

LDLVAR-2024-10 - ABC Fine Wine and Spirits Variance

Menu Reports Help

Application Name: [ABC Fine Wine and Spirits Variance](#)

File Date: [02/08/2024](#)

Application Type: [LUHO - Variance](#)

Application Status: [Approved For Hearing](#)

Application Comments:

View ID	Comment	Date
Description of Work: The proposed development includes a 11,990 SF ABC Fine Wine and Spirits, which is classified as a package store. We are seeking a variance from the distance requirement as outlined in Section 3-18.		
Application Detail: Detail		
Address: S FLORIDA AVE, LAKE LAND, FL 33813		
Parcel No: 23292300000022180		
Owner Name: NT FLORIDA LAKE LAND LLC		
Contact Info: Name	Organization Name	Contact Type
Allyson Williams		Applicant
Contact Primary Address	Status	
Mailing, 6300 Hazeltin...	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
		3.09
DRC Meeting Time		DRC Meeting
-		03/16/2024
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
Alcohol		N/A
Beverage		
Setbacks		
Affordable Housing		

ADVERTISING

Advertising Board
[Land Use Hearing](#)
[Officer](#)

Legal Advertising Date
 -

MEETING DATES

LUHO Hearing Date
[04/25/2024](#)

ALCOHOL BEVERAGE DIST REQ

Type of Business
[ASP](#)

Type of License
[3PS](#)

Hours of Operation

: [M-Th 9:00am- 9:00pm](#) •
[F-Sa 9:00am- 10:00 pm](#)
[Sunday 1:00pm-](#)
[7:00pm](#)

Give Name & address of any school(s)/Church(s) within 2500 ft to the requesting property boundary

- : [Lakes Church South Lakeland Campus – 6928 Florida Avenue S Lakeland FL 33813 Measures 888 feet from the property line of the proposed business to the property line of the existing church.](#)
- : [Shepherd Road Presbyterian Church – 1217 Shepherd Road Lakeland FL 33811 Measures 879 feet from the property line of the proposed business to the property line of the existing church.](#)
- : [Trinity Baptist Church – 6633 Old Road 37 Lakeland, FL 33811 Measures 1,211 feet from the property line of the proposed business to the property line of the existing church.](#)
- : [Christ Community Presbyterian Church – 6565 Florida Avenue S Lakeland FL 33813 Measures 2,069 feet from the property line of the proposed business to the property line of the existing church.](#)

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?

[Granting this variance aligns with the LCC's general intent and will not adversely affect public health, safety, or welfare. Planned measures ensure the project's harmonious integration into the community, without increasing public safety risks or maintenance burdens.](#)

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

[The subject property is one of the few undeveloped and vacant properties left on the western side of the South Florida Avenue. This creates a special circumstance in the fact that the site must conform not only to the set of land development regulations per the Land Development Code, but also in this situation, must conform to the existing businesses or establishments in the vicinity. This circumstance is not a direct result of the proposed use, but rather the timeline of development.](#)

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

[N/A Structure is not built, property is vacant.](#)

What is the hardship if the variance is not approved?

[Application of the provisions of the Code would be unjust in the face of economic equity and competition when considering the character of the surrounding area to be compatible with the proposed use.](#)

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

[The variance sought represents the minimum adjustment necessary for the reasonable use of the property, aligning with existing commercial activities. The project differentiates itself by offering a broader selection of alcoholic beverages, necessitating this specific request](#)

Do you have Homeowners Association approval for this request?

[No.](#)

LD_GEN_BOA_EDL

[Opening DigEplan List...](#)

DigEplan Document List

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PLAN REVIEW FIELDS

TMPrRecordID

[POLKCO-24EST-00000-06456](#)

RequiredDocumentTypesComplete

[Yes](#)

DocumentGroupforDPC

[DIGITAL PROJECTS LD](#)

AdditionalDocumentTypes

[Applications, AutoCad File, Binding, Site Plans, \(PDs, Yes](#)

[and CUs\), CSV, Calculations, Correspondence, Desi](#)

[gn Drawings, Flood/Traffic Studies, Impact Stateme](#)

[nt, Inspections, Miscellaneous Plats, Record Drawin](#)

[gs, Response Letter Resubmittal Complete, Staff R](#)

[eport/Approval Letter, Survey, Title Opinion](#)

DigitalSigCheck

[Yes](#)

RequiredDocumentTypes

-

Activate DPC

Activate FSA

[Yes](#)

PLAN UPLOAD ACKNOWLEDGEMENT

Upload Plans Acknowledgement

[y](#)

LAND USE

Selected Area Plan LU Code

[Not in an SAP](#)

LCC- Linear Commercial Center

NOR

Neighborhood Organization Registry (NOR)

PUBLIC MAILERS

Posting Board Number of Boards (Number) Number of Mailers (Number) Date Mailed Date Posted NOR

LUHQ	1	110	04/09/2024	04/09/2024	
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Workflow Status:

Task	Assigned To	Status	Status Date	Action By
Application Submittal	Lisa Simons-Iri...	Application ...	02/12/2024	Lisa Simons-Iri...
Roads and Drainage Review	Phil Irven	Approve	02/12/2024	Phil Irven
Planning Review	Aleya Inglima	Approve	02/21/2024	Aleya Inglima
Review Consolidation	Lisa Simons-Iri...	Approved for...	03/21/2024	Lisa Simons-Iri...
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