

LDLVAR-2025-56 - Silva Variance

Menu Reports Help

Application Name: [Silva Variance](#)
 File Date: [08/19/2025](#)
 Application Type: [LUHO - Variance](#)
 Application Status: [Approved For Hearing](#)

Application Comments: View ID Comment Date

Description of Work: [Requesting a reduction in the required setback from 7'10 ft to 7'5 ft in order to add a new aluminum roof 13' x 5' over an existing screen enclosure and existing concrete slab. Permit #BR-2023-812](#)

Application Detail: [Detail](#)
 Address: [795 VIA COMO ST. POINCIANA, FL 34759](#)
 Parcel No: [282714933556000920](#)
 Owner Name: [SILVA MICHELE R](#)

Contact Info:	Name	Organization Name	Contact Type	Contact Primary Address	Status
	MARCOS DAVILA	MD CONSTRUCTION	Engineer	Mailing, 6856 State Rd.	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	Acreege 0.10
DRC Meeting Time	DRC Meeting 10/09/2025
Rescheduled DRC Meeting	Rescheduled DRC Meeting Time -
Green Swamp	Number of Units -
No	Is this Polk County Utilities -
Case File Number	FS 119 Status Non-Exempt
One Year Extension	FS 119 Status Non-Exempt
-	-
PUBLIC HEARINGS	
Development Type	Application Type Variance
Land Use Hearing	Variance
Officer	Officer
Variance Type	Brownfields Request -
Dimensions	Table
Table	Table
Affordable Housing	
-	-
ADVERTISING	
Advertising Board	Legal Advertising Date -
Land Use Hearing	Officer
Officer	
MEETING DATES	
LUHO Hearing Date	11/20/2025
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, the variance will not be injurious to the area involved or detrimental to the public welfare.](#)

What special conditions exist that are peculiar to the land, structure, or building involved?
[There is currently a screen enclosure built. Converting from a screen roof to an insulated, aluminum roof.](#)

When did you buy the property and when was the structure built? Permit Number?
[Property was bought in December 2022.](#)
[Existing screen enclosure was built in 2023.](#)
[Permit #BR-2023-812](#)

What is the hardship if the variance is not approved?
[Handicap and elderly assistance - this will significantly reduce the risk of slip and fall with a hard roof added instead of the current screen roof which allows for heavy rain.](#)

Is this the minimum variance required for the reasonable use of the land?
[Yes, as the screen enclosure is already built. The roof will not extend past the existing screen enclosure.](#)

Do you have Homeowners Association approval for this request?
[Yes, we have received HOA approval.](#)

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

PLAN REVIEW FIELDS	DocumentGroupForDPC	RequiredDocumentTypes
TMPRecordID	DIGITAL PROJECTS L.P.	-
POLKCO-2025-ST-00000-50828	AdditionalDocumentTypes	Activate DPC
RequiredDocumentTypesComplete	Applications AutoCad File Binding Site Plans /PDs and CLIs) CSV Calculations Correspondence Design Drawings Flood/Traffic Studies Impact Statement Inspections Miscellaneous Plans Record Drawings Response Letter Resubmittal Complete Staff Report/Approval Letter Survey Title Opinion	
Yes		

Activate FSA [Yes](#) DigitalSigCheck [Yes](#)

PLAN UPLOAD ACKNOWLEDGEMENT

Upload Plans Acknowledgement
[v](#)

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
LUHQ	1	102	11/05/2025	11/05/2025	

Workflow Status:	Task	Assigned To	Status	Status Date	Action By
	Application Submittal	Saralis Wons	Application ...	09/15/2025	Saralis Wons
	Roads and Drainage Review	Phil Irvén	Approve	09/15/2025	Phil Irvén
	Planning Review	Kyle Rogus	Approve	10/01/2025	Kyle Rogus
	Review Consolidation		Approved for...	10/14/2025	Saralis Wons
	Public Notice				
	Hearing Officer				
	Final Order				
	Archive				

Condition Status:	Name	Short Comments	Status	Apply Date	Severity	Action By
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Scheduled/Pending Inspections:	Inspection Type	Scheduled Date	Inspector	Status	Comments
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Resulted Inspections:	Inspection Type	Inspection Date	Inspector	Status	Comments
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