

POLK COUNTY LAND USE HEARING OFFICER CASE OVERVIEW

Public Hearing Sign Number: 46

Case Number: LDLVAR-2025-13

Hearing Date: April 24, 2025

Applicant: Hulbert Homes, Inc.

Property Owner: Hulbert Homes, Inc.

Request: The applicant is requesting a variance to reduce the rear setback from 15 to seven (7) feet and the front setback from a private road from 15 to 12 feet to build a duplex.

Location: 1095 Skyview Boulevard, north of Skyview Drive, west of Reynolds Road, east of Combee Road, east of Lakeland in Section 22, Township 28, Range 24.

Property Size: ±0.17 acres (Parcel ID #242822-000000-023011)

Land Use District: Residential Suburban (RS)

Summary: The applicant is requesting a variance to reduce the rear setback from 15 to seven (7) feet and the front setback from a private road from 15 to 12 feet to build a duplex. The property is small compared to RS standards and uniquely shaped which complicates building a duplex onsite. The Land Use Hearing Officer has the authority to grant a variance from these setbacks.

Site Location



2023 Aerial Image

