

LDLVAR-2026-15 - Hegedus

Menu Reports Help

Application Name: [Hegedus](#)

File Date: [03/10/2026](#)

Application Type: [LUHO - Variance](#)

Application Status: [Approved For Hearing](#)

Application Comments: View ID Comment Date

Description of Work: [Request variance rear yard property line at 5.6 feet in lieu of 10 feet.](#)

Application Detail: [Detail](#)

Address: [1843 PELICAN HILL WAY, POINCIANA, FL 34759](#)

Parcel No: [282716933611000410](#)

Owner Name: [HEGEDUS DONALD STEPHEN](#)

Contact Info:	Name	Organization Name	Contact Type	Contact Primary Address	Status
	Laurie Hegedus		Engineer	Mailing_1843 Pelican...	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

[.11](#)

DRC Meeting Time

DRC Meeting

[04/09/2026](#)

Rescheduled DRC Meeting

Rescheduled DRC Meeting Time

Green Swamp

Number of Units

[Yes](#)

-

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](#)

[Individual](#)

[Table](#)

Affordable Housing

ADVERTISING

Advertising Board

Legal Advertising Date

[Land Use Hearing](#)

-

[Officer](#)

MEETING DATES

LUHO Hearing Date

[05/28/2026](#)

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?

[None](#)

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

[March 29, 2018](#)

[Birdcage built 3/18/2010 still in place.](#)

What is the hardship if the variance is not approved?

[If not approved can't finish project because footprint would have to change. It would cut lanai in half. Would lose all monet spent.](#)

[Footprint is already there with birdcage.](#)

Is this the minimum variance required for the reasonable use of the land?

[Yes](#)

Do you have Homeowners Association approval for this request?

[Yes](#)

LD_GEN_BOA_EDL

[Opening DigEplan List...](#)

DigEplan Document List

-

PLAN REVIEW FIELDS

TMPRecordID

[POLKCO-26EST-00000-13420](#)

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

[√](#)

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 25 05/13/2026 05/13/2026

Workflow Status:

Task	Assigned To	Status	Status Date	Action By
Application Submittal		Application ...	03/16/2026	Saralis Wons
Roads and Drainage Review	Phil Irven	Approve	03/16/2026	Phil Irven
Planning Review	Kyle Rogus	Approve	03/30/2026	Kyle Rogus
Review Consolidation		Approved for...	04/03/2026	Saralis Wons
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	