

# POLK COUNTY LAND USE HEARING OFFICER CASE OVERVIEW

**Public Hearing Sign Number: 111**

**Case Number:** LDLVAR-2025-47 (St George Dr Variance)

**Hearing Date:** September 25, 2025

**Applicant:** Daniel Herbert

**Property Owner:** Daniel & Cynthia Herbert

**Request:** The applicant is requesting a variance to reduce the rear principal structure setback for an existing home from five (5) feet to zero (0) feet; the western side principal structure setback from five (5) feet to two (2) feet; and reduce the western accessory side setback to zero (0) feet for an existing detached RV port.

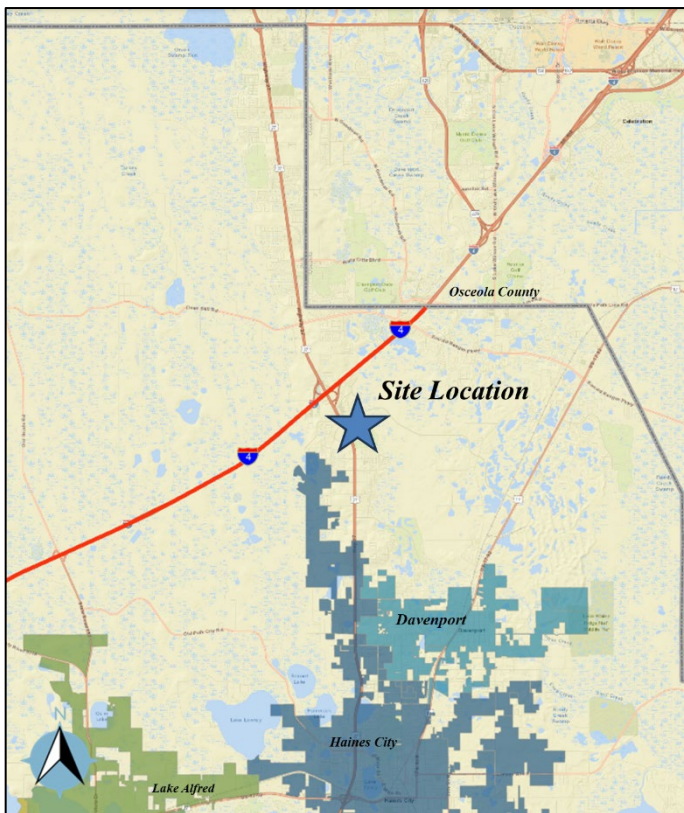
**Location:** 2403 St. George Drive within the Deer Creek Golf & Tennis RV Resort Phase 3 subdivision, south of Ernie Caldwell Boulevard, east of US Highway 27, north of Citrus Ridge Drive, south of I-4, north of Haines City in Section 17, Township 26, Range 27.

**Property Size:** ±0.11 acres (Parcel ID # 272617-704404-020850)

**Land Use District:** Leisure/Recreation-X (LRX), PUD 86-24, North Ridge Selected Area Plan (SAP)

**Summary:** The applicant is requesting a variance to the side and rear setback.

**Site Location**



**2023 Aerial Image**

