

LDLVAR-2025-69 - Nathani Alcohol Variance

Menu Reports Help

Application Name: Nathani Alcohol Variance

File Date: 11/04/2025

Application Type: LUHO - Variance

Application Status: Approved For Hearing

Application Comments: View ID Comment Date

Description of Work: Hello This is to request variance approval to put a retail Liquor Store for package sales in GK SHOPPING PLAZA located at 102 Polo Park E Blvd, Davenport FL 33897. The Parcel number is 262501000000043050. I will appreciate your consideration for approval. Thank You.

Application Detail: Detail

Address: 102 POLO PARK EAST BLVD, DAVENPORT, FL 33897

Parcel No: 262501000000043050

Owner Name: GK SHOPPING PLAZA LLC

Contact Info:	Name	Organization Name	Contact Type	Contact Primary Address	Status
	<u>Amin Nathani</u>		Engineer	<u>Mailing, 45701 Hwy 27 ...</u>	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

3.27

DRC Meeting Time

DRC Meeting

12/11/2025

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

Brownfields Request

Variance Type

—

Dimensions

Table

Affordable Housing

ADVERTISING

Advertising Board

Legal Advertising Date

Land Use Hearing

—

Officer

MEETING DATES

LUHO Hearing Date

01/22/2026

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 the variance will not cause any situation to cause any injury to anyone and will not be detrimental to public welfare.

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

The plaza has a Day care center and there is a Church which is at a distance of 1785 ft instead of 2500 ft.

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

I am a future tenant requesting for variance to start the business. As per my understanding the owner bought the plaza about 10 years ago.

What is the hardship if the variance is not approved?

There is no hardship involved.

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

YES.

Do you have Homeowners Association approval for this request?

There is no HOA. The owner of the Plaza has approved the use.

LD_GEN_BOA_EDL

[Opening DigEplan List...](#)

DigEplan Document List

PLAN REVIEW FIELDS

TMPPRecordID

POLKCO-25EST-00000-66001

RequiredDocumentTypesComplete

No

DocumentGroupforDPC

DIGITAL PROJECTS LD

RequiredDocumentTypes

Activate DPC

AdditionalDocumentTypes

Applications,AutoCad File,Binding Site Plans (PDs, Yes

and CUs),CSV,Calculations,Correspondence,Desig

n Drawings,Flood/Traffic Studies,Impact Statement,

Inspections,Miscellaneous,Plats,Record Drawings,

Response Letter Resubmittal Complete,Staff Repor

t/Approval Letter,Survey,Title Opinion

Activate FSA

Yes

DigitalSigCheck

Yes

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
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<u>LUHO</u>	1	29	01/07/2026	01/07/2026	
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Workflow Status:	Task	Assigned To	Status	Status Date	Action By
	Application Submittal	Saralis Wons	Application ...	11/17/2025	Saralis Wons
	Roads and Drainage Review	Phil Irven	Approve	11/18/2025	Phil Irven
	Planning Review	Andrew Grohowski	Approve	12/09/2025	Andrew Grohowski
	Review Consolidation		Approved for...	12/09/2025	Saralis Wons
	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	