

POLK COUNTY LAND USE HEARING OFFICER CASE OVERVIEW

Public Hearing Sign Number: 27

Case Number: LDLVAR-2025-2 (Via Galuppi St Variance)

Hearing Date: March 27, 2025

Applicant: Tess Stansell

Property Owner: Linda Ann Trebiatowski

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: 1145 Via Galuppi St, north of Village Center Road, south of Cypress Parkway, east of the City of Haines City in Section 14, Township 27, Range 28.

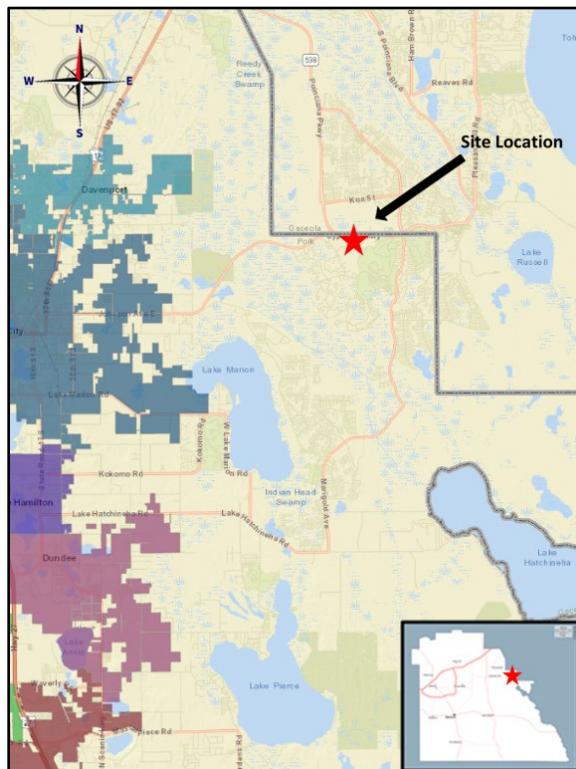
Property Size: ±0.09 acres (Parcel ID # 282714-933557-001790)

Land Use District: Poinciana Pre-Development of Regional Impact (DRI) #1

Planned Unit Development (PUD) 98-12, Solivita Phase 5D

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.

Site Location



2023 Aerial Image

