entrance velocities may increased to six feet (6') per second.

HAYWARD POOL PRODUCTS, INC.

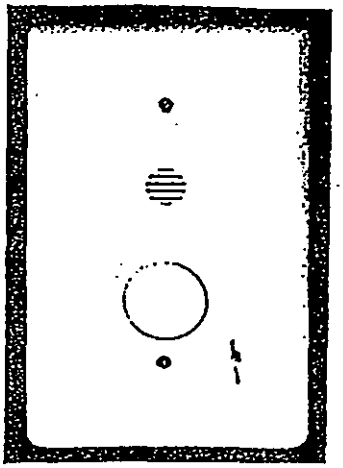
Hayward Pool Products, Inc. [illegible] | Hayward Pool Products, Inc. [illegible] | Hayward Pool Products Canada [illegible] | Hayward S.A.

must be in PLAN PACK

POOL ALARM

CLOSED LOOP

- Exceeds Operational Requirements of UBC and BOCA
- Microprocessor Controlled
- Monitors Entry to Pool and Spa Areas
- Instant On or 7 Second Delay Models Available
- Surface or Flush Mount Models
- Remote Sounders and Shunt Options
- Low Battery Indicator
- Optional A or C Form Relay Output Upon Request
- Built-in Back-up Battery Capable



Recessed

The new GRI DOOR ALERT/POOL ALARM was designed as an aid for prevention of an unattend access to a pool/spa area by a small child. Monitoring all doors or windows with CLOSED LOOP magnet reed switches, the DOOR ALERT/POOL ALARM will sound an alarm should anyone too small to manag the adult pass thru feature attempt access to the pool/spa area. For maximum protection all moveab openings should be protected in such a manner by the GRI DOOR ALERT/POOL ALARM.

The 289-1, 289-2, 289-3 and 289-4 can be operated independently with an on-board 9 volt battery or wi a 12 volt externally supplied DC power source, in which case the battery will perform a back-up functic should the externally supplied source fail for any reason. Both power sources have been designed to mai tain a minimum sound pressure level of 85db at 10'. Estimated battery life is approximately 180 days bas on no alarm soundings during that time lapse. Should the battery voltage drop below 7 volts, a low batte mode will be initiated and the unit will sound 3 beeps approximately every 30 minutes for one to two wee prior to total battery failure. Battery must be replaced at this time, and the cause of power failure dete mined and restored.

NOTE: Unit will function at minimum 5VDC at a very limited sounder volume. This power level is consi ered total battery failure.

CAUTION: To prevent a memory failure or circuit damage, external power source not to exceed 15 VDC

PART NUMBERS	DESCRIPTION
289-1	Recessed DoorAlert/Pool Alarm 7 Second Delay - Closed Loop
289-2	Surface Mount Door Alert/Pool Alarm 7 Second Delay - Closed Loop
289-3	Recessed Door Alert/Pool Alarm - Instant On - Closed Loop
289-4	Surface Mount Door Alert/Pool Alarm - Instant On - Closed Loop

WARNING: THIS IS NOT A LIFE SAVING DEVICE.

MADE IN U.S.A.

IMPERIAL POLK COUNTY
P.O. BOX 9005 DRAWER CS02
BARTOW, FLORIDA 33831-9005
BUILDING DIVISION
BUILDING DEPARTMENT
PERMIT

Permit #: 22092850 Type: RESIDENTIAL POOL Issued: 09/30/02
Job Location: 2222 BLACKWOOD DR / MULBERRY
Lot: 12 Blk: Sub: Green Swamp: N
Juris: POLK COUNTY Subdiv: PRESERVE AT SUNDANCE PH-1
Parcel: 27-29-23-142045-000120 Plan Nbr: 22092850
Owner: AMERICAN HERITAGE HO Flood: C Elev: Fl Map:
Project: :
Job Description: INGROUND POOL - NO HEATER
Applicant Name: JAMES JEFFERY TESCHNER Type: CONTRACTOR
Applied Date: 09/30/02 Appl Oper: BLD07
Contact Phone: 863-669-1421 Inspector Area: Double Fee: N
Contractor Name: TESCHNER, JAMES JEFFERY Cert Nbr: 12030
Business Name: AMERICAN POOL BUILDERS

Setbacks Left: 5.00 Right: 5.00 Front: Rear: 5.00
FCC Code: 711 POOL: RESIDENTIAL
Square Footage: Rate: Job Value: $17,398.00
Number of Units: 1 Floors: 1 Buildings: 1
ROW: TIFF #: Health Dept: N/A
Addl Information: HWY 60 WEST TO HWY 37 NORTH TO SHEPHERD ROAD, LEFT TO SUNDANCE BLV TO BLACKWOOD DRIVE TO: 2222 BLACKWOOD DRIV

Item	Description	Quantity	Cost
POOL	SWIMMING POOL/SPA (VALUATION)	1	$79.50

TIFF Fee : $.00 Addit'l Fee : $.00 Radon Tax: $.00
Permit Fee: $79.50 Plan Rev Fee: $.00 Total: $79.50

IN ACCORDANCE WITH APPLICATION ON FILE IN THIS OFFICE
CONCEALED WORK MUST BE SHOWN BEFORE BEING COVERED.

FAILURE TO COMPLY WITH THE MECHANICS' LIEN LAW CAN RESULT IN THE PROPERTY OWNER PAYING TWICE FOR BUILDING IMPROVEMENTS.

Notice: In addition to the requirements in this permit, there may be additional restrictions applicable to this property that may be found in the records of this county, and there may be additional permits required from other governmental entities such as water management districts, state agencies, or federal agencies. FS:553.79(10)

DMC

Building Official or Authorized Signature Date

Owner/Contractor Date

For Inspection, Call 534-6057

(19)

IMPERIAL POLK COUNTY
P.O. BOX 9005 DRAWER CS02
BARTOW, FLORIDA 33831-9005
BUILDING DIVISION
BUILDING DEPARTMENT
PERMIT

Permit #: 22092850 Type: RESIDENTIAL POOL Issued: 09/30/02
Insp Area 5 Combo #: 22092850
Job Location: 2222 BLACKWOOD DR / MULBE Lot: 12 Blk: Sub:
Jurisdiction: POLK COUNTY
Subdivision: PRESERVE AT SUNDANCE PH-1
Parcel: 27-29-23-142045-000120
Owner's Name: AMERICAN HERITAGE HOMES,USA,INC.Flood: C Elev:
Project:
Job Description: INGROUND POOL - NO HEATER

Applicant Name: JAMES JEFFERY TESCHNER Type: CONTRACTOR
Contact Phone: 863-669-1421 Double Fee: N

Contractor Name: TESCHNER, JAMES JEFFERY Cert Nbr: 12030
Business Name: AMERICAN POOL BUILDERS

Setbacks Left: 5.00 Right: 5.00 Front: Rear: 5.00
Fire Marsh Nbr: Stub Out: T-Pole:
Power Co: N/A

Addl Information: HWY 60 WEST TO HWY 37 NORTH TO SHEPHERD ROAD, LEFT TO SUNDANCE BLV TO BLACKWOOD DRIVE TO: 2222 BLACKWOOD DRIVE

SUB-PERMITS

PERMIT #	STATUS	PT	CERT #	DBA
22092850	ISSD	PR	12030	AMERICAN POOL BUILDERS
22092851	ISSD	EL	2277	JIM BRILEY, INC.

INSPECTIONS

Req	Description	Date	Res	Description	Insp	Date
112	BONDING/GROUNDING	10/02/02	— 90 — 3L646 — MK			

COMMENTS: AUTOMATED REQUEST 12:02:11 01 OCT 2002

1 Lt bonded

IMPERIAL POLK COUNTY
P.O. BOX 9005 DRAWER CS02
BARTOW, FLORIDA 33831-9005
BUILDING DIVISION
BUILDING DEPARTMENT
PERMIT

Permit #: 22092850 Type: RESIDENTIAL POOL Issued: 09/30/02
Insp Area 5 Combo #: 22092850
Job Location: 2222 BLACKWOOD DR / MULBE Lot: 12 Blk: Sub:
Jurisdiction: POLK COUNTY
Subdivision: PRESERVE AT SUNDANCE PH-1
Parcel: 27-29-23-142045-000120
Owner's Name: AMERICAN HERITAGE HOMES,USA,INC.Flood: C Elev:
Project:
Job Description: INGROUND POOL - NO HEATER

Applicant Name: JAMES JEFFERY TESCHNER Type: CONTRACTOR
Contact Phone: 863-669-1421 Double Fee: N

Contractor Name: TESCHNER, JAMES JEFFERY Cert Nbr: 12030
Business Name: AMERICAN POOL BUILDERS

Setbacks Left: 5.00 Right: 5.00 Front: Rear: 5.00
Fire Marsh Nbr: Stub Out: T-Pole:
Power Co: N/A

Addl Information: HWY 60 WEST TO HWY 37 NORTH TO SHEPHERD ROAD, LEFT TO SUNDANCE BLV TO BLACKWOOD DRIVE TO: 2222 BLACKWOOD DRIVE

SUB-PERMITS

PERMIT #	STATUS	PT	CERT #	DBA
22092850	INSP	PR	12030	AMERICAN POOL BUILDERS
22092851	ISSD	EL	2277	JIM BRILEY, INC.

INSPECTIONS

Req	Description	Date	Res	Description	Insp	Date
112	BONDING/GROUNDING	10/02/02	90	APPROVED	BLD46	10/02/02
	COMMENTS: AUTOMATED REQUEST 12:02:11 01 OCT 2002					
113	SLAB & DECKS	10/21/02	93			
	COMMENTS: AUTOMATED REQUEST 16:16:26 18 OCT 2002					

No extra bonding

IMPERIAL POLK COUNTY
P.O. BOX 9005 DRAWER CS02
BARTOW, FLORIDA 33831-9005
BUILDING DIVISION
BUILDING DEPARTMENT
PERMIT

(22)

Permit #: 22092850 Type: RESIDENTIAL POOL Issued: 09/30/02
Insp Area 5 Combo #: 22092850
Job Location: 2222 BLACKWOOD DR / MULBE Lot: 12 Blk: Sub:
Jurisdiction: POLK COUNTY
Subdivision: PRESERVE AT SUNDANCE PH-1
Parcel: 27-29-23-142045-000120
Owner's Name: AMERICAN HERITAGE HOMES,USA,INC.Flood: C Elev:
Project:
Job Description: INGROUND POOL - NO HEATER

Applicant Name: JAMES JEFFERY TESCHNER Type: CONTRACTOR
Contact Phone: 863-669-1421 Double Fee: N

Contractor Name: TESCHNER, JAMES JEFFERY Cert Nbr: 12030
Business Name: AMERICAN POOL BUILDERS

Setbacks Left: 5.00 Right: 5.00 Front: Rear: 5.00
Fire Marsh Nbr: Stub Out: T-Pole:
Power Co: N/A

Addl Information: HWY 60 WEST TO HWY 37 NORTH TO SHEPHERD ROAD, LEFT TO SUNDANCE BLV TO BLACKWOOD DRIVE TO: 2222 BLACKWOOD DRIVE

SUB-PERMITS

PERMIT #	STATUS	PT	CERT #	DBA
22092850	INSP	PR	12030	AMERICAN POOL BUILDERS
22092851	ISSD	EL	2277	JIM BRILEY, INC.

INSPECTIONS

Req	Description	Date	Res	Description	Insp	Date
112	BONDING/GROUNDING	10/02/02	90	APPROVED	BLD46	10/02/02
	COMMENTS: AUTOMATED REQUEST 12:02:11 01 OCT 2002					
113	SLAB & DECKS	10/21/02	90	APPROVED	BLD71	10/21/02
	COMMENTS: AUTOMATED REQUEST 16:16:26 18 OCT 2002					
982	POOL FINAL	11/20/02				
	COMMENTS: AUTOMATED REQUEST 13:03:49 19 NOV 2002					

Polk County

Polk County Land Use Hearing Officer

Agenda Item 7/24/2025

SUBJECT

LDLVAR-2025-28 (Harrison Rd Variance)

DESCRIPTION

The applicant is requesting a variance to construct an accessory structure that has a square footage greater than 150% of the primary residence in the RL-1 land use district.

RECOMMENDATION

Conditional Approval

FISCAL IMPACT

No fiscal impact

CONTACT INFORMATION

Andrew Grohowski

Land Development Division

(863)-534-6412

andrewgrohowski@polk-county.net

POLK COUNTY
LAND USE HEARING OFFICER
STAFF REPORT

DRC Date	**June 12, 2025**	**CASE #:**	**LDLVAR-2025-28 (Harrison Rd Variance)**
LUHO Date	**July 24, 2025**	**LDC Section:**	**Chapter 2, Section 209.G**

Request: The applicant is requesting a variance to construct a pole barn that has a square footage greater than 150% of the primary residence in the RL-1 land use district.

Applicant: Jeremy P. Williams

Property Owners: Jeremy P. Williams & Nicole L. Williams

Location: 8910 Harrison Road, west of US Highway 98, south of West Socrum Loop Road, north of D R Bryant Road, east of North Campbell Road, north of Lakeland, in Section 03, Township 27, and Range 23.

Parcel ID#: 232703-000000-041020

Size: ±2.22 acres

Land Use Designation: Residential Low - 1 (RL-1)

Development Area: Urban Growth Area (UGA)

Case Planner: Andrew Grohowski, Planner II

Summary:

The applicant is requesting a variance to Chapter 2, Section 209.G of the Land Development Code (LDC) for the construction of a pole barn larger than the primary residence. The site is in the Residential Low – 1 (RL-1) land use district and the County's Urban Growth Area (UGA).

According to the applicant, the proposed pole barn will be about 4,800 square feet and 16 feet high in order to store a bay boat with a tower, airboats, and personal vehicles that are unable to be secured inside the primary residence. Pursuant to Section 209.G of the LDC, an accessory structure may be permitted to be larger in square footage or in height of the principal structure following approval from the Land Use Hearing Officer (LUHO) pursuant to Sections 930 and 931.

According to Section 209.G of the LDC, accessory structures may be permitted up to 150% of the principal structure square footage or height. This exceeds this limit by over two times; however, the property is well-screened and buffered by dense vegetation to the west. Given the site plan (*Exhibit 5*), the proposal meets setback requirements for accessory structures.

Staff finds that the request meets the following criteria listed in Section 931:

- The request **will not be injurious to the area involved or otherwise detrimental to the public welfare** as the building is located to the rear of the property while meeting all accessory setback requirements. It will be set well off from any roads and is well-buffered and screened from adjacent properties.

Development Review Committee

The Development Review Committee, based on the criteria for granting variances, the submitted application, and a recent site visit, finds that the applicant's request as written **IS CONSISTENT** with Section 931 of the Polk County Land Development Code (LDC) and recommends **APPROVAL of LDLVAR-2025-28**.

CONDITIONS OF APPROVAL:

1. Approval of this variance is to allow an accessory structure (4,800 sq. ft.) that is larger than the primary structure (2,362 sq. ft.) as described in the staff report. Further additions or structures placed on the property shall be required to meet the requirements of Chapter 2 of the Polk County Land Development Code or re-apply for another variance approval from the Land Use Hearing Officer.

2. This variance does not authorize any encroachments into easements, and the applicant shall be responsible to make certain there are no encroachments unless approval is granted by the easement holder and/or any applicable permitting agencies. The property owner(s) is also responsible for compliance with any restrictions of record pertaining to lots and/or land and this approval shall not be used to supersede authority over those restrictions.

3. The applicant shall have one (1) year from the date the Land Use Hearing Officer's Final Order is rendered to apply for all necessary building permits and pay all associated fees for the proposed addition.

4. The use of the accessory structure approved herein is limited to the storage of items associated with the residential use of this property. No home-based business or commercial uses shall be permitted to occur within the accessory structure.

GENERAL NOTES

NOTE: This staff report was prepared without the benefit of testimony and evidence submitted by the public and other parties at a public hearing.

NOTE: Approval of this variance shall not constitute a waiver or an additional variance from any applicable development regulation unless specifically noted in the conditions of approval and consistent with LDC.

NOTE: All conditions of approval, unless otherwise specified, shall be met prior to the effectiveness and validity of the variance approval.

NOTE: All written commitments made in the application and subsequent submission of information made during the application review process, which are on file with the Land Development Division, shall be considered to be binding upon the applicant, provided such commitments are not at variance with the Comprehensive Plan, LDC or other development regulations in effect at the time of development.

NOTE: Issuance of a development permit by the county does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

DEMONSTRATIONS OF THE CRITERIA FOR GRANTING VARIANCES SUMMARIZED BELOW:

1. *Whether granting the variance will be in accordance with the general intent and purpose of this Code, and that the variance will not be injurious to the area involved or otherwise detrimental to the public welfare;*

   Granting this variance will not be injurious to the area or otherwise detrimental to the public welfare. The applicant owns 2.22 acres plus an additional vacant lot of about 1.66 acres to the north. Per the submitted site plan drawings and elevations (*Exhibit 5*) the accessory structure will adhere to all setbacks in the RL-1 district. Setbacks for the request are adequate and existing natural vegetative screens the rear or western portion of the property. Aerials indicate the closest neighboring structure is over 200 feet from the proposed structure while The nearest home to the barn is 278 feet southeast.

2. *Whether 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;*

   The property is three times larger than typical in the district. The subject parcel is approximately 2.22 acres in the RL-1 district. There is dense vegetation along the western boundary. The applicant's home is set back approximately 55 feet from the roadway, and any accessory structure would be required to be placed behind the front of the home, limiting the placement of the structure. Vacant property, owned by the applicant, is to the north and consists of approximately 1.66 acres.

3. *Whether provided the special conditions and circumstances present in the request do not result from the actions of the applicant;*

   The site was previously two separate residential properties adjacent to one another and were purchased in 1999 and 2005, according to the Property Appraiser's website. In 2018, the mobile home on the northern property was demolished, and both lots were combined sometime thereafter. Section 209.G.1 of the LDC would allow the permitting of an accessory structure up to 150% larger than the primary structure with no variance required. Per conversations with the applicant, the structure intends to eventually be enclosed and store personal recreational and commercial vehicles as well as various equipment and have determined these dimensions suit this need. The proposed metal building, at 4,800 square feet, will be 200% larger than the primary home, however the storage provides an orderly means of keeping belonging inside. The site plan shows that it is set well off from any roads and is well-buffered and screened from adjacent properties.

4. *Whether granting the requested variance will not confer on the applicant any special privilege that is denied by the provisions of this Code and will constitute unnecessary and undue hardship on the applicant;*

   The applicant has a larger than typical property for the district. While every variance request is a special privilege, it is more justifiable when the properties are so much larger than others. Section 209.G.2 allows an accessory structure larger than the primary with approval from the LUHO pursuant to Sections 930 and 931. The request provides the ability of the applicant to shelter personal vehicles and recreational items from the outdoor elements as well as be

properly secured from possible theft. The offsite storage of these items will render an additional financial cost and burden on the applicant.

Accessory structures are permitted in this land use district, and structures such as this - as long as it has a permanent foundation, a rigid roof, and meets setbacks and building standards - can be permitted in the rear, or side yard. Per Chapter 2, Table 2.2, of the LDC, the RL-1 land use district requires accessory structure setbacks of 15 feet off local roadways, side yard setbacks of 5 feet and rear yard setbacks of 10 feet. Rear and side yard setbacks for the pole barn are 190 feet and 22 feet respectively. This structure meets these setbacks without requiring a variance.

5. *Whether the variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure;*

The requested variance is believed to be the minimal variance necessary to optimize the use of the owner's land and the applicant has taken care to provide the right space for the accessory structure to the side of the home.

6. *Whether that in no case shall a variance be granted which will result in a change of land use that would not be permitted in the applicable land use designation;*

Granting this variance will not result in a change of land use.

7. *Whether that in no case shall a variance be granted which would result in creation of any residual lot or parcel which does not meet the requirements of this Code; and*

Granting this request is not anticipated to result in the creation of a lot or parcel that does not meet the requirements of the Code.

8. *Whether that the granting of the variance does not circumvent a condition or the intent of a condition placed on a development by the Planning Commission or the BoCC.*

Granting this request will not circumvent any conditions of approval. There are no easements according to the Clerk of Court records.

Surrounding Future Land Use Designations and Existing Land Use Activity:

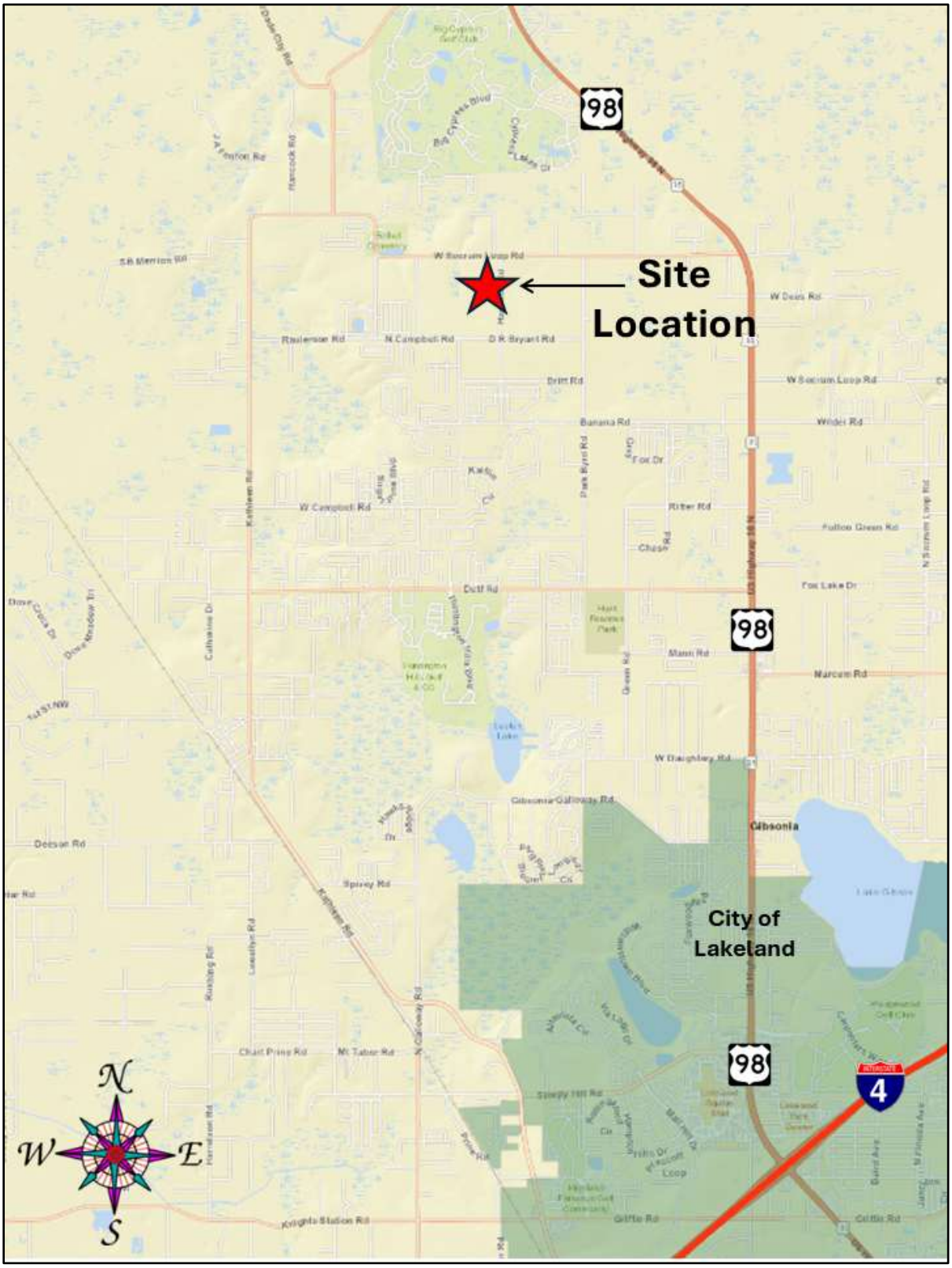
The table to follow provides details of abutting uses and their lot parameters.

Northwest: RL-1 Fish hatchery ±3.51 acres	**North:** RL-1 Vacant land, owned by the applicant ±1.66 acres	**Northeast:** RL-1 1 single-family home ±3.91 acres
West: Fish hatchery ±5.02 acres	**Subject Property:** RL-1 2,380 sq. ft. single-family home ±2.22 acres	**East:** RL-1 1 single-family home ±1.00 acre
Southwest: Fish hatchery ±8.81 acres	**South:** RL-1 Fish hatchery ±8.81 acres	**Southeast:** RL-1 1 single-family homes & pasture ±0.39 acres

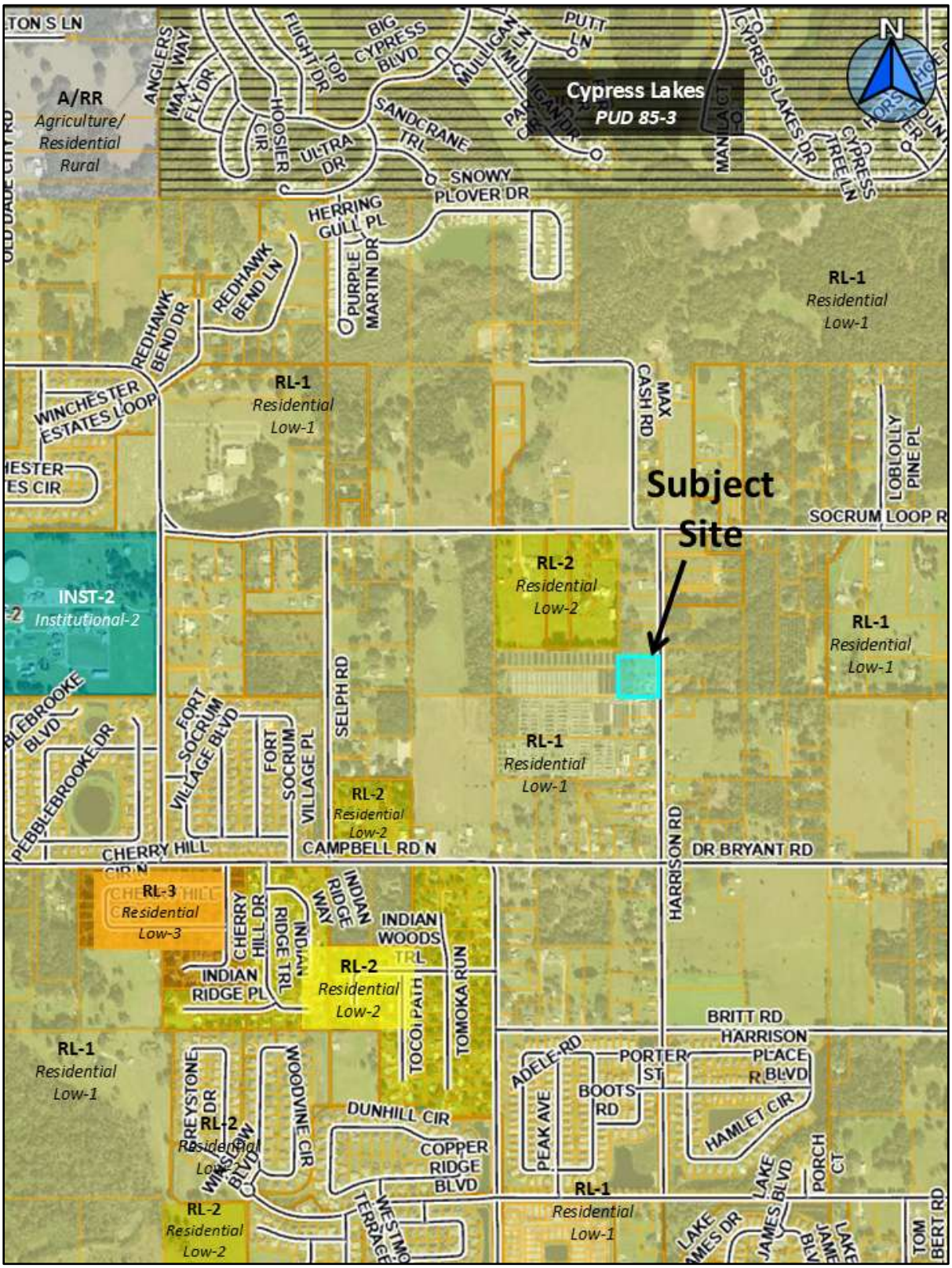
The property is about 2.22 acres and located in a RL-1 land use district. According to Table 2.2 of the LDC, the site requires minimum lot sizes of 40,000 square-feet, which this property exceeds. According to the Property Appraiser's website, the primary residence was built in 1978 and was on a smaller lot size than what is shown today. The applicant purchased two residential properties adjacent to one another in 1999 and 2005. The northern property at the time had a residential address of 8918 Harrison Road and was demolished sometime in 2018, according to aerial photos. According to discussions, the applicant originally intended to place an accessory structure on the vacant lot which is not allowed due to the lack of principal use on the site, according to Section 209.B of the LDC. The applicant recently combined both properties which reflect the current lot size and lot boundaries that exist today in order to allow the construction of a potential accessory structure. The residence backs up to a large tract of land that is utilized as an active fish hatchery which has been in active existence since 1966. Staff found no prior accessory structure variances within a one-mile radius of the site.

Exhibits:

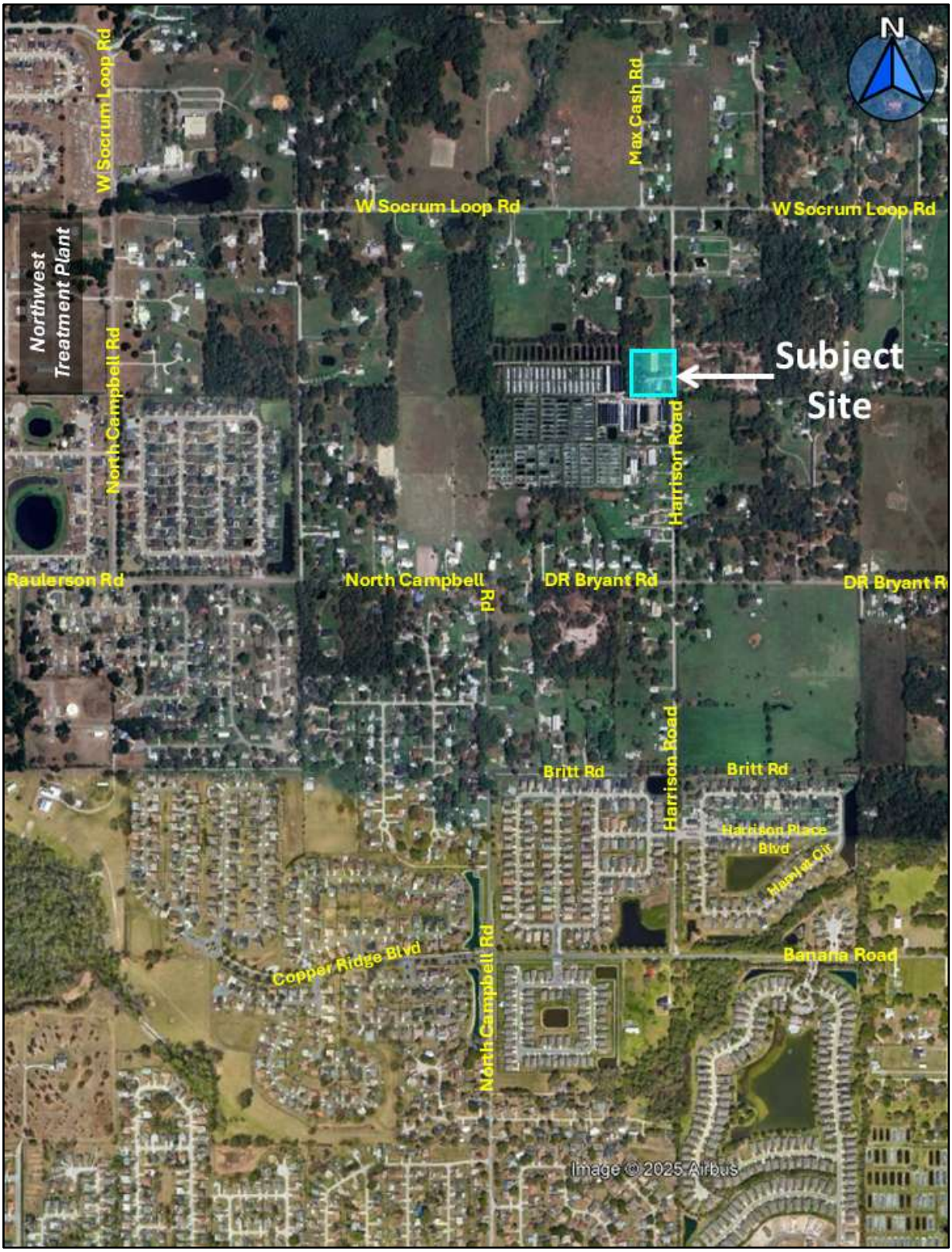
Exhibit 1 – Location Map
Exhibit 2 – Future Land Use
Exhibit 3 – 2025 Satellite Image (Context)
Exhibit 4 – 2025 Satellite Image (Close-up)
Exhibit 5 – Site Plan
Exhibit 6 – Applicant's Justification



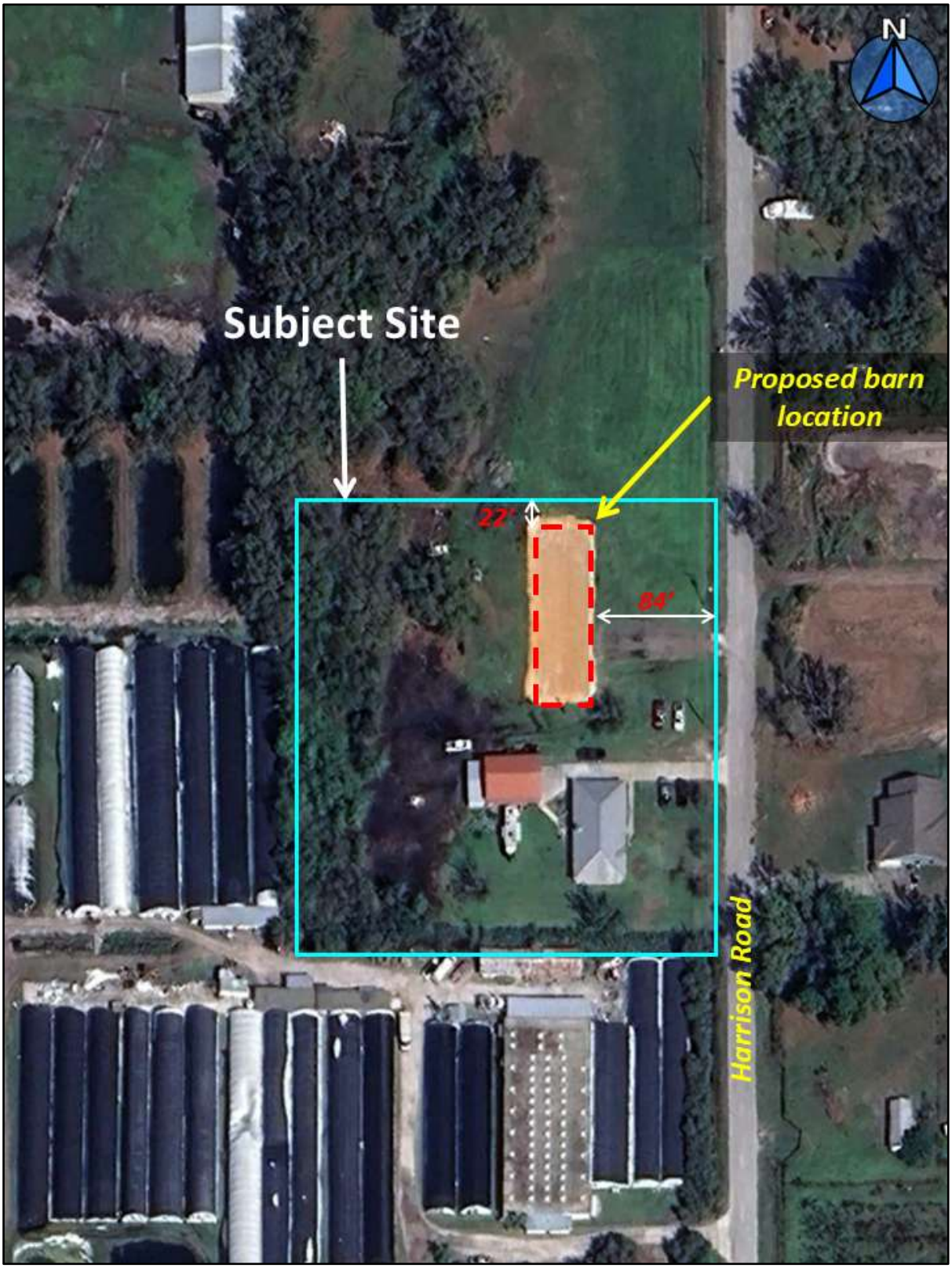
Location Map



Future Land Use Map



2025 Satellite Image (Context)



2025 Satellite Image (Close-up)

Jeremy Williams 40x120
301.54(S)
041100
22'
40'x120' pole barn
84'
041130
232703
46'
041020
HARRISON RD
OR 0273-0122
N
Parcels
PLSS Boundaries HALFFCOT2023
0
20

Site Plan

CRITERIA FOR GRANTING A VARIANCE

1. Will the variance be injurious to the area involved or detrimental to the public welfare? **No the variance will not be injurious to the area involved or detrimental to the public welfare.**

2. What special conditions exist that are peculiar to the land, structure, or building involved? **It is taller than my house and has more square footage than my house**

3. When did you buy the property and when was the structure built? Permit Number? **The structure we are applying for the variance has not been built. My house was built in 1978 but I purchased it in 2005.**

4. What is the hardship if the variance is not approved? **I will not have anywhere to store my boats and vehicles. They will be deteriorate due to be exposed to the weather and they will be subject to being stolen since they cannot be properly stored out of the weather**

5. Is this the minimum variance required for the reasonable use of the land? **Yes I believe this is the minimum variance required for reasonable use of the land**

6. Do you have Homeowners Association approval for this request? **No i do not live in a Homeowners Association community**

Applicant's Justification

Jeremy Williams 40x120

Parcels
PLSS Townships
PLSS Sections
PLSS Boundaries

HALFFOOT2023
RGB
Red: Band_1
Green: Band_2
Blue: Band_3

0 20 40 80 Feet

All maps are worksheets used for illustrative purposes only, they are not surveys. The Polk County Property Appraiser assumes no responsibility for errors in the information and does not guarantee the data is free from error or inaccuracy. The information is provided "as is".

Polk County Property Appraiser
Polk County, Florida
April 8, 2025

N W E S

LDLVAR-2025-28 - Jeremy P Williams

Menu Reports Help

Application Name: Jeremy P Williams

File Date: 05/13/2025

Application Type: LUHO - Variance

Application Status: Approved For Hearing

Application Comments:

View ID	Comment	Date

Description of Work: Seeking a variance to the height and square footage requirement for a garage/pole barn. I would like to build a garage/pole barn that is taller than my house and more sq footage than my house.

Application Detail: Detail

Address: 8910 HARRISON RD, LAKELAND, FL 33810

Parcel No: 232703000000041020

Owner Name: WILLIAMS JEREMY P

Contact Info:

Name	Organization Name	Contact Type	Contact Primary Address	Status
WILLIAMS JEREMY P		Engineer	Mailing, 8910 Harrison...	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
2.22

DRC Meeting Time
–

DRC Meeting
06/12/2025

Rescheduled DRC Meeting
–

Rescheduled DRC Meeting Time
–

Green Swamp
No

Number of Units
–

Is this Polk County Utilities

Case File Number
–

One Year Extension
–

FS 119 Status
Non-Exempt

PUBLIC HEARINGS

Development Type
Land Use Hearing Officer

Application Type
Variance

Variance Type
Accessory Larger than Principle

Brownfields Request
Individual

Affordable Housing

ADVERTISING

Advertising Board
Land Use Hearing Officer

Legal Advertising Date
–

MEETING DATES

LUHO Hearing Date
07/24/2025

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 accomodate the proposed tower

CRITERIA FOR GRANTING VARIANCE

Will the variance be injurious to the area involved or detrimental to the public welfare?
No the variance will not be injurious to the area involved or detrimental to the public welfare.

What special conditions exist that are peculiar to the land, structure, or building involved?
It is taller than my house and has more square footage than my house

When did you buy the property and when was the structure built? Permit Number?
The structure we are applying for the variance has not been built. My house was built in 1978 but I purchased it in 2005.

What is the hardship if the variance is not approved?
I will not have anywhere to store my boats and vehicles. They will be deteriorate due to be exposed to the weather and they will be subject to being stolen since they cannot be properly stored out of the weather

Is this the minimum variance required for the reasonable use of the land?
Yes I believe this is the minimum variance required for reasonable use of the land

Do you have Homeowners Association approval for this request?
No i do not live in a Homeowners Association community

LD_GEN_BOA_EDL

Opening DigEplan List...

DigEplan Document List

_

PLAN REVIEW FIELDS

TMPRecordID
POLKCO-25EST-00000-30241

DocumentGroupforDPC
DIGITAL PROJECTS LD

RequiredDocumentTypes
_

RequiredDocumentTypesComplete
Yes

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

Activate DPC
Yes

Activate FSA
Yes

DigitalSigCheck
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	27	07/09/2025	07/09/2025	

Workflow Status:

Task	Assigned To	Status	Status Date	Action By
Application Submittal	Lisa Simons-Iri...	Application ...	05/14/2025	Lisa Simons-Iri...
Roads and Drainage Review	Phil Irven	Approve	05/19/2025	Phil Irven
Planning Review	Andrew Grohowski	Approve	06/10/2025	Andrew Grohowski
Review Consolidation		Approved for...	06/11/2025	Saralis Wons
Public Notice				
Hearing Officer				

Task	Assigned To	Status	Status Date	Action By
Final Order				
Archive				

Condition Status:

Name	Short Comments	Status	Apply Date	Severity	Action By

Scheduled/Pending Inspections:

Inspection Type	Scheduled Date	Inspector	Status	Comments

Resulted Inspections:

Inspection Type	Inspection Date	Inspector	Status	Comments

CRITERIA FOR GRANTING A VARIANCE

1. Will the variance be injurious to the area involved or detrimental to the public welfare? **No the variance will not be injurious to the area involved or detrimental to the public welfare.**

2. What special conditions exist that are peculiar to the land, structure, or building involved? **It is taller than my house and has more square footage than my house**

3. When did you buy the property and when was the structure built? Permit Number? **The structure we are applying for the variance has not been built. My house was built in 1978 but I purchased it in 2005.**

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5. Is this the minimum variance required for the reasonable use of the land? **Yes I believe this is the minimum variance required for reasonable use of the land**

6. Do you have Homeowners Association approval for this request? **No i do not live in a Homeowners Association community**

Polk County

Polk County Land Use Hearing Officer

Agenda Item 7/24/2025

SUBJECT

LDLVAR-2025-29 (West View Ridge Resorts - Mongoven Variance)

DESCRIPTION

The applicant is requesting a primary side setback reduction from five (5) feet to two (2) feet for a carport. The subject site is located at 251 Patterson Road, west of Orchid Rd, east of Hwy 27, north of the city of Haines City in Section 17, Township 27, Range 27.

RECOMMENDATION

Conditional Approval

FISCAL IMPACT

No Fiscal Impact

CONTACT INFORMATION

Aleya Inglima

Land Development Division

(863) 534-6764

aleyainglima@polk-county.net

POLK COUNTY
LAND USE HEARING OFFICER
STAFF REPORT

DRC Date:	**June 12, 2025**	**CASE #:**	**LDLVAR-2025-29 (West View Ridge Resorts - Mongoven Variance)**
LUHO Date:	**July 24, 2025**	**LDC Section:**	**PUD 83-2**

Request: The applicant is requesting a primary side setback reduction from five (5) feet to two (2) feet for a carport.

Applicant: Michael Mongoven

Property Owner: Michael Mongoven

Location: 251 Patterson Road, west of Orchid Rd, east of Hwy 27, north of the city of Haines City in Section 17, Township 27, Range 27.

Parcel ID#: 272717-741002-013230

Size: ±0.07 +/- acres

Land Use Designation: Residential Low-4X (RL-4X), North Ridge SAP

Development Area: Urban Growth Area (UGA)

Case Planner: Aleya Perreira, Planner II

Summary:

The applicant is requesting a variance to reduce the primary structure side setback from 5 feet to 2 feet to build a 40’ x 12’ 6” (504 sq ft) carport. The property is Lot M23 within West View Ridge Resorts and is in a Residential Low-4X (RL-4X) future land use. West View Ridge Resorts is a Planned Unit Development (PUD). The West View Ridge Resorts subdivision plat was created on October 16, 1986, prior to the Land Development Code and Comprehensive Plan. The side setbacks established by PUD 83-02 were modified in 2007 to comply with the RL-4X setbacks in the North Ridge SAP. PUD 83-2 has side setbacks set at five feet for primary structures. The applicant wants to build a new carport to accommodate parking of vehicles and to be able to be protected from the outside elements. The unique shape of this parcel, the small lot size of 0.07 acres, and PUD requirements significantly limit the amount of buildable space without some relief from the PUD setbacks.

Staff finds this request will cause no harm to the community. This lot is smaller than the Residential Low-4X (RL-4X) minimum lot size of 6,000 sf. The carport in question is 40’ x 12’ 6”and will be placed within the side of the property off H Street, a local road.

Staff recommends approval of LDLVAR-2025-29 as it meets the following criteria listed in Section 931:

- **If approved, the request will not be injurious to the area involved or otherwise detrimental to the public welfare** because other homes within this neighborhood have attached primary structures. The owner will still be able to maintain the carport two feet from the property line for maintenance.

- **Special conditions and circumstances exist which are peculiar to the land, structure, or building involved** the unique shape of the parcel, PUD requirements, and the small lot size affect the use of the lot.

Development Review Committee

The Development Review Committee, based on the criteria for granting variances, the submitted application, and a recent site visit, finds that the applicant's request as written **IS CONSISTENT** with Section 931 of the Polk County Land Development Code (LDC) and recommends **APPROVAL of LDLVAR-2025-29**.

CONDITIONS OF APPROVAL:

1. The approval of this variance is to allow a carport with a reduction of 5 feet to 2 feet of the primary side setback. Further additions or structures placed on the property shall be required to meet the setback requirements of PUD 83-2 of the Polk County Land Development Code or re-apply for another variance approval from the Land Use Hearing Officer.

2. This variance does not authorize any encroachments into easements, and the applicant shall be responsible to make certain there are no encroachments unless approval is granted by the easement holder and/or any applicable permitting agencies. The property owner(s) is also responsible for compliance with any restrictions of record pertaining to lots and/or land and this approval shall not be used to supersede authority over those restrictions.

3. The applicant shall have one (1) year from the date the Land Use Hearing Officer's Final Order is rendered to apply for all necessary building permits and pay all associated fees for the proposed addition.

GENERAL NOTES

NOTE: This staff report was prepared without the benefit of testimony and evidence submitted by the public and other interested parties at a public hearing.

NOTE: All conditions of approval, unless otherwise specified, shall be met prior to the effectiveness and validity of the variance approval.

NOTE: All written commitments made in the application and subsequent submissions of information made during the application review process, which are on file with the Land Development Division, shall be considered to be binding upon the applicant, provided such commitments are not at variance with the Comprehensive Plan, LDC or other development regulations in effect at the time of development.

NOTE: Issuance of a development permit by the county does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the county for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

NOTE: Approval of this variance shall not constitute a waiver or an additional variance from any applicable development regulation unless specifically noted in the conditions of approval and consistent with the LDC.

DEMONSTRATIONS OF THE CRITERIA FOR GRANTING VARIANCES SUMMARIZED BELOW:

1. *Whether granting the variance will be in accordance with the general intent and purpose of this Code, and that the variance will not be injurious to the area involved or otherwise detrimental to the public welfare;*

   The subject site was created prior to the adoption of the Comprehensive Plan documented by a 1986 plat. Granting the subject request will not be injurious to the area as the carport will still be able to be maintained at the side of the primary home by the owner. Multiple lots within this community have carports like what the applicant is proposing. Eight similar variances have occurred in this neighborhood since 2020. The Land Development Code allows primary carports to be at the side of a parcel. No easements are noted on the plat. The structure will not be enclosed and is not fire hazard.

2. *Whether 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;*

   This property is located in the RL-4X land use district and is approximately 0.07 acres. According to Table 2.2 of the LDC, minimum lot sizes in RL-4X are 6,000 sf. This property was recorded on October 1986, prior to the adoption of the LDC or any Polk County zoning regulations. The side yard setbacks established by PUD 83-02 were reduced from 7½ feet in 2007 by adopting the RL-4X setbacks in the North Ridge SAP which are five (5) feet for primary structures. The unique shape of the lot and the small lot size affect the use of the lot.

3. *Whether provided the special conditions and circumstances present in the request do not result from the actions of the applicant;*

   The owner purchased the property in September 2023, according to the Polk County Property Appraiser. The existing mobile home was constructed in 2018 and originally constructed at 960 sq. ft. As noted above, the lot size (+/- 0.07 acres) is small for RL-4X land use districts. The unique shape of the lot and small lot size relative to the requirements of the PUD places a burden on the reasonable use of this land.

4. *Whether granting the requested variance will not confer on the applicant any special privilege that is denied by the provisions of this Code and will constitute unnecessary and undue hardship on the applicant;*

   Every variance approval is a special privilege. Other parcels in the neighborhood have carports with similar placement. Carports are permitted on residential properties in accordance with Section 209 of the LDC.

5. *Whether the variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure;*

   The applicant wants to park vehicles in the carport and also be protected from the elements. The carport in question is 40' x 12' 6" and will be built on the lot. This primary carport will exist in the side yard of the home. Similar cases have been approved in the past in this development.

6. *Whether that in no case shall a variance be granted which will result in a change of land use that would not be permitted in the applicable land use designation;*

   Granting this variance will not result in a change of land use.

7. *Whether that in no case shall a variance be granted which would result in creation of any residual lot or parcel which does not meet the requirements of this Code; and*

   Granting this request is not anticipated to result in the creation of a lot or parcel that does not meet the requirements of the Code.

8. *Whether that the granting of the variance does not circumvent a condition, or the intent of a condition placed on a development by the Planning Commission or the BoCC.*

   Granting this variance will not circumvent a condition or the intent of a condition placed on the development by the Planning Commission or the BoCC.

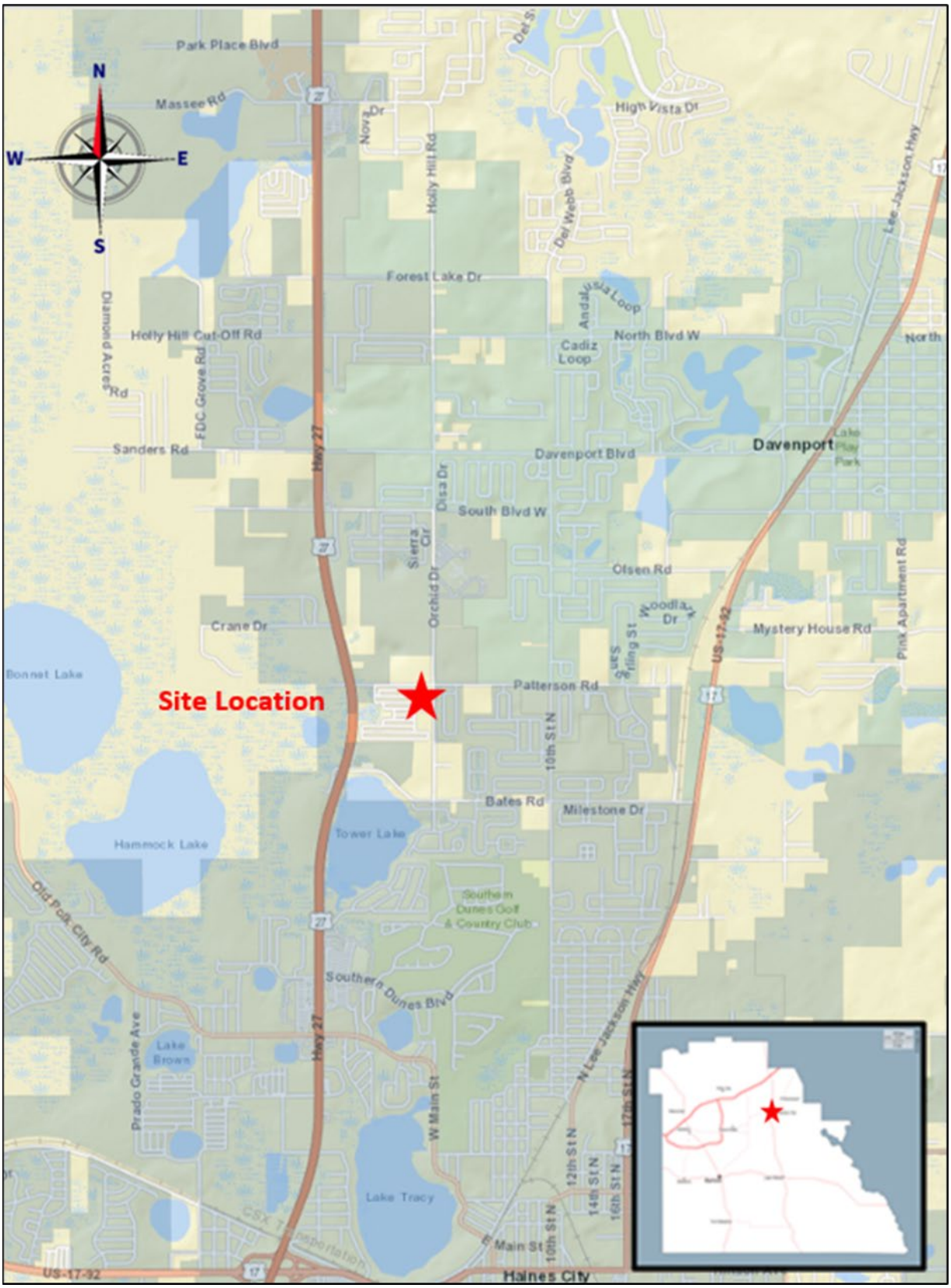
Surrounding Future Land Use Designations and Existing Land Use Activity:

Northwest: RL-4X West View Ridge Resorts PUD 83-2 RV	**North:** RL-4X West View Ridge Resorts PUD 83-2 Mobile Home	**Northeast:** RL-4X West View Ridge Resorts PUD 83-2 Mobile Home
West: RL-4X West View Ridge Resorts PUD 83-2 Mobile Home	**Subject Property:** RL-4X West View Ridge Resorts PUD 83-2 Mobile Home	**East:** RL-4X West View Ridge Resorts PUD 83-2 Mobile Home
Southwest: RL-4X West View Ridge Resorts PUD 83-2 Mobile Home	**South:** RL-4X West View Ridge Resorts PUD 83-2 Vacant	**Southeast:** RL-4X West View Ridge Resorts PUD 83-2 Mobile Home

This property is a mobile home on H Street in Haines City, Florida. Staff found eight prior variance approvals in this neighborhood since 2020. Numerous other homes within this street and adjacent street do have primary structures of similar size.

Exhibits:

Exhibit 1	Location Map
Exhibit 2	Future Land Use Map
Exhibit 3	Aerial Imagery (Context)
Exhibit 4	Aerial Imagery (Close)
Exhibit 5	Site Plan
Exhibit 6	Justification
Exhibit 7	Plat

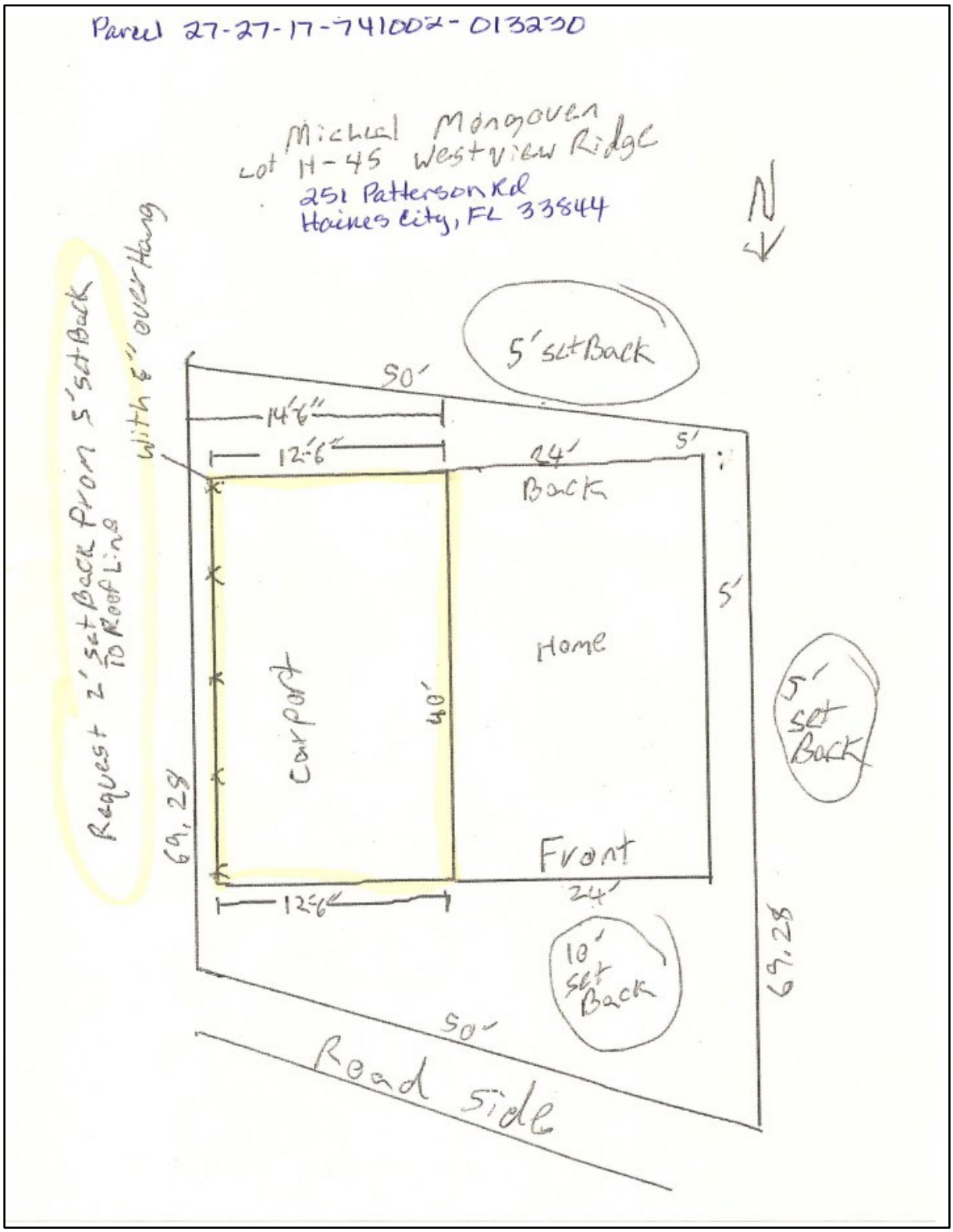


Location Map

Future Land Use Map

Aerial Imagery (Context)

Aerial Imagery (Close)


Parcel 27-27-17-741002-013230
Michael Mongoven
Lot H-45 Westview Ridge
251 Patterson Rd
Haines City, FL 33844
N
5' set Back
50'
14'6"
12'6"
24'
5'
Back
5'
Home
Carport
40'
69.29
Front
12'6"
24'
10' set Back
69.28
50'
Road side
Request 2' set Back From 5' set Back
To Roof Line
with 8" overHang
5' set Back

Site Plan

Justification

CRITERIA FOR GRANTING VARIANCE

Will the variance be injurious to the area involved or detrimental to the public welfare?
THE REQUEST WILL NOT BE INJURIOUS TO THE AREA INVOLVED OR OTHERWISE DETRIMENTAL TO THE PUBLIC WELFARE AS THE TWO (2) FOOT SIDE SETBACK WILL LEAVE ADEQUATE SPACE FOR PROPERTY MAINTENANCE AND WILL ALSO ENSURE NO ENCROACHMENTS INTO THE NEIGHBOR'S PRO PERTY. BUILDING AND FIRE CODE SEPARATIONS WILL STILL BE MET AS PROPOSED STRUCTURE IS NOT FOR HABITABLE PURPOSE.

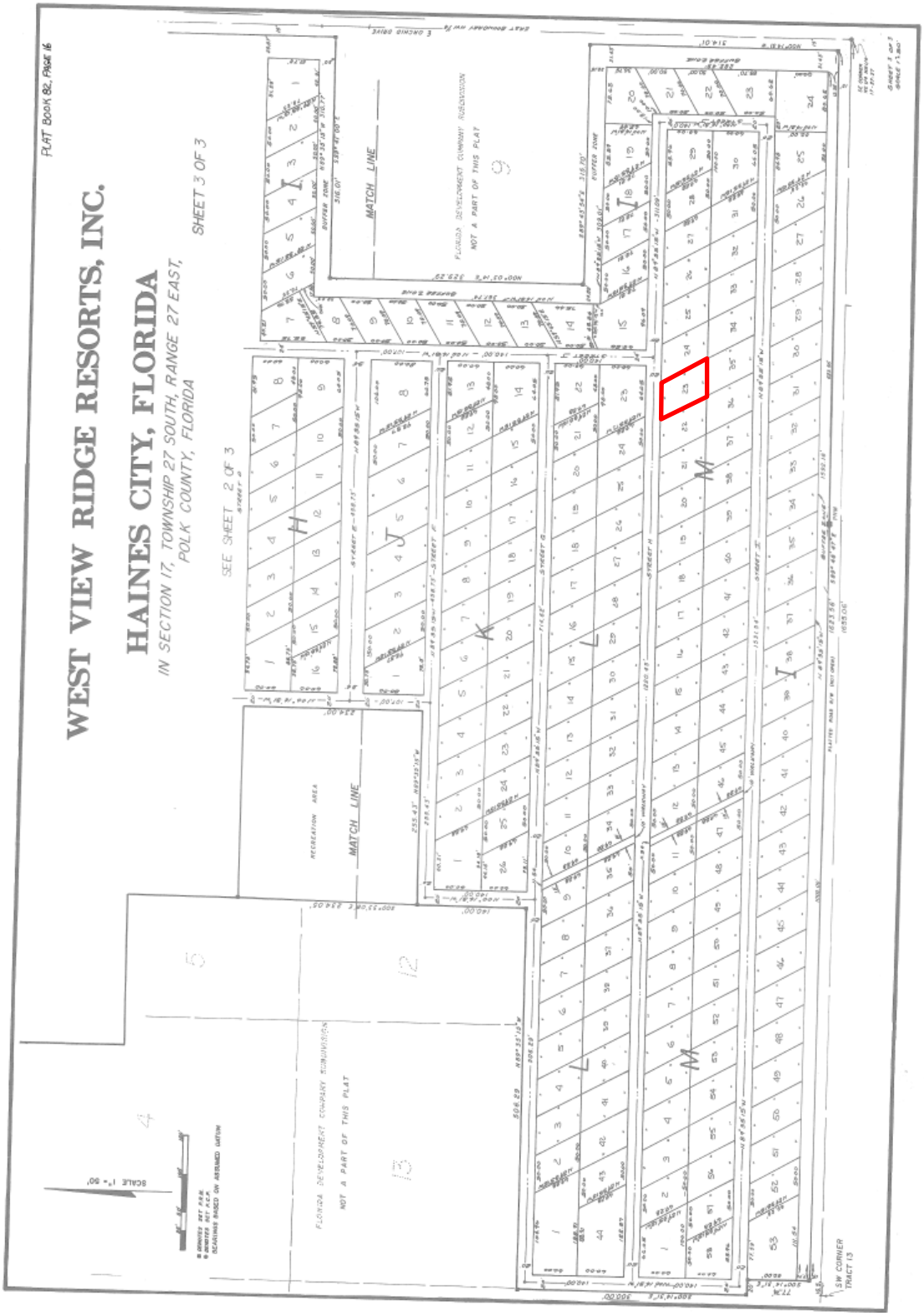
What special conditions exist that are peculiar to the land, structure, or building involved?
THE EXISTING HOME DOES NOT HAVE A CARPORT. IT WILL HELP KEEP THE SUN, RAIN AND DEBRIS FROM OUR VEHICLES.

When did you buy the property and when was the structure built? Permit Number?
2024

What is the hardship if the variance is not approved?
NOT ALLOWING US THE NECESSARY VARIANCE WOULD CAUSE A HARDSHIP FOR US. THE CARPORT TO THE EAST SIDE IS THE ONLY OPTION THAT IS WITHIN OUR ABILITY TO AFFORD AND TO KEEP OUR VEHICLES FROM FUTURE DAMAGES.

Is this the minimum variance required for the reasonable use of the land?
0' OR 2' VARIANCE

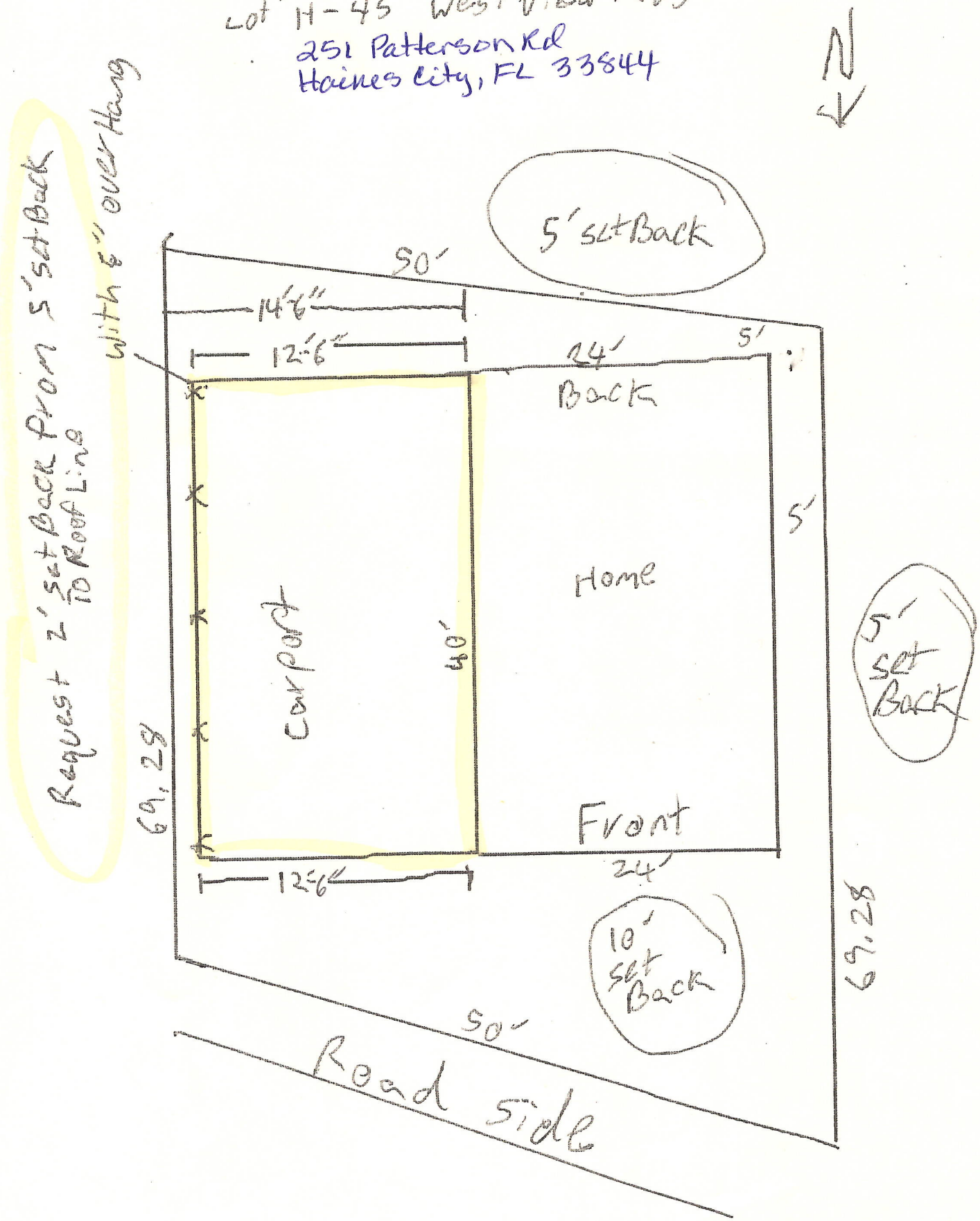
Do you have Homeowners Association approval for this request?
YES, PENDING VARIANCE APPROVAL


WEST VIEW RIDGE RESORTS, INC.
HAINES CITY, FLORIDA
IN SECTION 17, TOWNSHIP 27 SOUTH, RANGE 27 EAST,
POLK COUNTY, FLORIDA
SHEET 3 OF 3
PLAT BOOK 82, PAGE 16
SEE SHEET 2 OF 3
MATCH LINE
MATCH LINE
RECREATION AREA
FLORIDA DEVELOPMENT COMPANY SUBDIVISION
NOT A PART OF THIS PLAT
FLORIDA DEVELOPMENT COMPANY SUBDIVISION
NOT A PART OF THIS PLAT
SCALE 1"= 60'
SW CORNER TRACT 13

Plat

Parcel 27-27-17-741002-013230

Michael Mangoven
Lot H-45 Westview Ridge
251 Patterson Rd
Haines City, FL 33844



LDLVAR-2025-29 - MICHAEL D. MONGOVEN

Menu Reports Help

Application Name: MICHAEL D. MONGOVEN

File Date: 05/13/2025

Application Type: LUHO - Variance

Application Status: Approved For Hearing

Application Comments:

View ID	Comment	Date

Description of Work: REQUESTING FOR VARIANCE TO REDUCE THE PRIMARY STRUCTURE EAST SIDE YARD SETBACK FROM FIVE (5) FEET TO TWO (2) FEET TO INSTALL A 12', (504 SQ FT) ALUMINUM CARPORT. THE STRUCTURE SHALL INCLUDE GUTTERS DESIGNED AND CONSTRUCTED TO CHANNEL OR CAPTURE STORM WATEF RUNNOFF AND PREVENT IT FROM DRAINING ONTO NEIGHBORING RESIDENTIAL PROPERTIES.

Application Detail: Detail

Address: 251 PATTERSON RD, #H45 HAINES CITY, FL 33844

Parcel No: 272717741002013230

Owner Name: MONGOVEN MICHAEL D

Contact Info:

Name	Organization Name	Contact Type	Contact Primary Address	Status
MONGOVEN MICHAEL D		Engineer	Mailing, 281 Diamond R...	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
0.07

DRC Meeting Time
_

DRC Meeting
06/12/2025

Rescheduled DRC Meeting
_

Rescheduled DRC Meeting Time
_

Green Swamp
No

Number of Units
_

Is this Polk County Utilities

Case File Number
_

One Year Extension
_

FS 119 Status
Non-Exempt

PUBLIC HEARINGS

Development Type
Land Use Hearing Officer

Application Type
Variance

Variance Type
Dimensions Table

Brownfields Request
N/A

Affordable Housing

ADVERTISING

Advertising Board
Land Use Hearing Officer

Legal Advertising Date
_

MEETING DATES

LUHO Hearing Date
07/24/2025

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 accomodate the proposed tower

CRITERIA FOR GRANTING VARIANCE

Will the variance be injurious to the area involved or detrimental to the public welfare?
THE REQUEST WILL NOT BE INJURIOUS TO THE AREA INVOLVED OR OTHERWISE DETRIMENTAL TO THE PUBLIC WELFARE AS THE TWO (2) FOOT SIDE SETBACK WILL LEAVE ADEQUATE SPACE FOR PROPERTY MAINTENANCE AND WILL ALSO ENSURE NO ENCROACHMENTS INTO THE NEIGHBOR'S PROPERTY. BUILDING AND FIRE CODE SEPARATIONS WILL STILL BE MET AS PROPOSED STRUCTURE IS NOT FOR HABITABLE PURPOSE.

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0' OR 2' VARIANCE

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YES, PENDING VARIANCE APPROVAL

LD_GEN_BOA_EDL

Opening DigEplan List...

DigEplan Document List

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PLAN REVIEW FIELDS

TMPRecordID
POLKCO-25EST-00000-30356

DocumentGroupforDPC
DIGITAL PROJECTS LD

RequiredDocumentTypes
_

RequiredDocumentTypesComplete
Yes

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

Activate DPC
Yes

Activate FSA
Yes

DigitalSigCheck
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	71	07/09/2025	07/09/2025	

Workflow Status:

Task	Assigned To	Status	Status Date	Action By
Application Submittal	Lisa Simons-Iri...	Application ...	05/14/2025	Lisa Simons-Iri...
Roads and Drainage Review	Phil Irven	Approve	05/16/2025	Phil Irven
Planning Review	Aleya Inglima	Approve	05/21/2025	Aleya Inglima
Review Consolidation		Approved for...	06/05/2025	Saralis Wons

Task	Assigned To	Status	Status Date	Action By
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

Resulted Inspections:

Inspection Type	Inspection Date	Inspector	Status	Comments