

LDLVAR-2025-41 - 2034 Overlook Drive Variance

Menu

Reports

Help

Application Name:

2034 Overlook Drive Variance

File Date:

06/13/2025

Application Type:

LUHO - Variance

Application Status:

Approved For Hearing

Application Comments:

View ID

Comment

Date

Description of Work:

rear yard setback reduction for a storage structure.

Application Detail:

Detail

Address:

2034 SE OVERLOOK DR, WINTER HAVEN, FL 33884

Parcel No:

262825000000022460

Owner Name:

COSME NIEVES ROBERTO

Contact Info:

Name

Organization Name

Contact Type

Contact Primary Address

Status

ROBERTO COSME NIEVES

Applicant

Mailing, 2034 Overlook...

Active

Roberto Cosme

Individual

Active

Licensed Professionals Info:

Primary

License Number

License Type

Name

Business Name

Business License #

Job Value:

\$0.00

Total Fee Assessed:

\$1,057.00

Total Fee Invoiced:

\$1,057.00

Balance:

\$0.00

Custom Fields:

LD_GEN_BOA

GENERAL INFORMATION

Expedited Review

Number of Lots

-

Will This Project Be Phased

Acreage

.50

DRC Meeting Time

DRC Meeting

7/10/2025

-

Rescheduled DRC Meeting Time

-

Green Swamp

Number of Units

No

-

Is this Polk County Utilities

-

Case File Number

FS 119 Status

CMA-2025-969

Non-Exempt

One Year Extension

-

-

PUBLIC HEARINGS

Development Type

Application Type

Land Use Hearing.

Variance

Officer

Variance Type

Brownfields Request

Dimensions

-

Table

Affordable Housing

ADVERTISING

Advertising Board

Legal Advertising Date

Land Use Hearing.

-

Officer

MEETING DATES

LUHO Hearing Date

08/26/2025

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 accomodate the proposed tower

CRITERIA FOR GRANTING VARIANCE

Will the variance be injurious to the area involved or detrimental to the public welfare?

No

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

There is a drain field that would put the building over the drain field

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

Property was bought in 2020, structure was installed in 2022.

What is the hardship if the variance is not approved?

The building would be too close to the house and right over a drain area.

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

N/A

Do you have Homeowners Association approval for this request?

Do not have HOA on my property.

LD_GEN_BOA_EDL

Opening DigEplan List...

DigEplan Document List

Open

PLAN REVIEW FIELDS

TMPRecordID

POLKCO-REC25-00000-00OEA

RequiredDocumentTypesComplete

Yes

DocumentGroupforDPC

DIGITAL_PROJECTS_LD

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

DigitalSigCheck

Yes

RequiredDocumentTypes

-

Activate DPC

Activate FSA

Yes

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

LUHQ 2 35 08/07/2025 08/07/2025

Workflow Status: Task		Assigned To	Status	Status Date	Action By	
Application Submittal		Lisa Simons-Iri...	Application ...	06/13/2025	Lisa Simons-Iri...	
Planning Review		Kyle Rogus	Approve	06/27/2025	Kyle Rogus	
Roads and Drainage Review		Phil Irven	Approve	07/17/2025	Phil Irven	
Review Consolidation		Lisa Simons-Iri...	Approved for...	08/06/2025	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
	Inspection Type	Inspection Date	Inspector	Status	Comments