

LDLVAR-2025-15 - Bellagio County Line Road

Menu Reports Help

Application Name: [Bellagio County Line Road](#)

File Date: [02/14/2025](#)

Application Type: [LUHO - Variance](#)

Application Status: [In Review](#)

Application Comments:

View ID	Comment	Date
---------	---------	------

Description of Work: [o The proposed project is one \(1\) large industrial building with loading bays and associated parking around the building. There are two \(2\) access points connecting the si County Line Road. Stormwater runoff will managed by one \(1\) conservation wet detention pond. A left turn lane is proposed within the existing median of County Line Ro access one of the driveways into the site.](#)

Application Detail: [Detail](#)

Address: [4040 COUNTY LINE RD, LAKELAND, FL 33811](#)

Parcel No: [23290600000034030](#)

Owner Name: [BELLAGIO PROPERTY MANAGEMENT LLC](#)

Contact Info:	Name	Organization Name	Contact Type	Contact Primary Address	Status
	Kimley Horn	Kimley-Horn and...	Applicant	Mailing, 109 S. Kentuc...	Active
	Mark Wilson	Kimley-Horn and...	Engineer		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

[9.79](#)

DRC Meeting Time

DRC Meeting

[03/13/2025](#)

Rescheduled DRC Meeting

Rescheduled DRC Meeting Time

-

Green Swamp

Number of Units

[No](#)

-

Case File Number

Is this Polk County Utilities

-

One Year Extension

FS 119 Status

[Non-Exempt](#)

-

PUBLIC HEARINGS

Development Type

Application Type

[Land Use Hearing](#)

[Variance](#)

[Officer](#)

Variance Type

Brownfields Request

[Dimensions](#)

[N/A](#)

[Table](#)

Affordable Housing

ADVERTISING

Advertising Board

Legal Advertising Date

[Land Use Hearing](#)

-

[Officer](#)

MEETING DATES

LUHO Hearing Date

[04/24/2025](#)

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?
 The variance will not be injurious to the area involved or detrimental to the public welfare. The RDA area in which the subject property exists is an enclave surrounded by SDA and UGA development areas which have higher ISR allowances. The property is BPC-1 and the general surrounding area is consistent with the proposed industrial/warehouse use.

What special conditions exist that are peculiar to the land, structure, or building involved?
 The proposed development consists of 1 warehouse building that require specific dimensions and impervious circulation areas. In order to achieve the required industry/market standard building and site requirements the higher ISR (0.75) afforded to those properties/uses surrounding this site are required/requested.

When did you buy the property and when was the structure built? Permit Number?
 Bellagio Property Management, LLC bought the property in December 2024. No buildings on site yet, but a Level 2 Application is open with the county under LNDON-2024-98.

What is the hardship if the variance is not approved?
 The required industry/market standard building and site requirements cannot be achieved without the higher ISR (0.75) afforded to those properties/uses surrounding this site.

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

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	DocumentGroupforDPC	RequiredDocumentTypes
POLKCO-25EST-00000-10221	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, Plans, 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](#)

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

Workflow Status:	Task	Assigned To	Status	Status Date	Action By
	Application Submittal	Saralis Wons	Application ...	02/14/2025	Saralis Wons
	Roads and Drainage Review	Phil Irven	Approve	02/17/2025	Phil Irven
	Planning Review	Erik Peterson			
	Review Consolidation				
	Public Notice				
	Hearing Officer				

Record Details

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
-----------------------	-----------------	-----------------	-----------	--------	----------