

**POLK COUNTY
BOARD OF ADJUSTMENT
CASE OVERVIEW**

DRC Date	September 08, 2016	CASE #:	VAR 16-71
BOA Date	October 27, 2016	LDC Section:	PUD 71-10

Project Number: 58890 (Ryan Variance)

Request: The applicant is requesting to reduce the rear setback from fifteen (15) feet to eleven (11) feet for an attached screen room with hard roof.

Applicant: Kenneth Ryan

Property Owner: Kenneth Ryan

Location: 784 Grand Canal Drive, Poinciana , south of CR 580 (Cypress Parkway), east of Marigold Avenue, in Section 24, Township 27 and Range 28

Parcel ID#: 282724-934012-001420

Size: 0.10 ± acres

Land Use Designation: PUD 71-10, Agricultural/Residential Rural (A/RR)

Development Area: Utility Enclave Areas (UEA)

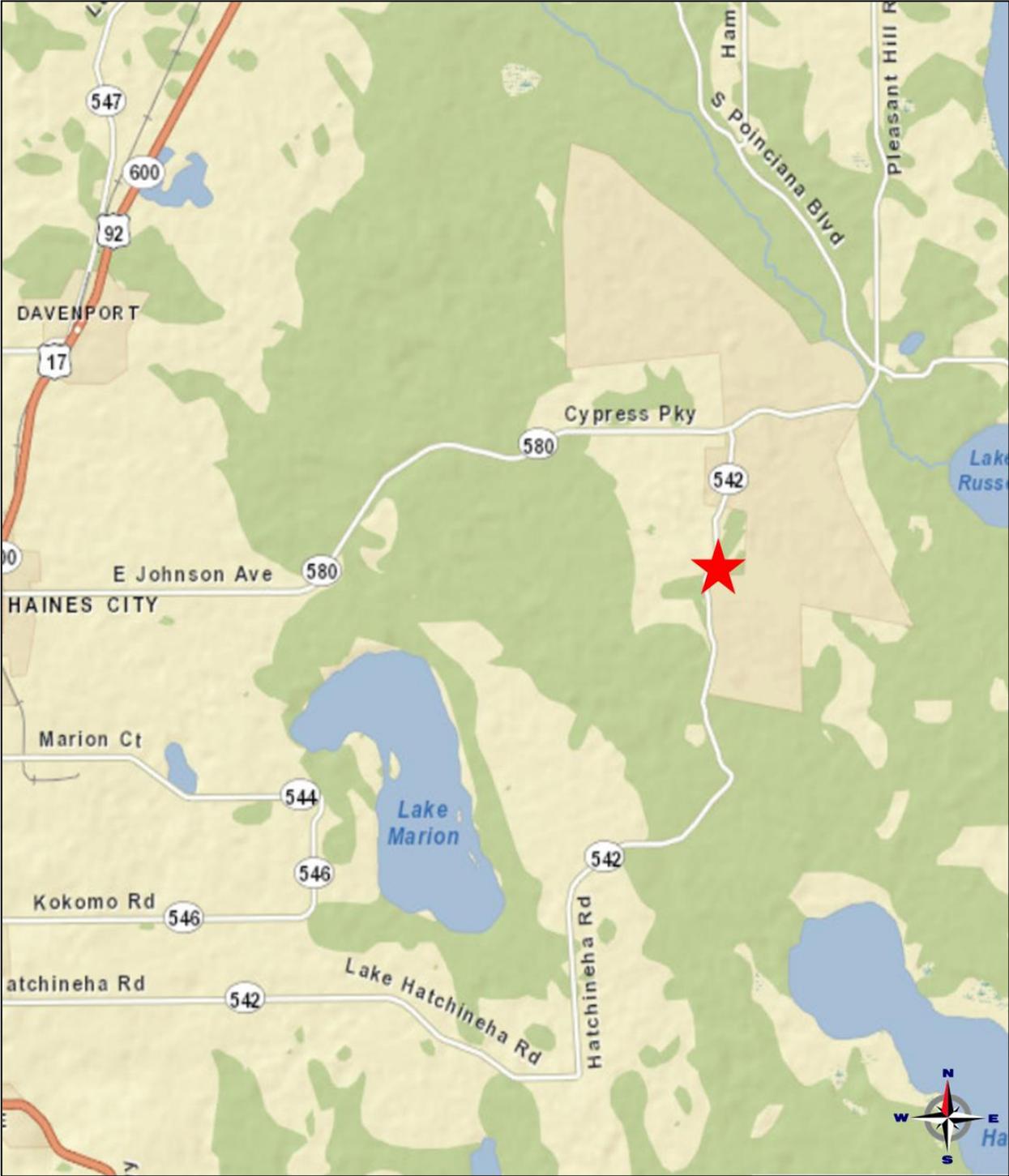
Case Planner: Shauna Wilson-Edwards, Planning Technician

Summary

Subject Property is located within Planned Unit Development 71-10 (PUD 71-10), phase III B of Solivita subdivision. The development regulations for Solivita phase III requires principal structures to be fifteen (15) feet from the rear property line. The applicant is requesting to reduce the rear setback from fifteen (15) feet to eleven (11) for a screen room with aluminum roof.

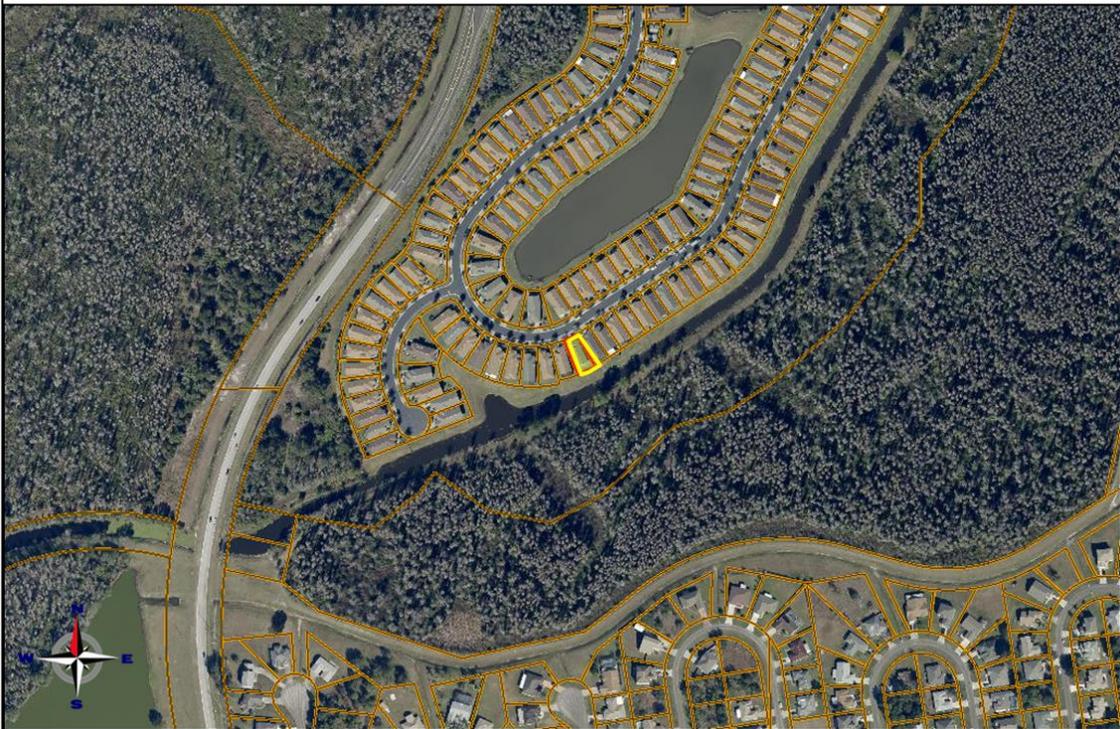
Exhibit:

Exhibit 1 Location Map
 Exhibit 2: Aerial Photo
 Exhibit 3: Land Use Map
 Exhibit 4: Site Plan



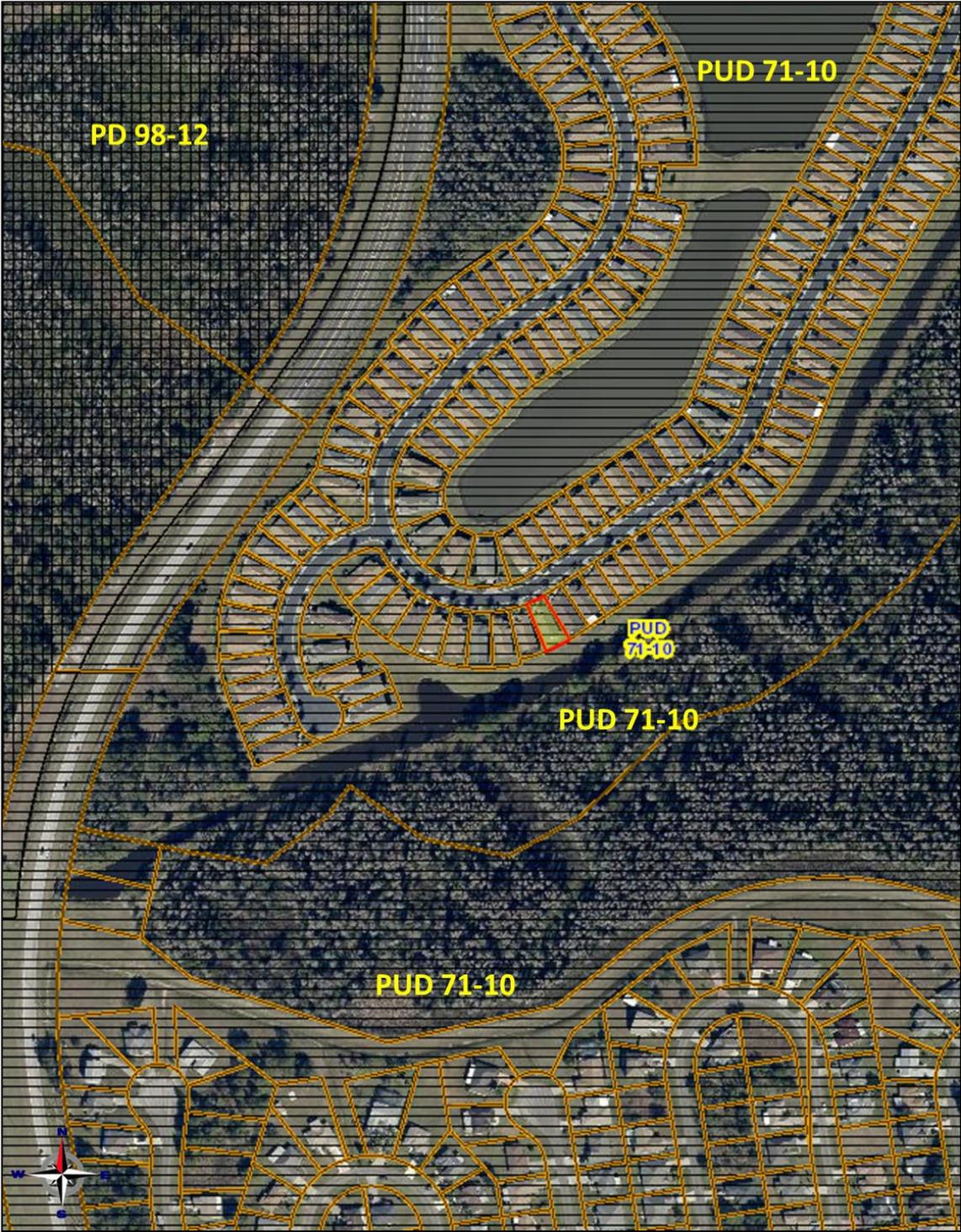
LOCATION MAP

(Subject property highlight by red star)



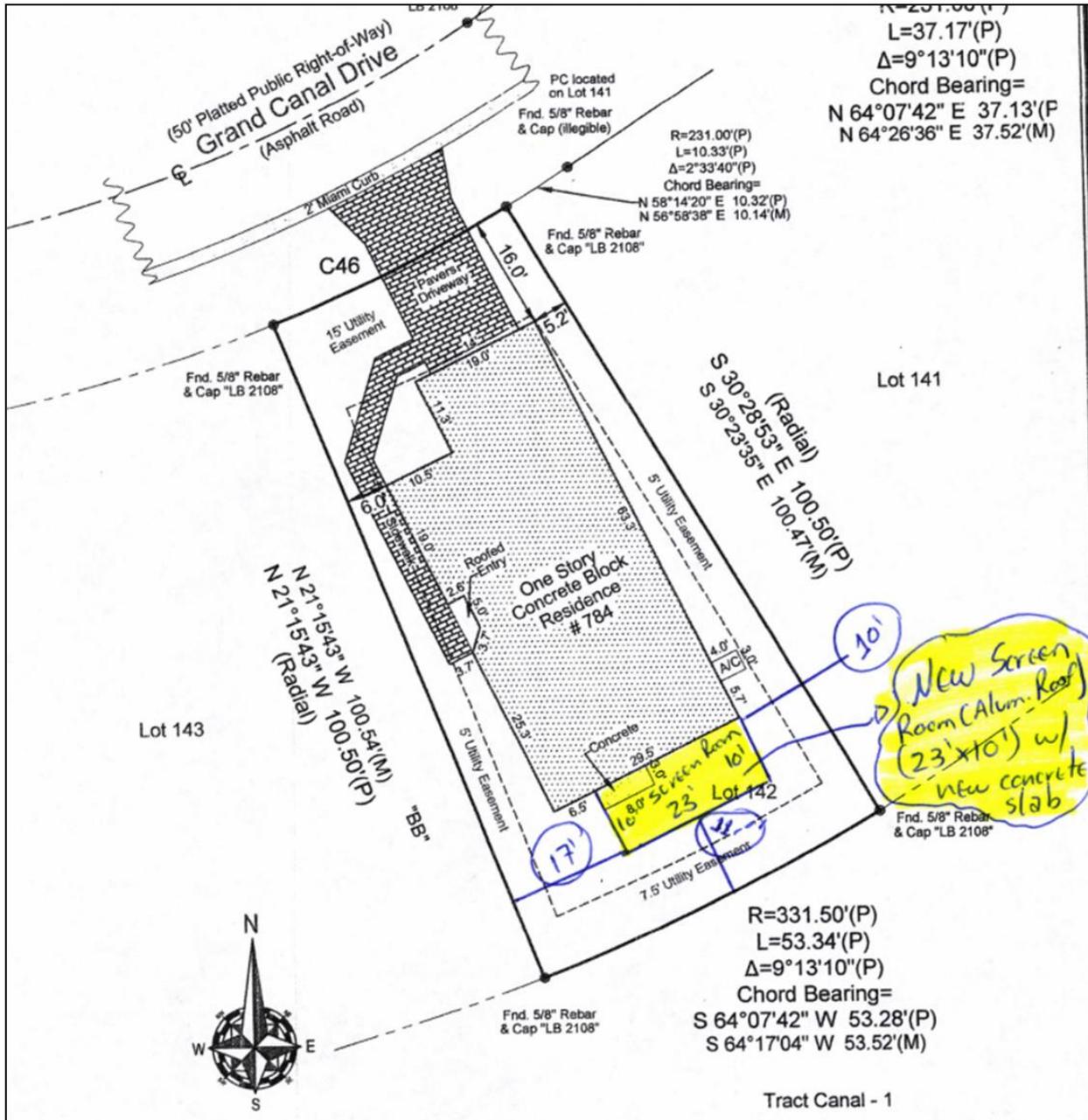
AERIAL PHOTO

(Subject property outlined in yellow)



LAND USE MAP

(Subject property located in Planned Unit Development 71-10)



SITE PLAN