

LDLVAR-2026-28 - Thomas - Variance

Menu Reports Help

Application Name: [Thomas - Variance](#)

File Date: [04/06/2026](#)

Application Type: [LUHO - Variance](#)

Application Status: [Approved For Hearing](#)

Application Comments: View ID Comment Date

Description of Work: [Variance to allow 15' rear setback instead of 10' to allow for a Alum. Roof Screen Enclosure 30'x12'](#)

Application Detail: [Detail](#)

Address: [413 GRAND CANAL DR, POINCIANA, FL 34759](#)

Parcel No: [282724934011003830](#)

Owner Name: [THOMAS STANTON I](#)

Contact Info:	Name	Organization Name	Contact Type	Contact Primary Address	Status
	Marcos Davila	MD Construction...	Applicant	Mailing, 6656 State Ro...	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

[0.10](#)

DRC Meeting Time

DRC Meeting

[05/14/2026](#)

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

Application Type

[Land Use Hearing](#)

[Variance](#)

[Officer](#)

Variance Type

Brownfields Request

[Setback for](#)

-

[Pool from](#)

[Seawall or](#)

[Property line](#)

Affordable Housing

ADVERTISING

Advertising Board

Legal Advertising Date

[Land Use Hearing](#)

-

[Officer](#)

MEETING DATES

LUHO Hearing Date

[06/25/2026](#)

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?
[This 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 an existing screen enclosure on an existing concrete slab. We are converting the screen roof to a solid roof. No other special conditions exist that are peculiar to the land, structure, or building involved.](#)

When did you buy the property and when was the structure built? Permit Number?
[Property Bought 2005. Couldn't find permit number](#)

What is the hardship if the variance is not approved?
[The hardship will be a risk to slip and fall due to the current screen roof and the ability to allow rain. This home is located in the 55+ community and is home to the elderly.](#)

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-00000-17033](#)
 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
[y](#)

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	34	06/10/2026	06/10/2026	

Workflow Status:	Task	Assigned To	Status	Status Date	Action By
	Application Submittal	Lisa Simons-Iri...	Application ...	04/10/2026	Lisa Simons-Iri...
	Roads and Drainage Review	Phil Irven	Approve	04/13/2026	Phil Irven
	Planning Review	Aleya Inglima	Approve	04/22/2026	Aleya Inglima
	Review Consolidation		Approved for...	06/03/2026	Saralis Wons
	Public Notice				
	Hearing Officer				

Record Details

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

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
------------------------------	-----------------	-----------------	-----------	--------	----------