

LDLVAR-2025-78 - WME 171067 - WINTER HAVEN

Menu Reports Help

Application Name: [WME 171067 - WINTER HAVEN](#)

File Date: [12/22/2025](#)

Application Type: [LUHO - Variance](#)

Application Status: [Approved For Hearing](#)

Application Comments: View ID Comment Date

Description of Work: [Installation of a new water vending station at the above location. This station will set on a new 15x15 pad, in 2 leased parking spots. Due to the limited availability for the site and restrictions by the property owner, the unit will be encroaching into the building setbacks for the FRONT \(Recker Hwy is 65'\) and RIGHT SIDE \(Coleman Rd is 35'\). Due to our limitations relocation of the unit is not feasible and we are asking for variance relief to allow our unit to encroach into the setbacks reference above.](#)

Application Detail: [Detail](#)

Address: [2787 RECKER HWY, WINTER HAVEN, FL 33880](#)

Parcel No: [252825000000021060](#)

Owner Name: [STEWART BEATRICE C REVOCABLE LIVING TRUST](#)

Contact Info:	Name	Organization Name	Contact Type	Contact Primary Address	Status
	Michelle Kucaba	Watermill Express	Engineer	Mailing, 1177 S 4th Av...	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	Acresage	0.94
DRC Meeting Time	DRC Meeting	02/12/2026
Rescheduled DRC Meeting	Rescheduled DRC Meeting Time	-
Green Swamp	Number of Units	-
No	Is this Polk County Utilities	-
Case File Number	FS 119 Status	Non-Exempt
One Year Extension		-

PUBLIC HEARINGS

Development Type	Application Type	Variance
Land Use Hearing		
Officer	Brownfields Request	-
Variance Type		
Dimensions		
Table		
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?
[No, if granted, the variance will not impact the public welfare.](#)

What special conditions exist that are peculiar to the land, structure, or building involved?
[Due to limited availability on site, the landlord will not allow for the relocation of the unit to another space, which would negate the encroachment.](#)

When did you buy the property and when was the structure built? Permit Number?
[We are tenants to the property.](#)

What is the hardship if the variance is not approved?
[It would not allow us to develop and operate our business.](#)

Is this the minimum variance required for the reasonable use of the land?
[Yes](#)

Do you have Homeowners Association approval for this request?
[Not applicable](#)

LD_GEN_BOA_EDL

[Opening DigEplan List...](#)
 DigEplan Document List

PLAN REVIEW FIELDS

TMPRecordID	DocumentGroupForDPC	RequiredDocumentTypes
PCV/KCO-25EST-00000-74467	DIGITAL PROJECTS LD	
RequiredDocumentTypesComplete	AdditionalDocumentTypes	Activate DPC
Yes	Applications AutoCad File Binding Site Plans (PDFs and CUs) CSV Calculations Correspondence Desig	Yes

[n Drawings Flood/Traffic Studies Impact Statement](#),
[Inspections Miscellaneous Plans Record Drawings](#),
[Response Letter Resubmittal Complete Staff Report](#),
[Approval Letter Survey Title Opinion](#)
[DigitalSigCheck](#)
[Yes](#)

Activate FSA
[Yes](#)

PLAN UPLOAD ACKNOWLEDGEMENT

Upload Plans Acknowledgement
[v](#)

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	25	03/11/2026	03/11/2026	
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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	01/14/2026	Phil Irven
Planning Review	Kyle Rogus	Approve	02/25/2026	Kyle Rogus
Review Consolidation		Approved for...	02/26/2026	Saralis Wons
Public Notice				
Hearing Officer				
Final Order				
Archive				

Condition Status:

Name	Short Comments	Status	Apply Date	Severity	Action By
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Scheduled/Pending Inspections:

Inspection Type	Scheduled Date	Inspector	Status	Comments
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Resulted Inspections:

Inspection Type	Inspection Date	Inspector	Status	Comments
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