

LDLVAR-2025-64 - Cordero Variance

Application Name: [Cordero Variance](#)

File Date: [10/18/2025](#)

Application Type: [LUHO - Variance](#)

Application Status: [Approved For Hearing](#)

| Application Comments: | View ID | Comment | Date |
|-----------------------|---------|---------|------|
|-----------------------|---------|---------|------|

**Description of Work:** [We are requesting a variance to allow the construction of a detached Accessory Dwelling Unit \(ADU\) of 1,500 sq ft—exceeding the current limit of 1,000 sq ft. Our lot, which is 2.13 acres, is non-conforming and cannot be subdivided despite its size. This limitation prevents us from developing the property in a manner that would otherwise be permissible. The proposed ADU would remain smaller than the existing 2,100 sq ft primary residence and comply with all other applicable regulations, including Florida Building Code, required setbacks, and maintaining an impervious surface ratio \(ISR\) well below 0.6. Only one ADU is proposed for the lot. This variance would help support a flexible living arrangement that accommodates multi-generational family while maintaining affordability. In the long term, the ADU could also offer an opportunity for supplemental income, contributing to the local housing stock without requiring additional lot splits or new infrastructure. The proposed unit remains in character with the surrounding neighborhood, where many nearby and adjacent lots are smaller in size and include primary residences exceeding 2,000 sq ft. We believe this variance aligns with the county's broader goals of increasing housing options while maintaining neighborhood character and responsible land use.](#)

Application Detail: [Detail](#)

Address: [905 HAYMARKET DR, LAKELAND, FL 33809](#)

Parcel No: [24271700000034050](#)

Owner Name: [CORDERO PATRICIA L](#)

| Contact Info: | Name  | Organization Name                  | Contact Type    | Contact Primary Address                  | Status |
|---------------|---|------------------------------------|-----------------|--|--------|
|               | <a href="#">CORDERO PATRICIA L</a>            |                                    | Engineer        | <a href="#">Mailing_905 Haymarket...</a> | Active |
|               | <a href="#">Integrity Homes &amp; Cons...</a> | <a href="#">Integrity Homes...</a> | Business Entity | <a href="#">Mailing_207 Bridgers ...</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<br>-                          |
| Will This Project Be Phased  | Acreage<br><a href="#">2.13</a>              |
| DRC Meeting Time<br>-  | DRC Meeting<br><a href="#">12/11/2025</a>    |
| Rescheduled DRC Meeting  | Rescheduled DRC Meeting Time<br>-            |
| Green Swamp<br><a href="#">No</a>  | Number of Units<br>-                         |
| Case File Number<br>-  | Is this Polk County Utilities                |
| One Year Extension<br>-  | FS 119 Status<br><a href="#">Non-Exempt</a>  |
| PUBLIC HEARINGS  |  |
| Development Type<br><a href="#">Land Use Hearing</a><br><a href="#">Officer</a>  | Application Type<br><a href="#">Variance</a> |
| Variance Type<br><a href="#">Accessory</a><br><a href="#">Larger than</a><br><a href="#">Principle</a><br>Affordable Housing | Brownfields Request<br>-                     |
| ADVERTISING  |  |
| Advertising Board<br><a href="#">Land Use Hearing</a><br><a href="#">Officer</a>   | Legal Advertising Date<br>-                  |
| MEETING DATES  |  |
| LUHO Hearing Date<br><a href="#">01/22/2026</a>  |  |
| 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?  
No, the proposed variance will not be injurious to the area or detrimental to public welfare. The ADU will comply with all applicable codes, including building standards, setbacks, and impervious surface ratio requirements. It will be the only ADU on the lot and will be smaller than the existing primary residence. The 2.13-acre lot can easily accommodate the proposed structure without overcrowding or negatively impacting neighbors. In fact, the project supports public welfare by contributing to the supply of attainable housing and enabling multi-generational living within the existing footprint of the property—without increasing neighborhood density or requiring additional infrastructure.

What special conditions exist that are peculiar to the land, structure, or building involved?  
The property in question is a 2.13-acre lot that, despite its size, is classified as non-conforming, and is not eligible for subdivision under current zoning regulations. This creates a unique limitation on how the property can be developed, unlike many nearby parcels that are

When did you buy the property and when was the structure built? Permit Number?  
I bought this property in July 2022. The house was built in 1977.

What is the hardship if the variance is not approved?  
If the variance is not approved, we face a unique hardship due to the non-conforming nature of the lot, which cannot be subdivided despite its size. As a result, the only feasible way to accommodate family housing needs is through an ADU. The current 1,000 sq ft limit is insufficient for a functional multi-generational living space and restricts the reasonable and practical use of the property in a way that similar neighboring lots—many with smaller size and larger homes—are already able to achieve. Denying the variance limits the ability to support family needs and future housing flexibility, despite the lot having the space and infrastructure to support the proposed use.

Is this the minimum variance required for the reasonable use of the land?  
Yes, this request represents the minimum variance needed to make reasonable and appropriate use of the property for its intended purpose—supporting extended family living while remaining compatible with the surrounding neighborhood. The requested 1,500 sq ft ADU remains secondary to the primary 2,100 sq ft residence, and the overall site plan respects all zoning and design standards aside from the size cap. This modest increase beyond the standard limit allows for a livable and functional space that supports long-term family stability without overdeveloping or changing the character of the area.

Do you have Homeowners Association approval for this request?  
Homeowners' Association is not applicable.

LD\_GEN\_BOA\_EDL

Opening DigEplan List...  
DigEplan Document List

PLAN REVIEW FIELDS

|                               |  |                       |
|-------------------------------|--|-----------------------|
| TMPRecordID                   | DocumentGroupforDPC  | RequiredDocumentTypes |
| POLKCO-25EST-00000-62851      | DIGITAL PROJECTS LD  | -                     |
| RequiredDocumentTypesComplete | AdditionalDocumentTypes  | Activate DPC          |
| <a href="#">Yes</a>           | <a href="#">Applications</a> , <a href="#">AutoCad File</a> , <a href="#">Binding Site Plans (PDs and CUs)</a> , <a href="#">CSV Calculations</a> , <a href="#">Correspondence</a> , <a href="#">Design Drawings</a> , <a href="#">Flood/Traffic Studies</a> , <a href="#">Impact Statement</a> , <a href="#">Inspections</a> , <a href="#">Miscellaneous</a> , <a href="#">Plats</a> , <a href="#">Record Drawings</a> , <a href="#">Response Letter</a> , <a href="#">Resubmittal</a> , <a href="#">Complete Staff Report</a> , <a href="#">Approval Letter</a> , <a href="#">Survey</a> , <a href="#">Title Opinion</a> |                       |
| Activate FSA                  | DigitalSigCheck  |                       |
| <a href="#">Yes</a>           | <a href="#">Yes</a>  |                       |

PLAN UPLOAD ACKNOWLEDGEMENT

Upload Plans Acknowledgement  
[↘](#)

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        |           |
|                       | <a href="#">Application Submittal</a>     | Saralis Wons     | Application ... | 11/17/2025  | Saralis Wons     |           |
|                       | <a href="#">Roads and Drainage Review</a> | Phil Irven       | Approve         | 11/18/2025  | Phil Irven       |           |
|                       | <a href="#">Planning Review</a>           | Andrew Grohowski | Approve         | 12/08/2025  | Andrew Grohowski |           |
|                       | <a href="#">Review Consolidation</a>      |                  | Approved for... | 12/09/2025  | Saralis Wons     |           |
|                       | <a href="#">Public Notice</a>             |                  |                 |             |                  |           |
|                       | Hearing Officer                           |                  |                 |             |                  |           |
|                       | Final Order                               |                  |                 |             |                  |           |
|                       | Archive                                   |                  |                 |             |                  |           |
| Condition Status:     | Name                                      | Short Comments   | Status          | Apply Date  | Severity         | Action By |
| Sending Inspections:  | Inspection Type                           | Scheduled Date   | Inspector       | Status      | Comments         |           |
| Resulted Inspections: | Inspection Type                           | Inspection Date  | Inspector       | Status      | Comments         |           |