# POLK COUNTY LAND USE HEARING OFFICER CASE OVERVIEW

**Public Hearing Sign Number: 171**

**Case Number:** LDLVAR-2024-59

**Hearing Date:** January 23, 2025

**Applicant:** Marshall Smith

**Property Owner:** Marshall Smith

**Request:** The applicant is requesting a primary structure side setback reduction from ten (10) feet to four (4) feet for the construction of a 24 by 36-foot attached garage.

**Location:** The subject property is located at 344 Sunshine Dr, north of Highway 630A, south of Highway 640, east of Highway US 27, west of Scenic Highway North, south of the City of Lake Wales in Section 35, Township 30, Range 27.

**Property Size:** ±0.42 acres (Parcel ID #273035-927600-022450)

**Land Use District:** Rural Cluster Center - RX (RCC-RX)

**Summary:**

The applicant is requesting for a reduction of the primary structure side setback from 10 feet to 4 feet for the construction of a 24 by 36-foot attached garage. The garage will be constructed on the existing driveway that was installed when the house was built in 1972. The property is a recorded plat in Track 3 of the Crooked Lake Park Subdivision identified as lot number 45 (PB 40, PG 46).

**Site Location**

**2023 Aerial Photo**