

# LDLVAR-2025-60 - Fuquay Variance

Menu Reports Help

Application Name: [Fuquay Variance](#)

File Date: [09/04/2025](#)

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 7'4 ft in order to build a new screen room on an existing concrete slab with an aluminum roof. Existing screen enclosure - Convert screen roof to a solid roof.](#)

Application Detail: [Detail](#)

Address: [622 SAN JOAQUIN RD. POINCIANA, FL 34759](#)

Parcel No: [282715933573001720](#)

Owner Name: [FLYNN FUQUAY REVOCABLE LIVING TRUST](#)

Contact Info:	Name	Organization Name	Contact Type	Contact Primary Address	Status
	<a href="#">FLYNN FUQUAY REVOCABLE...</a>	<a href="#">FLYNN FUQUAY RE...</a>	Engineer	<a href="#">Mailing, 622 San Joaqui...</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	Acres	<a href="#">0.17</a>
DRC Meeting Time	DRC Meeting	<a href="#">10/09/2025</a>
Rescheduled DRC Meeting	Rescheduled DRC Meeting Time	-
Green Swamp	Number of Units	-
<a href="#">No</a>	Is this Polk County Utilities	-
Case File Number	FS 119 Status	<a href="#">Non-Exempt</a>
One Year Extension		-

PUBLIC HEARINGS

Development Type	Application Type	<a href="#">Variance</a>
<a href="#">Land Use Hearing, Officer</a>	Brownfields Request	-
Variance Type		-
<a href="#">Dimensions, Table</a>		-
Affordable Housing		-

ADVERTISING

Advertising Board	Legal Advertising Date	-
<a href="#">Land Use Hearing, Officer</a>		-

MEETING DATES

LUHO Hearing Date		<a href="#">11/20/2025</a>
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ALCOHOL BEVERAGE DIST REQ

Type of Business	Type of License	-
Hours of Operation		-
Give Name & address of any school(s)/Church(s) within 2500 ft to the requesting property boundary		-

COMMUNICATION TOWER

Are there other sites beyond the one mile radius that are available to accommodate the proposed 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?  
[05/2022](#)

What is the hardship if the variance is not approved?  
[The hardship will be a risk to air 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, this is the minimum variance required for the reasonable use of the land as the screen enclosure is existing. We are keeping the size in the existing scope of the current screen enclosure and replacing the screen roof with a solid roof only.](#)

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

**LD\_GEN\_BOA\_EDL**

[Opening DigEplan List...](#)

[DigEplan Document List](#)

**PLAN REVIEW FIELDS**

TMPRecordID  
[POLKCO-25EST-00000-53709](#)  
 RequiredDocumentTypesComplete  
[Yes](#)

DocumentGroupForDPC	RequiredDocumentTypes
<a href="#">DIGITAL PROJECTS_LD</a>	-
<a href="#">AdditionalDocumentTypes</a>	Activate DPC
<a href="#">Applications.AutoCad File.Binding Site Plans (PDFs 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</a>	<a href="#">Yes</a>

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
<a href="#">LUHQ</a>	1	63	11/05/2025	11/05/2025	

**Workflow Status:**

Task	Assigned To	Status	Status Date	Action By
<a href="#">Application Submittal</a>	Saralis Wons	Application ...	09/15/2025	Saralis Wons
<a href="#">Roads and Drainage Review</a>	Phil Irven	Approve	09/15/2025	Phil Irven
<a href="#">Planning Review</a>	Kyle Rogus	Approve	10/01/2025	Kyle Rogus
<a href="#">Review Consolidation</a>		Approved for...	10/14/2025	Saralis Wons
<a href="#">Public Notice</a>				
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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