

LDLVAR-2025-53 - Quetely Variance

Menu

Reports

Help

Application Name:

Quetely Variance

File Date:

08/01/2025

Application Type:

LUHO - Variance

Application Status:

In Review

Application Comments:

View ID	Comment	Date
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Description of Work:

New two-story quadruplex building with paved parking area. Need setback variance for N, E, & S property lines.

Application Detail:

Detail

Address:

COLEMAN RD, WINTER HAVEN, FL 33880

Parcel No:

252825354600000150

Owner Name:

JEAN QUETELY M

Contact Info:

Name	Organization Name	Contact Type	Contact Primary Address	Status
DAVID NORRIS		Applicant	Mailing, 112 Coleman R...	Active

Licensed Professionals Info:

Primary	License Number	License Type	Name	Business Name	Business License #
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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
	.22
DRC Meeting Time	DRC Meeting
	9/11/2025
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
Distance	N/A
Between	
Buildings	
Affordable Housing	

ADVERTISING

Advertising Board	Legal Advertising Date
Land Use Hearing	
Officer	

MEETING DATES

LUHO Hearing Date
10/23/2025

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?
[Granting this variance will have no adverse affects on the neighboring properties. But will keep with the existing quadplexes.](#)

What special conditions exist that are peculiar to the land, structure, or building involved?
[The lot is irregularly shped.](#)

When did you buy the property and when was the structure built? Permit Number?
[February 6, 2004.](#)

What is the hardship if the variance is not approved?
[The reason for this variance is to make available 2 BR's / family size instead of single.](#)

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

Do you have Homeowners Association approval for this request?
[N/A](#)

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

PLAN REVIEW FIELDS
TMPRecordID
[POLKCO-REC25-00000-00X8E](#)
RequiredDocumentTypesComplete
[No](#)

DocumentGroupforDPC
[DIGITAL PROJECTS LD](#)
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](#)

RequiredDocumentTypes
-
Activate DPC

Activate FSA
[Yes](#)

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
	Application Submittal	Lisa Simons-Iri...	Application ...	09/04/2025	Lisa Simons-Iri...
	Roads and Drainage Review	Phil Irven			
	Planning Review	Erik Peterson			
	Review Consolidation				
	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
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