LDLVAR-2025-53 - Quetely Variance

Menu Reports

Application Name: Quetely Variance

File Date: <u>08/01/2025</u> Application Type: <u>LUHO - Variance</u>

Application Status: In Review

Application Comments: View ID Comment Date

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: <u>252825354600000150</u> Owner Name: JEAN QUETELY M

Contact Info: Name **Contact Primary Address Organization Name Contact Type** Status

DAVID NORRIS Applicant Mailing, 112 Coleman R... Active

Licensed Professionals Info: Primary License Number License Type **Business Name** Business License # Name

Job Value: <u>\$0.00</u>

Total Fee Assessed: \$541.00 Total Fee Invoiced: \$541.00 Balance: \$0.00

Custom Fields: LD_GEN_BOA

GENERAL INFORMATION

Will This Project Be Phased

Expedited Review Number of Lots

Acreage .22

DRC Meeting Time DRC Meeting

9/11/2025

Rescheduled DRC Meeting Rescheduled DRC Meeting Time

Number of Units Green Swamp

Is this Polk County Utilities Case File Number

One Year Extension FS 119 Status Non-Exempt

PUBLIC HEARINGS

Development Type Land Use Hearing

Officer

Variance Type

Distance

Between

Brownfields Request N/A

<u>Buildings</u>

Affordable Housing

ADVERTISING Advertising Board

Legal Advertising Date

Application Type

<u>Variance</u>

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? $\underline{\underline{\mathsf{Yes}}}$

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 DocumentGroupforDPC RequiredDocumentTypes
POLKCO-REC25-00000-00X8E DIGITAL PROJECTS LD _

RequiredDocumentTypesComplete AdditionalDocumentTypes Activate DPC

Applications, AutoCad File, Binding Site Plans (PDs_Yes_and CUs), CSV, Calculations, Correspondence, Design Drawings, Flood/Traffic, Studies, Impact, Statement

n Drawings, Flood/Traffic Studies, Impact Statement, Inspections, Miscellaneous, Plats, Record Drawings, Response Letter Resubmittal Complete, Staff Repor

 $\frac{t/Approval\ Letter, Survey, Title\ Opinion}{DigitalSigCheck}$

<u>Yes</u>

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

Resulted Inspections: Inspection Type Inspection Date Inspector Status Comments