

LDLVAR-2025-27 - Teegarden_Variance

Menu Reports Help

Application Name: [Teegarden_Variance](#)

File Date: [05/12/2025](#)

Application Type: [LUHO - Variance](#)

Application Status: [Approved For Hearing](#)

Application Comments:

View ID	Comment	Date
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Description of Work: [We respectfully request a 9.5-foot rear setback variance to rebuild our pool cage, destroyed by Hurricane Milton last October. While seeking approval, we discovered a pr owner had extended the roof coverage without permits after the original 2002 build. This covered patio was the main reason we bought our home – it provides a peaceful outdoor space crucial for me due to extreme sun sensitivity caused by medication for a service-connected disability. We simply wish to rebuild the cage exactly as it was purchased it, covering the 24'x40' patio/pool area, requiring this variance. No additional square footage is proposed. Photos are attached.](#)

Application Detail: [Detail](#)

Address: [2222 BLACKWOOD DR, MULBERRY, FL 33860](#)

Parcel No: [232927142045000120](#)

Owner Name: [TEEGARDEN CHRISTOPHER LEE](#)

Contact Info:	Name	Organization Name	Contact Type	Contact Primary Address	Status
	TEEGARDEN CHRISTOPHER LEE		Engineer	Mailing, 2222 Blackwoo...	Active

Licensed Professionals Info:	Primary	License Number	License Type	Name	Business Name	Business License #
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Job Value: [\\$0.00](#)

Total Fee Assessed: [\\$541.00](#)

Total Fee Invoiced: [\\$541.00](#)

Balance: [\\$0.00](#)

Custom Fields: **LD_GEN_BOA**

GENERAL INFORMATION

Expedited Review

Number of Lots

-

Will This Project Be Phased

Acreage

[0.13](#)

DRC Meeting Time

DRC Meeting

[06/12/2025](#)

Rescheduled DRC Meeting

Rescheduled DRC Meeting Time

Green Swamp

Number of Units

[No](#)

-

Case File Number

Is this Polk County Utilities

One Year Extension

FS 119 Status

[Non-Exempt](#)

PUBLIC HEARINGS

Development Type

[Land Use Hearing](#)

[Officer](#)

Variance Type

[Dimensions](#)

[Table](#)

Affordable Housing

Application Type

[Variance](#)

Brownfields Request

-

ADVERTISING

Advertising Board

[Land Use Hearing](#)

[Officer](#)

Legal Advertising Date

-

MEETING DATES

LUHO Hearing Date

[07/24/2025](#)

ALCOHOL BEVERAGE DIST REQ

COMMUNICATION TOWER

CRITERIA FOR GRANTING VARIANCE

Will the variance be injurious to the area involved or detrimental to the public welfare?
[No](#)

What special conditions exist that are peculiar to the land, structure, or building involved?
[Special conditions peculiar to this property include the pre-existing footprint of a lanai structure that was attached to the primary residence prior to my ownership. This lanai, located within the required rear setback area, was destroyed by Hurricane Milton in October 2024. The special](#)

When did you buy the property and when was the structure built? Permit Number?
[1. I purchased this property in October 2022.](#)
[2. Original Structure \(home/pool cage\) was built in 2002, Permit #22012391 \(Listed on Document\), Permit # 02012391 is listed on your website.](#)
[3. Pool Cage was remodeled in 2007, Permit # 00087540](#)

What is the hardship if the variance is not approved?
[If the variance is not approved, the hardship would be multi-faceted:](#)

[1. Inability to Restore Property and Loss of Use: A primary hardship is the inability to reconstruct the lanai in its original, pre-hurricane location. This directly prevents us from restoring our property to its condition before the storm and regaining the functional use of a covered outdoor](#)

Is this the minimum variance required for the reasonable use of the land?
[Yes, here's why:](#)
[1. Restoration, Not New Construction: The request is not to build a new, larger, or different structure, but to reconstruct a pool cage in its original location and footprint that existed prior to being destroyed by Hurricane Milton.](#)
[2. Essential for Reasonable Use:](#)

Do you have Homeowners Association approval for this request?
[I've contact my HOA about approval to rebuild the pool cage and was informed that approval was not required to rebuild. Email documentation between myself and the HOA can be provided upon request.](#)

LD_GEN_BOA_EDL

[Opening DigEplan List...](#)

DigEplan Document List

PLAN REVIEW FIELDS

DocumentGroupforDPC	RequiredDocumentTypes
TMPRecordID POLKCO-25EST-00000-29585 RequiredDocumentTypesComplete Yes	DIGITAL PROJECTS LD AdditionalDocumentTypes Applications, AutoCad File, Binding, Site Plans (PDS, and CUs), CSV, Calculations, Correspondence, Design Drawings, Flood/Traffic Studies, Impact Statement, Inspections, Miscellaneous, Plats, Record Drawings, Response Letter Resubmittal Complete, Staff Report/Approval Letter, Survey, Title, Opinion DigitalSigCheck Yes
Activate FSA Yes	Activate DPC Activate DPC

PLAN UPLOAD ACKNOWLEDGEMENT

Upload Plans Acknowledgement
[x](#)

LAND USE

Selected Area Plan LU Code

NOR

Neighborhood Organization Registry (NOR)

PUBLIC MAILERS

Posting Board	Number of Boards (Number)	Number of Mailers (Number)	Date Mailed	Date Posted	NOR
LUHQ	1	27	07/09/2025	07/09/2025	

Workflow Status:	Task	Assigned To	Status	Status Date	Action By
	Application Submittal	Lisa Simons-Iri...	Application ...	05/13/2025	Lisa Simons-Iri...
	Roads and Drainage Review	Phil Irven	Approve	05/14/2025	Phil Irven
	Planning Review	Kyle Rogus	Approve	05/20/2025	Kyle Rogus

Task	Assigned To	Status	Status Date	Action By
Review Consolidation		Approved for...	06/05/2025	Saralis Wons
Public Notice	Lisa Simons-Iri...			
Hearing Officer				
Final Order				
Archive				

Condition Status:	Name	Short Comments	Status	Apply Date	Severity	Action By
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Scheduled/Pending Inspections:	Inspection Type	Scheduled Date	Inspector	Status	Comments
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Resulted Inspections:	Inspection Type	Inspection Date	Inspector	Status	Comments
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