

# LDLVAR-2025-70 - Kelley Variance

Menu Reports Help

**Application Name:** Kelley Variance

**File Date:** 11/14/2025

**Application Type:** LUHO - Variance

**Application Status:** Approved For Hearing

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

**Description of Work:** requesting to construct a new dwelling of 3500-4500 square feet in front of the existing structure. the master plan is to keep the existing structure to be used as part of the home plan

**Application Detail:** Detail

**Address:** 40 JIMMY LEE RD, WINTER HAVEN, FL 33880

**Parcel No:** 252827000000031060

**Owner Name:** KELLEY CARL R

Contact Info:	Name	Organization Name	Contact Type	Contact Primary Address	Status
	Carl Kelley		Engineer	Mailing, 2549 Thornhil...	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

2.32

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

Variance Type

Brownfields Request

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

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

existing structure is 1400 square feet, requesting to keep it when new home is constructed in front of existing structure

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

November 2024, it was existing, built in the 1970s

**What is the hardship if the variance is not approved?**

sale pending

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

reasonable use of the land with larger dwelling

**Do you have Homeowners Association approval for this request?**

n/a, no home owners association

---

**LD\_GEN\_BOA\_EDL**

Opening DigEplan List...

DigEplan Document List

-

**PLAN REVIEW FIELDS**

**TMPrecordID**

POLKCO-25EST-00000-68065

**RequiredDocumentTypesComplete**

Yes

**DocumentGroupforDPC**

DIGITAL PROJECTS LD

**RequiredDocumentTypes**

-

**Activate DPC**

**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

**Activate FSA**

Yes

---

**PLAN UPLOAD ACKNOWLEDGEMENT**

Upload Plans Acknowledgement

✓

---

**LAND USE**

**Selected Area Plan LU Code**

**NOR**

**Neighborhood Organization Registry (NOR)**

---

**PUBLIC MAILERS**

<b>Posting Board</b>	<b>Number of Boards (Number)</b>	<b>Number of Mailers (Number)</b>	<b>Date Mailed</b>	<b>Date Posted</b>	<b>NOR</b>
----------------------	----------------------------------	-----------------------------------	--------------------	--------------------	------------

<u>LUHO</u>	1	17	01/07/2026	01/07/2026	
-------------	---	----	------------	------------	--

---

---

**Workflow Status:**

<b>Task</b>	<b>Assigned To</b>	<b>Status</b>	<b>Status Date</b>	<b>Action By</b>
<u>Application Submittal</u>	Saralis Wons	Application ...	11/17/2025	Saralis Wons
<u>Roads and Drainage Review</u>	Phil Iren	Approve	11/18/2025	Phil Iren
<u>Planning Review</u>	Erik Peterson	Approve	12/03/2025	Erik Peterson
<u>Review Consolidation</u>		Approved for...	12/08/2025	Saralis Wons
<u>Public Notice</u>				
<u>Hearing Officer</u>				
<u>Final Order</u>				

Task	Assigned To	Status	Status Date	Action By		
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	