

# POLK COUNTY LAND USE HEARING OFFICER CASE OVERVIEW

**Public Hearing Sign Number:** 17

**Case Number:** LDLVAR-2024-67

**Hearing Date:** February 25, 2025

**Applicant:** Gary St Pierre

**Property Owner:** Gary St Pierre

**Request:** The applicant is requesting a 3,000 square footage accessory structure to be 121 percent larger than the primary structure in a Residential Suburban land use district on approximately +/- 1.82 acres.

**Location:** The subject property is located at 1967 E Fox Hollow Dr, north of K-Ville Ave, south of Highway US 92, east of Polk County Parkway, west of Recker Highway, south of the City of Auburndale in Section 16, Township 28, Range 25.

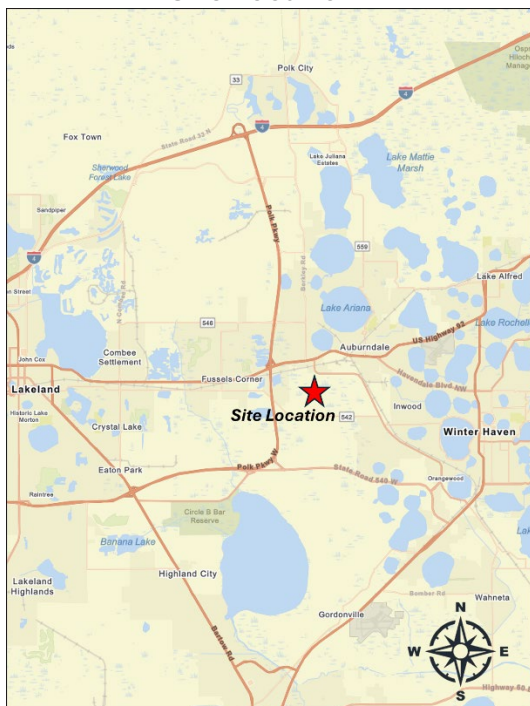
**Property Size:** ±1.82 acres (Parcel ID #252816-000000-022150)

**Land Use District:** Residential Suburban (RS)

## Summary:

Per Chapter 2, Section 209.G, accessory structures may be permitted up to 150% of the height of the principal structure and up to 2,000 sq. ft. or 150% of the principal structure square footage, whichever is greater, with a minimum lot size of two acres without a variance. The applicant is requesting a 3,000 square footage accessory structure (new carport/garage) to be 121 percent larger than the primary structure on approximately +/- 1.82 acres, which is below the 2-acre minimum lot size.

**Site Location**



**2023 Aerial Photo**

