

**POLK COUNTY
BOARD OF ADJUSTMENT
CASE OVERVIEW**

DRC Date	July 14, 2016	CASE #:	VAR 16-62
BOA Date	August 25, 2016	LDC Section:	Section 610.D.6

Project Number: 58775 (Huizenga Surface Water Setback Variance)

Request: The applicant is requesting a reduction in the surface water setback from fifty (50) feet landward of the 10-year flood plain required in Section 610.D.6 to zero (0) feet.

Applicant: Wayne N. Huizenga

Property Owner: Wayne and Frances Huizenga

Location: 760 Keen Road (a.k.a. Keen Park Road), north of County Road 630, east of U.S. Highway 27, South of Little Crooked Lake, north of the town of Frostproof, south of the town of Hillcrest Heights.

Parcel ID#: 273124-000000-044050

Size: 40,511± Square Feet (0.93± acres)

Land Use Designation: Agricultural/ Residential Rural (A/RRX)
Southeast Polk Selected Area Plan

Development Area: Rural Development Area (RDA)

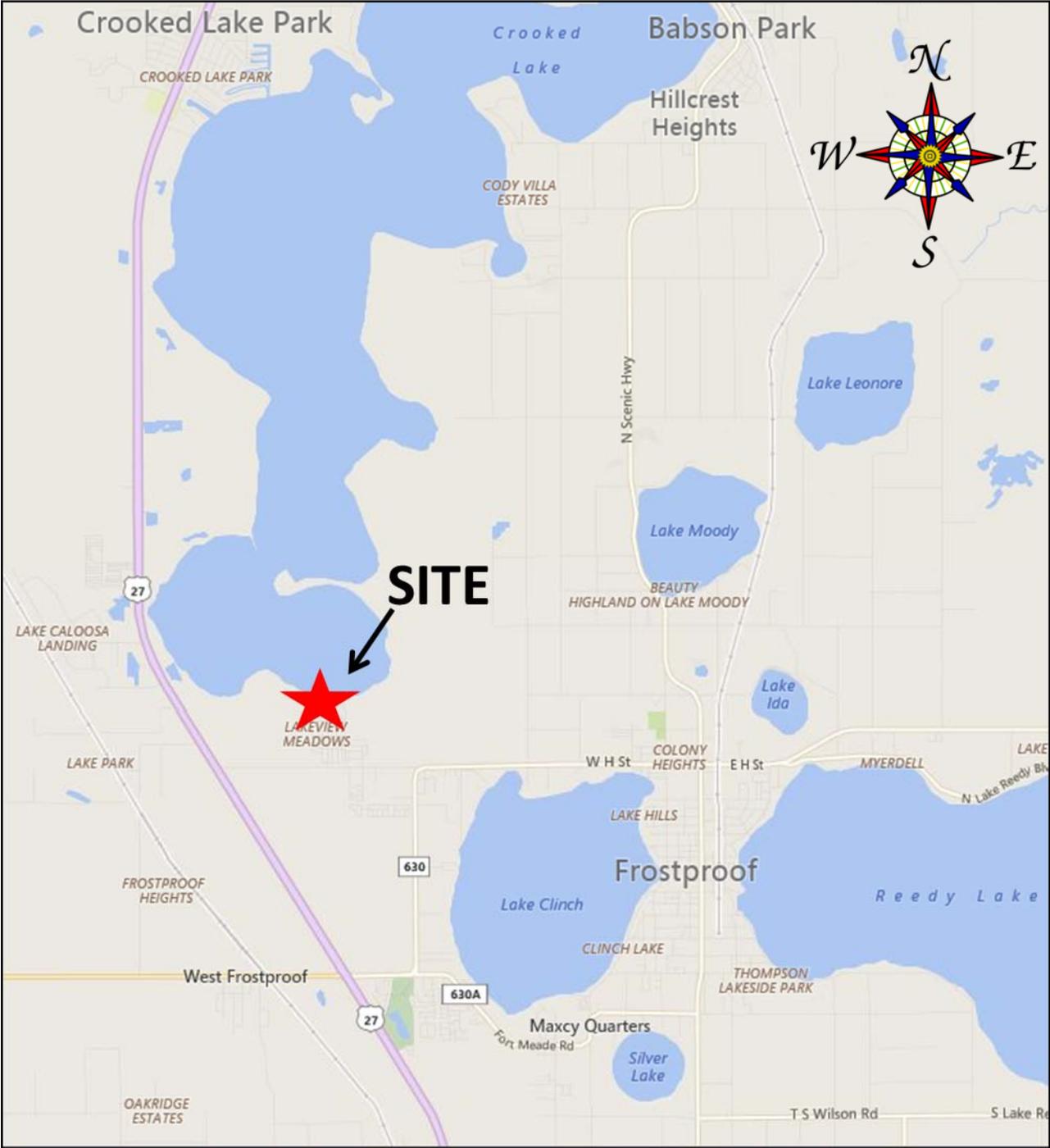
Case Planner: Erik Peterson, AICP

Summary:

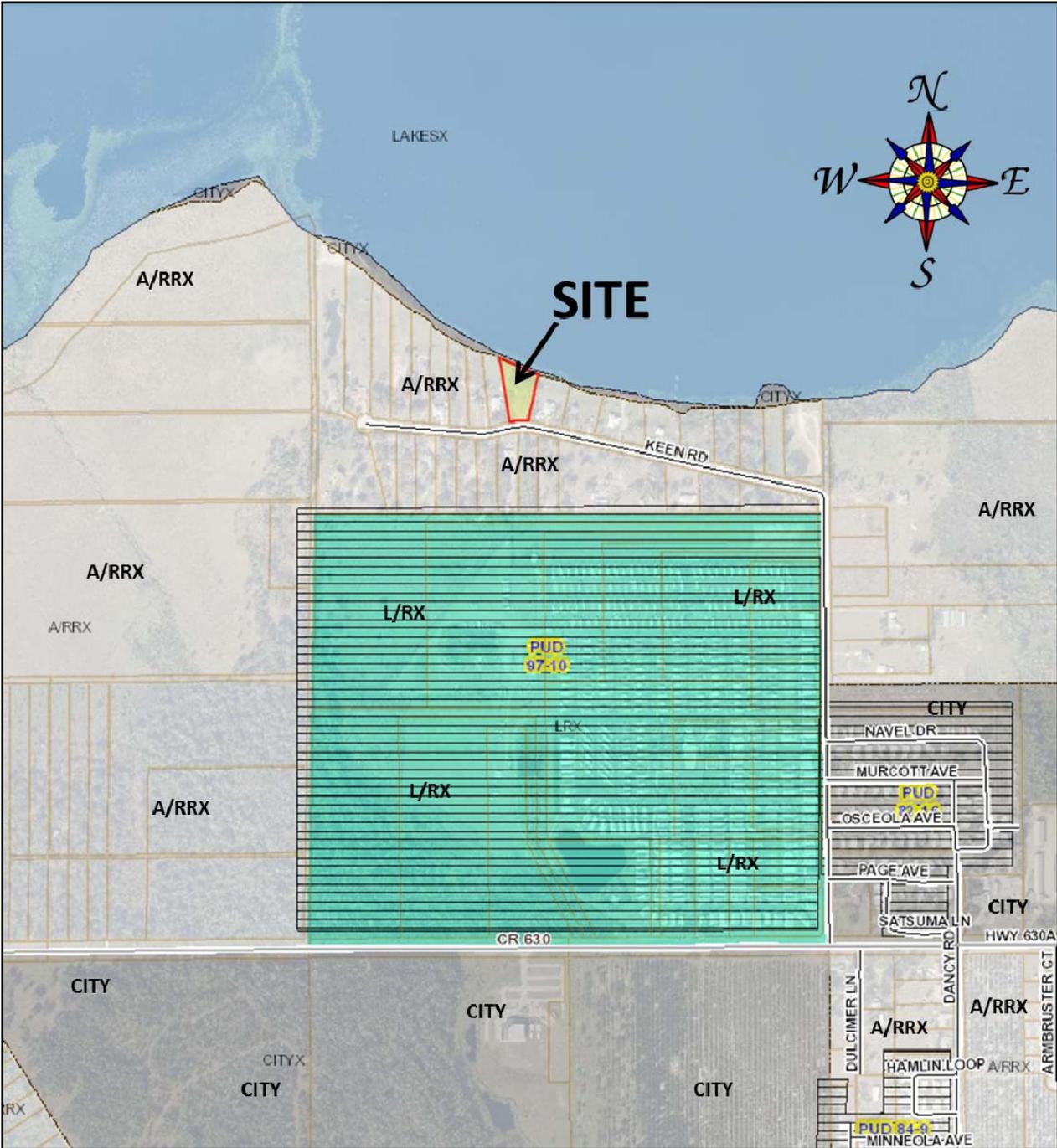
The applicant has chosen a property that has some physical limitations that, under today's standards, makes it difficult to build even a modest sized dwelling (see Exhibit 4). The applicant is seeking a reduction in the surface water setback in Section 610.D.6 in order to develop the property in a similar fashion to that of his neighbors to the east and west. The current requirement is that all non-maritime structures be setback 50 feet from the 10-year floodplain elevation because the entire subdivision is within the 100-year flood hazard area. There are two factors that limit this property from developing similar to neighboring ones. First the standard has increased since the other dwellings that are within the 50 foot setback were constructed. The second is the abnormal characteristics of the ground contours found on the applicant's property. As can be seen in Exhibit 4, the elevation drops closer to the right-of-way on the applicant's property than to properties on either side.

Exhibits:

Exhibit 1	Location Map	Exhibit 4	Site Plan on 2014 Aerial Photo
Exhibit 2	Future Land Use Map	Exhibit 5	Oblique Aerial Photos
Exhibit 3	2016 Aerial Photo (context)	Exhibit 6	Site Photos



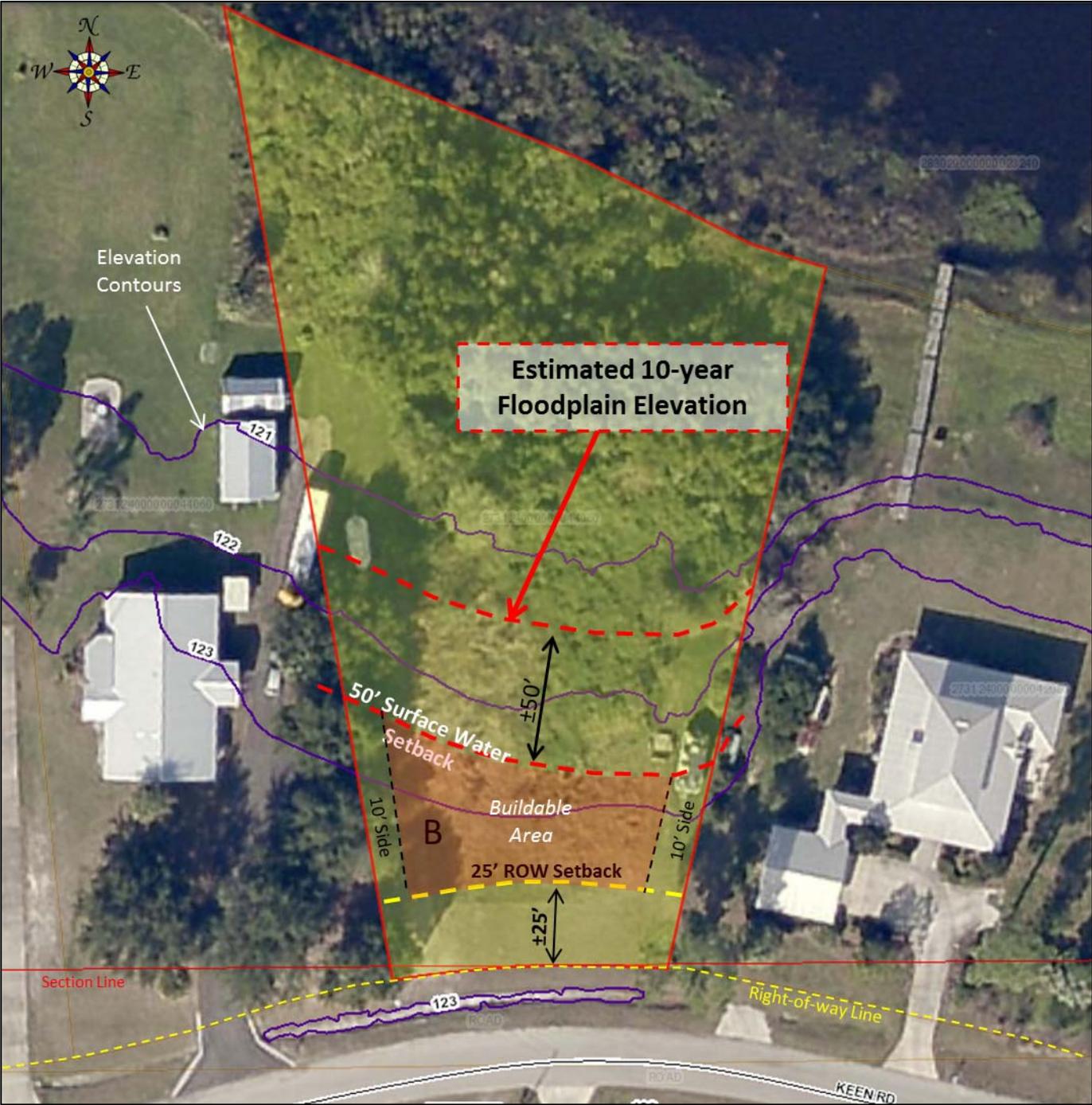
LOCATION MAP



FUTURE LAND USE MAP



2016 AERIAL PHOTO (context)



Site Plan on 2014 Aerial Close-up



Little Crooked Lake Shoreline

Oblique Photos



Approximate location of the Home



SITE PHOTOS

