

POLK COUNTY LAND USE HEARING OFFICER CASE OVERVIEW

Public Hearing Sign Number: 128

Case Number: LDLVAR-2025-52

Hearing Date: October 23, 2025

Applicant: Joseph Hudson

Property Owner: Joseph Hudson

Request: The applicant is requesting a variance to allow a 1,510 square foot accessory dwelling unit (ADU) to exceed the 1,000 square foot cap on approximately 15.03 acres in the Agriculture/Residential Rural-X (A/RRX) land use district.

Location: The subject property is located at 6850 AVT Ranch Road, north of Interstate 4, south of Deen Still Road, east of Moore Road, west of Commonwealth Avenue, north of Polk City in Section 05, Township 26, Range 25.

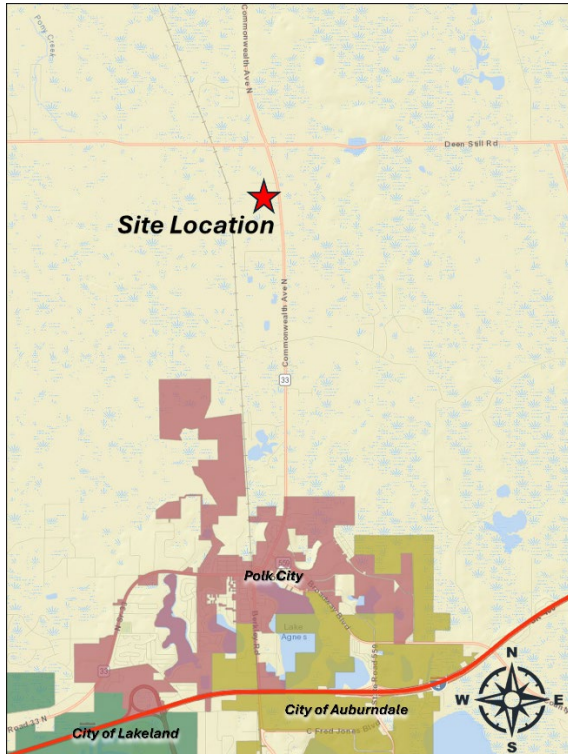
Property Size: ±15.03 acres (Parcel ID #252605-000000-021010)

Land Use District: Agriculture/Residential Rural-X (A/RRX)

Summary:

The applicant is requesting a variance to allow a 1,510 square foot accessory dwelling unit (ADU) to exceed the 1,000 square foot cap. Pursuant to Section 206.A of the Land Development Code (LDC), no ADU shall exceed 1,000 sq. ft. of heated floor space unless granted a variance.

Site Location



2023 Aerial Photo

