

# LDLVAR-2026-27 - Variance Application for 84 Lumber in Winter Haven

Menu Reports Help

**Application Name:** [Variance Application for 84 Lumber in Winter Haven](#)

**File Date:** [03/31/2026](#)

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

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

**Application Comments:**

View ID	Comment	Date

**Description of Work:** [Atwell, LLC is proposing a VUA \(circulation, parking, and inventory storage\) in 65 Industrial Blvd W, Winter Haven, FL 33880. We are planning to modify a 1.07-acre project area within the 10.73-acre Site known as Commercial Carrier Park. Atwell, is applying for a Variance for increasing the impervious area in to from 60% to 70 % of the total coverage of the site. This area to be used for extra laydown space to better manage the finished goods loads before it they are loaded and shipped out](#)

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

**Address:** [0 INDUSTRIAL BLVD, WINTER HAVEN, FL 33880](#)

**Parcel No:** [252823347900000490](#)

**Owner Name:** [S S DESIGNS INC](#)

Contact Info:	Name	Organization Name	Contact Type	Contact Primary Address	Status
	<a href="#">Julie Guirguis</a>	<a href="#">Atwell, LLC</a>	Engineer	<a href="#">Mailing, 111 N. Magnol...</a>	Active
	<a href="#">Scott Klipstine</a>	<a href="#">84 Lumber Company</a>	Developer	<a href="#">Mailing, 1019 Route 51...</a>	Active

Licensed Professionals Info:	Primary	License Number	License Type	Name	Business Name	Business License #

**Job Value:** [\\$0.00](#)

**Total Fee Assessed:** [\\$541.00](#)

**Total Fee Invoiced:** [\\$541.00](#)

**Balance:** [\\$0.00](#)

**Custom Fields:** [LD\\_GEN\\_BOA](#)

GENERAL INFORMATION

Expedited Review	Number of Lots	-
Will This Project Be Phased	Acreage	<a href="#">1.02</a>
DRC Meeting Time	DRC Meeting	<a href="#">04/09/2026</a>
Rescheduled DRC Meeting	Rescheduled DRC Meeting Time	-
Green Swamp	Number of Units	-
<a href="#">No</a>	Is this Polk County Utilities	-
Case File Number	FS 119 Status	<a href="#">Non-Exempt</a>
One Year Extension		-

PUBLIC HEARINGS

Development Type	Application Type	<a href="#">Variance</a>
<a href="#">Land Use Hearing</a>	Brownfields Request	<a href="#">N/A</a>
Officer		
Variance Type		
<a href="#">Dimensions</a>		
<a href="#">Table</a>		
Affordable Housing		

ADVERTISING

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

MEETING DATES

LUHO Hearing Date		<a href="#">05/28/2026</a>
-------------------	--	----------------------------

ALCOHOL BEVERAGE DIST REQ

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

COMMUNICATION TOWER

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

CRITERIA FOR GRANTING VARIANCE

Will the variance be injurious to the area involved or detrimental to the public welfare?  
[No. The applicant intends to increase the maximum ISR to 70% to be able to construct a gravel lay down area on site. The stormwater design on site was completed to account for 70% impervious area coverage so no adverse impacts are to be expected.](#)

What special conditions exist that are peculiar to the land, structure, or building involved?  
[There are no special conditions for this property.](#)

When did you buy the property and when was the structure built? Permit Number?  
[This property is leased to 84 Lumber by CB2 Properties.](#)

What is the hardship if the variance is not approved?  
[The proposed work will improve the applicants ability to store materials on site and access the stored materials for transport](#)

Is this the minimum variance required for the reasonable use of the land?  
[Yes.](#)

Do you have Homeowners Association approval for this request?  
[NA.](#)

**LD\_GEN\_BOA\_EDL**

[Opening DigEplan List...](#)

DigEplan Document List

**PLAN REVIEW FIELDS**

TMPRecordID	DocumentGroupforDPC	RequiredDocumentTypes
<a href="#">POLKCO-26EST-00000-18289</a>	<a href="#">DIGITAL_PROJECTS_LD</a>	<a href="#">-</a>
RequiredDocumentTypesComplete	AdditionalDocumentTypes	Activate DPC
<a href="#">Yes</a>	<a href="#">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</a>	
Activate FSA	DigitalSigCheck	
<a href="#">Yes</a>	<a href="#">Yes</a>	

**PLAN UPLOAD ACKNOWLEDGEMENT**

Upload Plans Acknowledgement

[v](#)

**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
<a href="#">LUHO</a>	1	20	05/13/2026	05/13/2026	

Workflow Status:	Task	Assigned To	Status	Status Date	Action By
	<a href="#">Application Submittal</a>	Saralis Wons	Application ...	04/02/2026	Lisa Simons-Iri...
	<a href="#">Roads and Drainage Review</a>	Phil Irven	Approve	04/06/2026	Phil Irven
	<a href="#">Planning Review</a>	Andrew Grohowski	Approve	04/16/2026	Andrew Grohowski
	<a href="#">Review Consolidation</a>				
	Public Notice				
	Hearing Officer				
	Final Order				
	Archive				

Condition Status:	Name	Short Comments	Status	Apply Date	Severity	Action By
-------------------	------	----------------	--------	------------	----------	-----------

Scheduled/Pending Inspections:	Inspection Type	Scheduled Date	Inspector	Status	Comments
--------------------------------	-----------------	----------------	-----------	--------	----------

Resulted Inspections:	Inspection Type	Inspection Date	Inspector	Status	Comments
-----------------------	-----------------	-----------------	-----------	--------	----------