

LDLVAR-2026-4 - ADU Revision

Menu Reports Help

Application Name: [ADU Revision](#)

File Date: [01/13/2026](#)

Application Type: [LUHO - Variance](#)

Application Status: [Approved For Hearing](#)

Application Comments:

View ID	Comment	Date
---------	---------	------

Description of Work: [The proposed project consists of the construction of a detached Accessory Dwelling Unit \(ADU\) on an existing residentially zoned property that is currently developed with single-family residence.](#)

Application Detail: [Detail](#)

Address: [6935 INDIAN CREEK PARK DR, LAKELAND, FL 33813](#)

Parcel No: [242920286556000010](#)

Owner Name: [GINEVRA.ANTHONY VINCENT](#)

Contact Info:	Name	Organization Name	Contact Type	Contact Primary Address	Status
	Megan Ray	Hulbert Homes	Engineer	Mailing, PO Box 6254 F...	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	0.70
DRC Meeting Time	DRC Meeting	02/12/2026
Rescheduled DRC Meeting	Rescheduled DRC Meeting Time	-
Green Swamp	Number of Units	-
Case File Number	Is this Polk County Utilities	-
One Year Extension	FS 119 Status	Non-Exempt

PUBLIC HEARINGS

Development Type	Application Type	Variance
Land Use Hearing	Brownfields Request	-
Officer		
Variance Type		
Accessory		
Larger than		
Principle		
Affordable Housing		

ADVERTISING

Advertising Board	Legal Advertising Date	-
Land Use Hearing		
Officer		

MEETING DATES

LUHO Hearing Date	
03/26/2026	

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?
The requested variance will not be injurious to the surrounding area nor detrimental to the public welfare. The proposed Accessory Dwelling Unit (ADU) is designed to be architecturally consistent with the primary residence and neighboring properties, maintaining the established character of the neighborhood. The ADU will comply with all applicable building, fire, life-safety, and zoning requirements aside from the requested size variance.

What special conditions exist that are peculiar to the land, structure, or building involved?
The property presents unique conditions related to lot size, configuration, and existing development, which allow the ADU to be constructed in a manner that remains visually and functionally compatible with surrounding homes despite exceeding the 1,000 sq ft threshold.

Additionally, the size of the ADU is driven by practical design constraints, including compliance with setback requirements, placement of existing structures, and the need to provide a functional and code-compliant living space. The request is not based on personal preference, but rather on the physical characteristics of the property and the intent to develop the site responsibly.

When did you buy the property and when was the structure built? Permit Number?
The property was purchased in 2018. The primary residence was constructed in 2019 under Permit Number BR-2018-6983, in compliance with all applicable codes and regulations at the time of construction.

What is the hardship if the variance is not approved?
If the variance is not approved, the property owner would experience unnecessary and undue hardship, as strict adherence to the 1,000 sq ft limitation would prevent the reasonable use of the property for an ADU as intended.

Without the variance, the ADU would require significant redesign that could compromise functionality, accessibility, and livability, or result in a structure that does not adequately meet the intended residential needs. This hardship is not self-created, but rather a result of zoning limitations applied to the existing conditions of the property.

Is this the minimum variance required for the reasonable use of the land?
Yes. The proposed ADU size represents the minimum variance necessary to allow reasonable use of the property. The design has been carefully evaluated to ensure the ADU remains subordinate to the primary residence while providing adequate living space. Any further reduction in size would negatively impact the functionality of the dwelling and defeat the purpose of the ADU.

Do you have Homeowners Association approval for this request?
Yes. The Homeowners Association has reviewed and approved the proposed ADU and the requested variance. Documentation is attached.

LD_GEN_BOA_EDL

[Opening DigEplan List...](#)

DigEplan Document List

-

PLAN REVIEW FIELDS

TMPRecordID
[POLKCO-26EST-00000-01848](#)
 RequiredDocumentTypesComplete
[Yes](#)

DocumentGroupforDPC
[DIGITAL PROJECTS LD](#)
 AdditionalDocumentTypes
[Applications, AutoCad File, Binding, Site Plans \(PDs and CUs\), 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](#)

PLAN UPLOAD ACKNOWLEDGEMENT

Upload Plans Acknowledgement
[y](#)

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
LUHO	2	19	03/11/2026	03/11/2026	

Workflow Status:	Task	Assigned To	Status	Status Date	Action By
	Application Submittal	Saralis Wons	Application ...	01/14/2026	Lisa Simons-Iri...
	Roads and Drainage Review	Phil Irven	Approve	01/20/2026	Phil Irven
	Planning Review	Aleya Inglima	Approve	01/26/2026	Aleya Inglima
	Review Consolidation		Approved for...	02/25/2026	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
------------------------------	-----------------	-----------------	-----------	--------	----------