

POLK COUNTY LAND USE HEARING OFFICER CASE OVERVIEW

Public Hearing Sign Number: 144

Case Number: LDLVAR-2024-38

Hearing Date: October 24, 2024

Applicant: Steven Godfrey, Stitzel Engineering

Property Owner: J & S Properties Inc.

Request: a reduction in the side and rear yard setback from fifteen (15) feet to four (4) feet for a +/-2,400 square foot commercial building expansion.

Location: 5095 South Lakeland Drive, south of West Pipkin Road, west of South Florida Avenue (SR 37), east of Shady Lake Lane, south of the City of Lakeland in Section 12, Township 29 and Range 23.

Property Size: 0.91 +/- acres (39,968 square feet)

Land Use District: Linear Commercial Corridor (LCC)

Summary: The applicant is seeking a variance to the side and rear yard setback requirements on the southwest corner of their building to expand their business to within four (4) feet of the property line. The expansion is estimated to be approximately 2,400 square feet to the existing 7,797 square foot building (+/- 31%). The applicant states, "This variance is necessary to the operation of this business. This is the minimum size building addition in order to accommodate the on-site operations. The existing building is limited by land space to allow this addition."

