

# POLK COUNTY LAND USE HEARING OFFICER CASE OVERVIEW

**Public Hearing Sign Number: 173**

**Case Number: LDLVAR-2024-62**

**Hearing Date: December 10, 2024**

**Applicant: Tess Stansell**

**Property Owner: Omar and Nidia Fernandez**

**Request:** The applicant is requesting a rear primary setback reduction from ten (10) feet to five (5) feet for the construction of a new screen room with a solid roof.

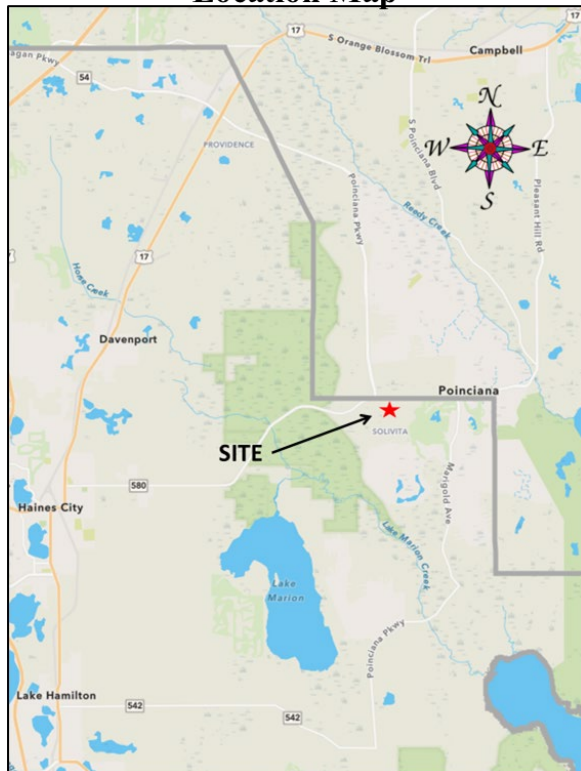
**Location:** 1172 Via Galuppi Street of Solivita Subdivision Phase 5D, south of Lombardi Court and Cypress Parkway, north of Village Center Road, west of Torino Lane, east of Umbria Drive, South of Osceola County, in Section 14, Township 27, Range 28.

**Property Size: ±0.11 acres (4,073 sq.ft.)**

**Land Use District: PUD 98-12, Poinciana DRI**

**Summary:** The applicant is requesting a rear primary setback reduction from ten (10) feet to five (5) feet for the construction of a new screen room with a solid roof. By constructing a screen room with a solid roof, the screen room becomes part of the principal structure and must meet the principal structure rear yard setback of ten (10) feet. The subject property is located in Solivita Phase 5D (PUD 98-12). PUD 98-12 was approved with relatively small lots with large setbacks. Staff finds the request to be compatible to others in Solivita. However, the variance request requires a public hearing, and approval by the Land Use Hearing Officer (LUHO) in accordance with Section 931 of the LDC.

**Location Map**



**2023 Aerial Photo**

