LDLVAR-2025-33 - Dixie Blvd Rezoning

Menu Reports

Application Name: Dixie Blvd Rezoning

File Date: 05/23/2025 Application Type: <u>LUHO - Variance</u>

Application Status: In Review

Application Comments: View ID Comment Date

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: 253233488000003010 Owner Name: COLORADO NICOLAS A

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

COLORADO NICOLAS A COLORADO NICOLAS A Applicant Mailing, 2480 Pine Nee... Active

Licensed Professionals Info: Primary License Type **Business Name** Business License # License Number 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 1.02

DRC Meeting Time DRC Meeting

10/09/2025

Rescheduled DRC Meeting Rescheduled DRC Meeting Time

Green Swamp **Number of Units**

Is this Polk County Utilities

Case File Number

FS 119 Status One Year Extension Non-Exempt

PUBLIC HEARINGS

Development Type Land Use Hearing

Officer

Variance Type **Brownfields Request**

Dimensions Table

Affordable Housing

Application Type

Variance

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? $\underline{\text{No}}$

What special conditions exist that are peculiar to the land, structure, or building involved? $\ensuremath{\mathsf{N/A}}$

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

Do you have Homeowners Association approval for this request? $\underline{\text{N/A}}$

LD_GEN_BOA_EDL

Opening DigEplan List... DigEplan Document List

PLAN REVIEW FIELDS

TMPRecordID DocumentGroupforDPC RequiredDocumentTypes

POLKCO-25EST-00000-31768 DIGITAL PROJECTS LD

 RequiredDocumentTypesComplete
 AdditionalDocumentTypes
 Activate DPC

 Yes
 Applications,AutoCad File,Binding, Site Plans (PDs.)
 Yes

Applications, AutoCad File, Binding Site Plans (PDs. Yes and Cus), CSV, Calculations, Correspondence, Desig n Drawings, Flood/Traffic Studies, Impact Statement, Inspections, Miscellaneous, Plats, Record Drawings,

Response Letter Resubmittal Complete, Staff Repor

Yes Yes

PLAN UPLOAD ACKNOWLEDGEMENT

Upload Plans Acknowledgement

1

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:

5:	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			

Public Notice Hearing Officer

Review Consolidation

Final Order Archive

Condition Status: Name	Short Comments	Status App	y Date Severity	Action By
Scheduled/Pending Inspections: Inspection Type	Scheduled Date Ins	pector Status	Comme	ents
Resulted Inspections: Inspection Type	Inspection Date Inspec	ctor Status	Comments	3