

LDPD-2025-10 - Southern Storage, LLC

Menu Reports Help

Application Name: [Southern Storage, LLC](#)

File Date: [08/01/2025](#)

Application Type: [BOCC-CPA Small](#)

Application Status: [In Review](#)

Application Comments:	View ID	Comment	Date
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Description of Work: [*** WAS LDCPAS-2025-23*** We are seeking to expand our current Boat & RV Storage Facility to this 10+/- AC parcel located directly to the West. Having reached maximum occupancy on our 80,000 sq. ft. of enclosed storage + 20,000 sq. ft. of outdoor storage, we need to expand to continue to capture the high demand for our specialized product of fully enclosed boat & RV storage. The end goal of this expansion would be to add 80,000-120,000 sq. ft. of enclosed storage, but starting with all outdoor storage at first and adding buildings as revenue and demand sees fit. We would connect our parcel to this parcel via a driveway set inside our current footprint, so as to not have a separate entrance/exit than what is currently on our property. This would limit any additional traffic past our current entrance/exit. With approximately 10-15 customers a day, our business generates very little traffic, noise, or lights to the area and have never received a complaint from any of the nearby residents. We would strive to continue that track-record. We seek approval by November of 2025 with initial phase of construction to begin in 2026. Phase I construction includes grading and development of building pads that will double as outdoor parking spaces until future buildings are added.](#)

Application Detail: [Detail](#)

Address: [1410 LANIER RD, LAKELAND, FL 33810](#)

Parcel No: [232711000000011020](#)

Owner Name: [LOY HERMAN CHIN](#)

Contact Info:	Name	Organization Name	Contact Type	Contact Primary Address	Status
	Bryan Edwards	Southern Storag...	Applicant	Mailing, 16502 Millan ...	Active
	Bryan Edwards	Southern Storag...	Engineer	Mailing, 16502 Millan ...	Active

Licensed Professionals Info:	Primary	License Number	License Type	Name	Business Name	Business License #
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Job Value: [\\$0.00](#)

Total Fee Assessed: [\\$4,936.00](#)

Total Fee Invoiced: [\\$4,936.00](#)

Balance: [\\$0.00](#)

Custom Fields: **LD_GEN_PUB**

PUBLIC HEARINGS	
Development Type	Application Type
Board of County Commissioners	Conditional Use
Variance Type	New
—	Brownfields Request
Affordable Housing	—
	Type of Acreage
	—

GENERAL INFORMATION	
Expedited Review	Number of Lots
	1
Will This Project Be Phased	Acreage
	9.4
DRC Meeting	DRC Meeting Time
09/18/2025	—
Rescheduled DRC Meeting	Rescheduled DRC Meeting Time
—	—
Green Swamp	Number of Units

[No](#)

Case File Number

Is this Polk County Utilities

Is this Application a result of a Code Violation

[No](#)

One Year Extension

FS 119 Status

Code Violation Case Number

[Non-Exempt](#)

ADVERTISING

Legal Advertising Date

BOCC1 Advertising Date

BOCC2 Advertising Date

Advertising Board

[Board of County](#)[Commissioners](#)

MEETING DATES

Community Meeting

Planning Commission Date

[11/05/2025](#)

Land Use Hearing Officer 3

1st BOCC Date

[12/02/2025](#)

2nd BOCC Date

LUHO-Level 3

HEARING

PC Hearing Results

PC Vote Tally

BOCC 1st Hearing Results

BOCC 1st Vote Tally

BOCC 2nd Hearing Results

BOCC 2nd Vote Tally

FINAL LETTER

Denovo Appeal

Denovo Results

Denovo Tally

LD_GEN_PUB_EDL

[Opening DigEplan List...](#)

DigEplan Document List

PLAN REVIEW FIELDS

TMPRecordID

DocumentGroupforDPC

RequiredDocumentTypes

[POLKCO-25EST-00000-39204](#)[DIGITAL PROJECTS LD](#)

Activate DPC

RequiredDocumentTypesComplete

AdditionalDocumentTypes
[Applications](#), [AutoCad File](#), [Binding](#), [Site Plans \(PDs](#), [Yes](#)
[and CUs\)](#), [CSV](#), [Calculations](#), [Correspondence](#), [Design Drawings](#), [Flood/Traffic Studies](#), [Impact Statement](#),
[Inspections](#), [Miscellaneous](#), [Plats](#), [Record Drawings](#),
[Response Letter](#), [Resubmittal Complete](#), [Staff Report/Approval Letter](#), [Survey](#), [Title Opinion](#)

Activate FSA

DigitalSigCheck

[Yes](#)[Yes](#)

PLAN UPLOAD ACKNOWLEDGEMENT

Upload Plans Acknowledgement

[y](#)

SELECTED AREA PLANS

Selected Area Plans[US 98](#)**LAND USE****Selected Area Plan LU Code**[Not in an SAP](#) LCC- Linear Commercial Center**DEVELOPMENT AREA****Development Area****NOR****Neighborhood Organization Registry (NOR)****PUBLIC MAILERS****Posting Board Number of Boards (Number) Number of Mailers (Number) Date Mailed Date Posted NOR**

Workflow Status:	Task	Assigned To	Status	Status Date	Action By
	Application Submittal	Lyndsay Rathke	Application ...	08/26/2025	Lyndsay Rathke
	Engineering Review	Mike Benton			
	Surveying Review				
	Roads and Drainage Review				
	Fire Marshal Review				
	Planning Review	Ivan Nance	Resubmittal ...	08/27/2025	Ivan Nance
	School Board Review	School District	Not Required	08/26/2025	School District
	Review Consolidation	Lyndsay Rathke			
	Public Notice				
	Staff Report				
	Planning Commision				
	BOCC Hearing				
	Final Letter				

DEO Review

Second BOCC Hearing

Archive

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