

POLK COUNTY LAND USE HEARING OFFICER CASE OVERVIEW

Public Hearing Sign Number: #115

Case Number: LDLVAR-2024-34

Hearing Date: August 29, 2024

Applicant: Linda Kephart

Property Owner: Terry Lee Kephart and Linda Jean Kephart

Request: The applicant is requesting a rear primary setback reduction from fifteen (15) feet to **nine (9)** feet for the construction of a new screen room with a solid roof on an existing concrete slab.

Location: 449 Grand Canal Drive, Lot 363 of Solivita Subdivision Phase IIIA, south of Via Veneto Court, north of Rialto Road, west of Grand Canal Drive, east of Marigold Avenue, South of Osceola County, in Section 24, Township 27, Range 28.

Property Size: ±0.12 acres (9,147 square feet)

Land Use District: PUD 98-12, Poinciana DRI

Summary: The applicant is requesting a rear primary setback reduction from fifteen (15) feet to nine (9) feet for the construction of a new screen room with a solid roof on an existing 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 fifteen (15) feet, according to Chapter 2, Section 209.F of the Polk County Land Development Code (LDC).

Location Map



2023 Aerial Image

