

LDLVAR-2025-33 - Dixie Blvd Rezoning

Menu

Reports

Help

Application Name:

Dixie Blvd Rezoning

File Date:

05/23/2025

Application Type:

LUHO - Variance

Application Status:

In Review

Application Comments:

View ID	Comment	Date
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Description of Work:

Setback variance application for a rezoning process. Variance requirement would be related to the residential property at the left side of the parcel.

Application Detail:

Detail

Address:

0 S US HIGHWAY 17, BOWLING GREEN, FL 33834

Parcel No:

25323348800003010

Owner Name:

COLORADO NICOLAS A

Contact Info:

Name	Organization Name	Contact Type	Contact Primary Address	Status
COLORADO NICOLAS A	COLORADO NICOLAS A	Applicant	Mailing, 2480 Pine Nee...	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
	1.02
DRC Meeting Time	DRC Meeting
	10/09/2025
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
11/20/2025

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?

[No](#)

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

[N/A](#)

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

[Parcel was bought in 2019](#)

[There are no structures built on it](#)

What is the hardship if the variance is not approved?

[Rezoning project would need to be revised](#)

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-25EST-00000-31768](#)

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

[N](#)

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 ...	06/13/2025	Lisa Simons-Iri...
Roads and Drainage Review	Phil Irven	Approve	06/16/2025	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	