

POLK COUNTY LAND USE HEARING OFFICER CASE OVERVIEW

Public Hearing Sign Number: #107

Case Number: LDVAR-2024-33

Hearing Date: August 29, 2024

Applicant: Curt Bastianelli

Property Owner: Albert Bastianelli and Colete Long

Request: The applicant is requesting a rear primary setback reduction from ten (10) feet to seven (7) feet for the construction of a new screen room with a solid roof and concrete slab.

Location: 784 Mystic Hill Court, Lot 104 of Solivita Subdivision Phase 7G- Unit 2, south of Cypress Parkway, west of San Joaquin Road, east and north of Pacific Ridge Road, South of Osceola County, in Section 15, Township 27, Range 28.

Property Size: ±0.21 acres (9,147 square feet)

Land Use District: PUD 98-12, Poinciana DRI

Summary: The applicant is requesting a rear primary setback reduction from ten (10) feet to seven (7) feet for the construction of a new screen room with a solid roof and concrete slab. 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, according to Chapter 2, Section 209.F of the Polk County Land Development Code (LDC).

Location Map



2023 Aerial Image

