

# LDLVAR-2026-17 - 1946 Manatee Ct Variance

Menu Reports Help

**Application Name:** [1946 Manatee Ct Variance](#)

**File Date:** [03/12/2026](#)

**Application Type:** [LUHO - Variance](#)

**Application Status:** [Approved For Hearing](#)

**Application Comments:** View ID Comment Date

**Description of Work:** [Request a variance to front and rear setbacks for 1946 Manatee Ct., Poinciana. The shape of the lot severely limits the ability to fit a house pad. The proposed setbacks y 20' in the front, and 15' in the rear. Not alteration to allowable side setbacks.](#)

**Application Detail:** [Detail](#)

**Address:** [1946 MANATEE CT, POINCIANA, FL 34759](#)

**Parcel No:** [282803934760049090](#)

**Owner Name:** [MAGBANUA ALFREDO J](#)

| Contact Info: | Name                       | Organization Name               | Contact Type | Contact Primary Address                   | Status |
|---------------|----------------------------|---------------------------------|--------------|-------------------------------------------|--------|
|               | <a href="#">Adam Smith</a> | <a href="#">DHI Engineering</a> | Applicant    | <a href="#">Mailing, 10192 Dowden ...</a> | 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

Acreage

[.16](#)

DRC Meeting Time

DRC Meeting

[03/12/2026](#)

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

[Land Use Hearing](#)

Application Type

[Variance](#)

[Officer](#)

Variance Type

Brownfields Request

[Dimensions](#)

-

[Table](#)

Affordable Housing

ADVERTISING

Advertising Board

[Land Use Hearing](#)

Legal Advertising Date

[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?

[The lot is a corner lot with a long radius that pushes the ROW setback well into the lot. The lot depth is not adequate to fit a relatively small pad within the allowable setbacks.](#)

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

[The property is currently under contract, applicant \(DHI Engineering\) is working on behalf of the contract purchaser.](#)

What is the hardship if the variance is not approved?

[The lot realistically would require a very customized home causing undue expense to the owner.](#)

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

[While a smaller home may be possible, the proposed home is a typical size product \(38' wide x 46' deep\).](#)

Do you have Homeowners Association approval for this request?

[No](#)

LD\_GEN\_BOA\_EDL

[Opening DigEplan List...](#)

DigEplan Document List

-

PLAN REVIEW FIELDS

TMPRecordID

[POLKCO-26EST-00000-13642](#)

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 33 05/13/2026 05/13/2026

Workflow Status:

| Task                                      | Assigned To | Status          | Status Date | Action By    |
|-------------------------------------------|-------------|-----------------|-------------|--------------|
| <a href="#">Application Submittal</a>     |             | Application ... | 03/16/2026  | Saralis Wons |
| <a href="#">Roads and Drainage Review</a> | Phil Irvn   | Approve         | 03/16/2026  | Phil Irvn    |
| <a href="#">Planning Review</a>           | Kyle Rogus  | Approve         | 04/01/2026  | Kyle Rogus   |
| <a href="#">Review Consolidation</a>      |             | Approved for... | 04/03/2026  | Saralis Wons |
| <a href="#">Public Notice</a>             |             |                 |             |              |
| Hearing Officer                           |             |                 |             |              |
| Final Order                               |             |                 |             |              |

| Task | Assigned To | Status | Status Date | Action By |
|------|-------------|--------|-------------|-----------|
|------|-------------|--------|-------------|-----------|

Archive

| <b>Condition Status:</b> | Name | Short Comments | Status | Apply Date | Severity | Action By |
|--------------------------|------|----------------|--------|------------|----------|-----------|
|--------------------------|------|----------------|--------|------------|----------|-----------|

| <b>Scheduled/Pending Inspections:</b> | Inspection Type | Scheduled Date | Inspector | Status | Comments |
|---------------------------------------|-----------------|----------------|-----------|--------|----------|
|---------------------------------------|-----------------|----------------|-----------|--------|----------|

| <b>Resulted Inspections:</b> | Inspection Type | Inspection Date | Inspector | Status | Comments |
|------------------------------|-----------------|-----------------|-----------|--------|----------|
|------------------------------|-----------------|-----------------|-----------|--------|----------|