

POLK COUNTY LAND USE HEARING OFFICER CASE OVERVIEW

Public Hearing Sign Number: 41

Case Number: LDLVAR-2025-18

Hearing Date: April 24, 2025

Applicant: Valerie Lowery

Property Owner: B&V Holdings LTD

Request: The applicant is requesting a rear primary setback reduction from five (5) feet to zero (0) feet for the enclosure of an existing screen room with a solid roof.

Location: 10 Citrus Ridge Drive, located on Lot 10, on the west side of Marsh on the southwest corner of the intersection with Mandarin, east of Manoel Lane, within the Citrus Ridge subdivision, northwest of the City of Davenport, in Section 20, Township 26, Range 27.

Property Size: +/-0.057 acres (2,462 square feet)

Land Use District: PUD 81-22, Residential Medium (RMX), North Ridge Selected Area Plan (SAP)

Summary: The applicant is requesting a reduction to the rear yard setbacks from five (5) feet to zero (0) feet to accommodate an enclosed deck and recognize an existing shed. This property is located within Phase one of the Citrus Ridge subdivision (PUD 81-22). This development was originally approved for recreational vehicle (RV) lots; however, a modification to the PUD took place on April 12, 1988 which allowed placement of mobile homes and to reduce the rear setback from ten (10) feet to five (5) feet. In this case, the deck was placed beyond the property line into the common area under control of the Homeowner's Association. The applicant has permission from the HOA to inhabit this space.

Location Map



2023 Aerial Photo

