

POLK COUNTY LAND USE HEARING OFFICER CASE OVERVIEW

Public Hearing Sign Number: 28

Case Number: LDLVAR-2025-4

Hearing Date: March 27, 2025

Applicant: Thomas Rogers

Property Owner: Thomas W. Rogers Jr.

Request: The applicant is requesting a 5,532 square-foot accessory structure to be 370 percent larger than the primary structure in a Residential Suburban (RS) land use district on approximately +/- 4.02 acres.

Location: The subject property is located at 2710 Saddle Creek Road, south of Wilson Boulevard, north of Ralph Road, east of Combee Road North, west of Dell Rose Drive West, east of the City of Lakeland in Section 03, Township 28, Range 24.

Property Size: ±4.02 acres

**Land Use District: Residential Suburban (RS)
Residential Low-1 (RL-1)**

Summary: The applicant is requesting a variance to allow an accessory structure (garage) to be 370% larger than the primary structure. Per Chapter 2 Section 209.G of the Land Development Code (LDC), an accessory structure 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 on properties larger than 2 acres. Therefore approval of a variance is required pursuant to Sections 930 and 931 of the LDC.

Location



2020 Aerial Context

