

**POLK COUNTY
LAND USE HEARING OFFICER
STAFF REPORT**

DRC Date: May 14, 2026	CASE #: LDLVAR-2026-29 (Limedale Accessory Variance)
LUHO Date: July 14, 2026	LDC Section: Section 209.G

Request: The applicant is requesting a 2,400 square footage accessory structure to be 208 percent larger than the primary structure in a Residential Suburban land use district on approximately +/- 1.15 acres.

Applicant: Andrew Pring

Property Owner: Andrew Pring

Location: The subject property is located at 2111 Limedale Road, north of Interstate 4, south of Old Polk City Road, east of Walt Williams Road, west of Tomkow Road, northwest of the City of Lakeland in Section 09, Township 27, Range 24.

Parcel ID#: 242709-000000-023100

Size: ±1.15 acres

Land Use Designation: Residential Suburban-X (RSX)

Development Area: Suburban Development Area (SDA)
Green Swamp Area of Critical State Concern (GSACSC)

Case Planner: Kyle Rogus, Planner II

Summary:

The applicant is requesting a variance to allow an accessory structure larger than the primary structure. The accessory structure is a 60' by 40' (2,400 square feet) garage and the primary residence is 1,152 square feet. The property is within an Residential Suburban (RS) land use district. The requested accessory structure is over 200% the size of the residence, therefore the applicant is seeking approval of a variance from the Land Use Hearing Officer pursuant to Sections 930 and 931. These cases are less about hardships and more about whether they cause harm on the neighbors and surrounding community. The structure will be an open pole barn so it will not seem as large. It is also at the dead end of the road, which backs up to a conservation easement and large tracts of undeveloped County and City land.

Staff finds this request will cause no direct or indirect harm to the community and recommends approval, as it meets the following criteria listed in Section 931:

1. *Whether granting the variance will be in accordance with the general intent and purpose of this Code, and that the variance will not be injurious to the area involved or otherwise detrimental to the public welfare;*

The location of the proposed structure will not block the view of traffic off Limesdale Road and the access easement. The accessory structure will be a minimum 48 feet from any property boundary, well exceeding the 5-foot side and 10-foot rear setbacks. The nearest home is over 170 feet on the neighboring property to the north. The accessory structure will be 208% larger than the principal structure square footage and will be located 48 feet from the neighboring property line to the north, meeting accessory structure interior side setbacks in the RS land use district.

2. *Whether special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the applicable land use district;*

Special conditions exist with both the land and the structure. The structure is open and the property is located at the end of the road backing up to a conservation easement and large undeveloped tracts of City Land.

Development Review Committee

The Development Review Committee, based on the criteria for granting variances, the submitted application, and a recent site visit, finds that the applicant's request as written **IS CONSISTENT** with Section 931 of the Polk County Land Development Code (LDC) and recommends **APPROVAL of LDLVAR-2026-29**

CONDITIONS OF APPROVAL:

1. The approval of this variance to Section 209.G of the Land Development Code to allow an accessory structure (2,400 square feet) to be larger than the primary structure as described in the staff report. Further additions or structures placed on the property shall be required to meet Section 209.G of the Polk County Land Development Code or re-apply for another variance approval from the Land Use Hearing Officer.
2. This variance does not authorize any encroachments into easements, and the applicant shall be responsible to make certain there are no encroachments unless approval is granted by the easement holder and/or any applicable permitting agencies. The property owner(s) is also responsible for compliance with any restrictions of record pertaining to lots and/or land and this approval shall not be used to supersede authority over those restrictions.
3. The applicant shall have one (1) year from the date the Land Use Hearing Officer's Final Order is rendered to apply for all necessary building permits and pay all associated fees for the proposed addition.
4. The use of the accessory structure approved herein is limited to the storage of items associated with the residential use of the property. No home-based business or commercial uses shall be permitted to occur within the accessory structure. This structure shall not be used for an Accessory Dwelling Unit (ADU).

GENERAL NOTES

NOTE: This staff report was prepared without the benefit of testimony and evidence submitted by the public and other interested parties at a public hearing.

NOTE: All conditions of approval, unless otherwise specified, shall be met prior to the effectiveness and validity of the variance approval.

NOTE: All written commitments made in the application and subsequent submissions of information made during the application review process, which are on file with the Land Development Division, shall be considered to be binding upon the applicant, provided such commitments are not at variance with the Comprehensive Plan, LDC or other development regulations in effect at the time of development.

NOTE: Issuance of a development permit by the county does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the county for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

NOTE: Approval of this variance shall not constitute a waiver or an additional variance from any applicable development regulation unless specifically noted in the conditions of approval and consistent with the LDC.

DEMONSTRATIONS OF THE CRITERIA FOR GRANTING VARIANCES SUMMARIZED BELOW:

- 1. Whether granting the variance will be in accordance with the general intent and purpose of this Code, and that the variance will not be injurious to the area involved or otherwise detrimental to the public welfare;*

According to Polk County Property Appraiser, the home was built in 1984 at 1,152 square feet. Historical aerial photos place the mobile home residence on site between 1988 and 2002. The accessory structure was not placed on site until at least May of 2023, and no building permits were issued for the structure prior to 2026. Building permit No. BR-2026-2604 was filed in response to a code violation under CMA-2026-326 which cited the owner and/or applicant for building without a permit. The accessory structure is approximately 2,400 square feet. According to the applicant's site plan, the structure will meet all the setbacks for the RS land use district (see Exhibit 5). The accessory structure will be setback 48 feet from the north, 48 feet from the south, and 160 feet from the east property line. The nearest home is over 170 feet on the neighboring property to the north.

The granting of this request will not be injurious to the area as the closed structure will not block the view of traffic. The accessory structure is setback significantly from Limesdale Road and the property is located at the end of the roadway, therefore no vehicular traffic will be passing the property. Pole Barns provide protection from the elements and organized storage of vehicles and equipment.

In addition, the surrounding properties to the south and east of the subject site are either under a conservation easement or large undeveloped tracts of land minimizing any offsite visual impacts. The property is fully screened from offsite view by a combination of opaque fencing along the northern property boundary and dense vegetation along the remaining property boundaries. The location of the structure meets and exceeds Land Development Code (LDC) requirements and existing site conditions help mitigate any incompatibilities.

2. *Whether special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the applicable land use district;*

The property is located in the Residential Suburban (RS) land use district and is approximately 1.15 acres. While this lot is below the RS minimum lot size of 5 acres, 1.15 acres provides ample space for a structure of such size as shown on the applicants site plan. The site plan illustrates the location of the structure exceeds the accessory structure setback requirements in the RS.

The site is located at the end of the roadway abutting large undeveloped tracts of land within City of Lakeland jurisdiction and conservation easements. The location of the site along with the surrounding area minimize offsite visual impacts. The structure is fully open on all size becoming less of an eyesore and will be less intrusive than a fully enclosed structure.

3. *Whether provided the special conditions and circumstances present in the request do not result from the actions of the applicant;*

The applicant purchased the property in August 2012, according to the Polk County Property Appraiser. The home was built in 1984 at 1,152 square feet. The proposed accessory garage structure will be 2,400 square feet, which is 208% larger than the primary structure. The Property Appraiser's website does not identify the home was constructed with a garage and no additions have been added. According to Accela, there is one building permit record, BR-2026-2604, associated with the subject parcel. BR-2026-2604 is the active building permit for the proposed accessory structure requiring the variance approval.

4. *Whether granting the requested variance will not confer on the applicant any special privilege that is denied by the provisions of this Code and will constitute unnecessary and undue hardship on the applicant;*

Every variance approval is a special privilege to some degree. Other surrounding parcels have accessory structures. Garages, unlike other accessory structures, are permitted in front yards. This property is approximately 1.15 acres. If the property was 2 acres, Section 209.G allows accessory structures administratively to be permitted up to 2,000 sq. ft. or 150% of the principal structure square footage, whichever is greater. If the subject site was 2 acres, the applicant would be allowed to construct an accessory structure 2,000 square feet by right, which is 400 square feet smaller than what is being currently proposed.

5. *Whether the variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure;*

The requested variance is believed to be the minimal variance necessary to optimize the use of the owner's land. The applicant intends to use the accessory structure as a garage for vehicle parking. The accessory structure in question is 60' by 40' (2,400 square feet). There are other other accessory structures above 2,000 square feet in the area. The property under Parcel ID No. 242709-000000-021080 has a accessory structure measuring approximately 2,180 square feet (see Exhibit 3).

6. *Whether that in no case shall a variance be granted which will result in a change of land use that would not be permitted in the applicable land use designation;*

Granting this variance will not result in a change of land use.

7. *Whether that in no case shall a variance be granted which would result in creation of any residual lot or parcel which does not meet the requirements of this Code; and*

Granting this request is not anticipated to result in the creation of a lot or parcel that does not meet the requirements of the Code.

8. *Whether that the granting of the variance does not circumvent a condition, or the intent of a condition placed on a development by the Planning Commission or the BoCC.*

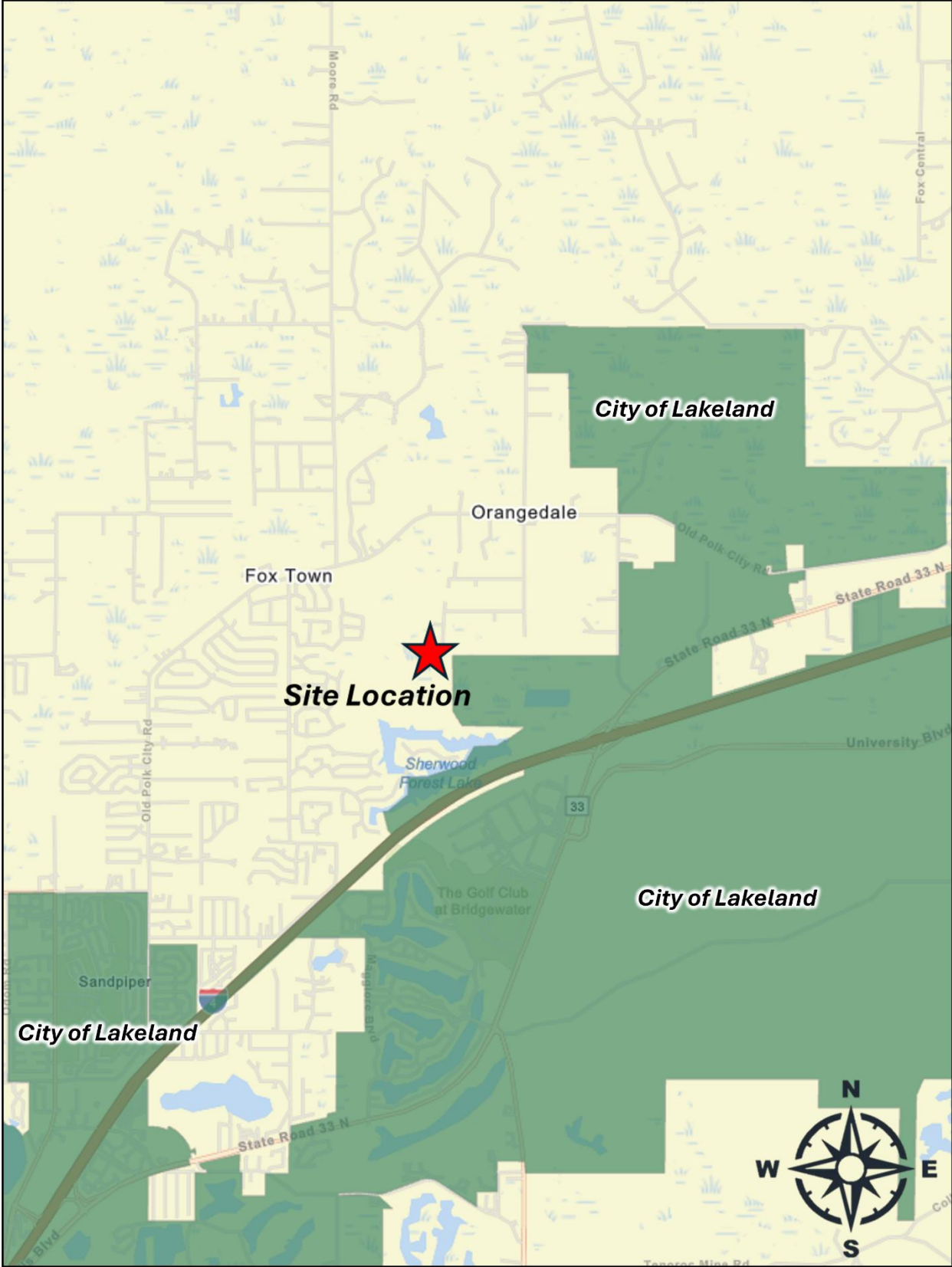
The evidence found suggests the proposed request will not circumvent the intent of a condition placed on a development by the Planning Commission or the Board of County Commissioners. The property is not part of a Planned Unit Development (PUD) and was originally zoned RC. Per Chapter 2, Section 205, Table 2.2 of the Land Development Code, the RS land use district requires side yard setbacks of 10 feet and rear yard setbacks of 15 feet.

Surrounding Future Land Use Designations and Existing Land Use Activity:

<p>Northwest: Residential Suburban Mobile Home (1,215 sq.ft.) No accessory structures 1.01 acres</p>	<p>North: Residential Suburban Mobile Home (2,280 sq.ft.) No accessory structures 2.52 acres</p>	<p>Northeast: Residential Suburban Pasture No accessory structures 23.03 acres</p>
<p>West: Residential Suburban Mobile Home (960 sq.ft.) Multiple accessory structures 1.19 acres</p>	<p>Subject Property: Residential Suburban Mobile Home (1,152 sq.ft.) Proposed 2,400 sq.ft. accessory structure 1.15 acres</p>	<p>East: Residential Suburban Pasture No accessory structures 23.03 acres</p>
<p>Southwest: Residential Suburban Conservation Easement OR 5358-2092 45.51 acres</p>	<p>South: Residential Suburban Conservation Easement OR 5358-2092 45.51 acres</p>	<p>Southeast: City of Lakeland Vacant 61.12 acres</p>

Many of the surrounding properties are below the minimum 5-acre residential lot size in the RS land use district ranging in size from 1.01 acres to 2.52 acres. Recent aerial data viewers show multiple properties in the immediate surrounding area to have an accessory structure. The property under Parcel ID No. 242709-000000-021080 to the northeast of the subject site has an existing accessory structure that measures 2,180 square feet (see Exhibit 3).

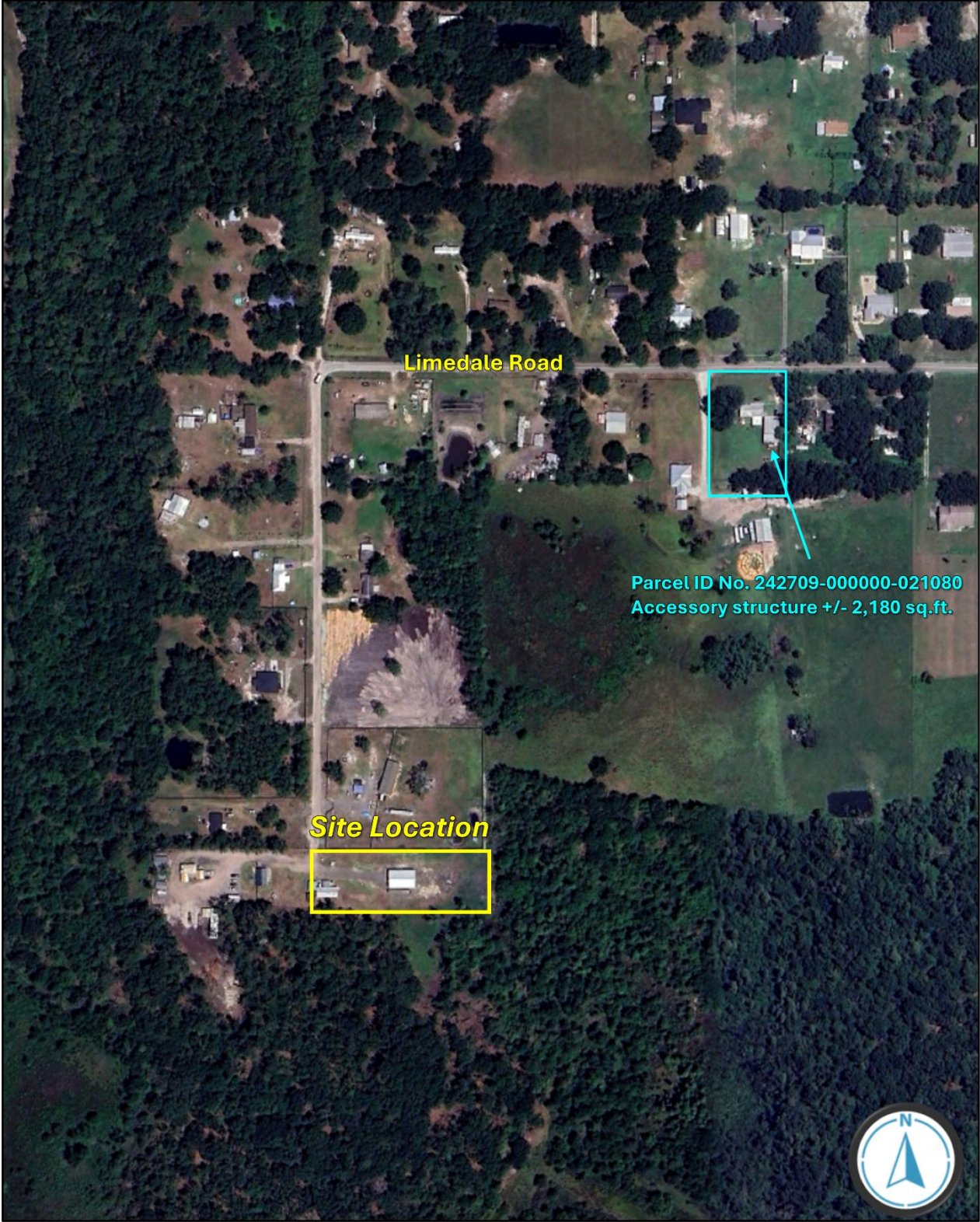
Exhibits:	Exhibit 4	Aerial Imagery (Close)
Exhibit 1	Location Map	Exhibit 5
Exhibit 2	Future Land Use Map	Exhibit 6
Exhibit 3	Aerial Imagery (Context)	Justification



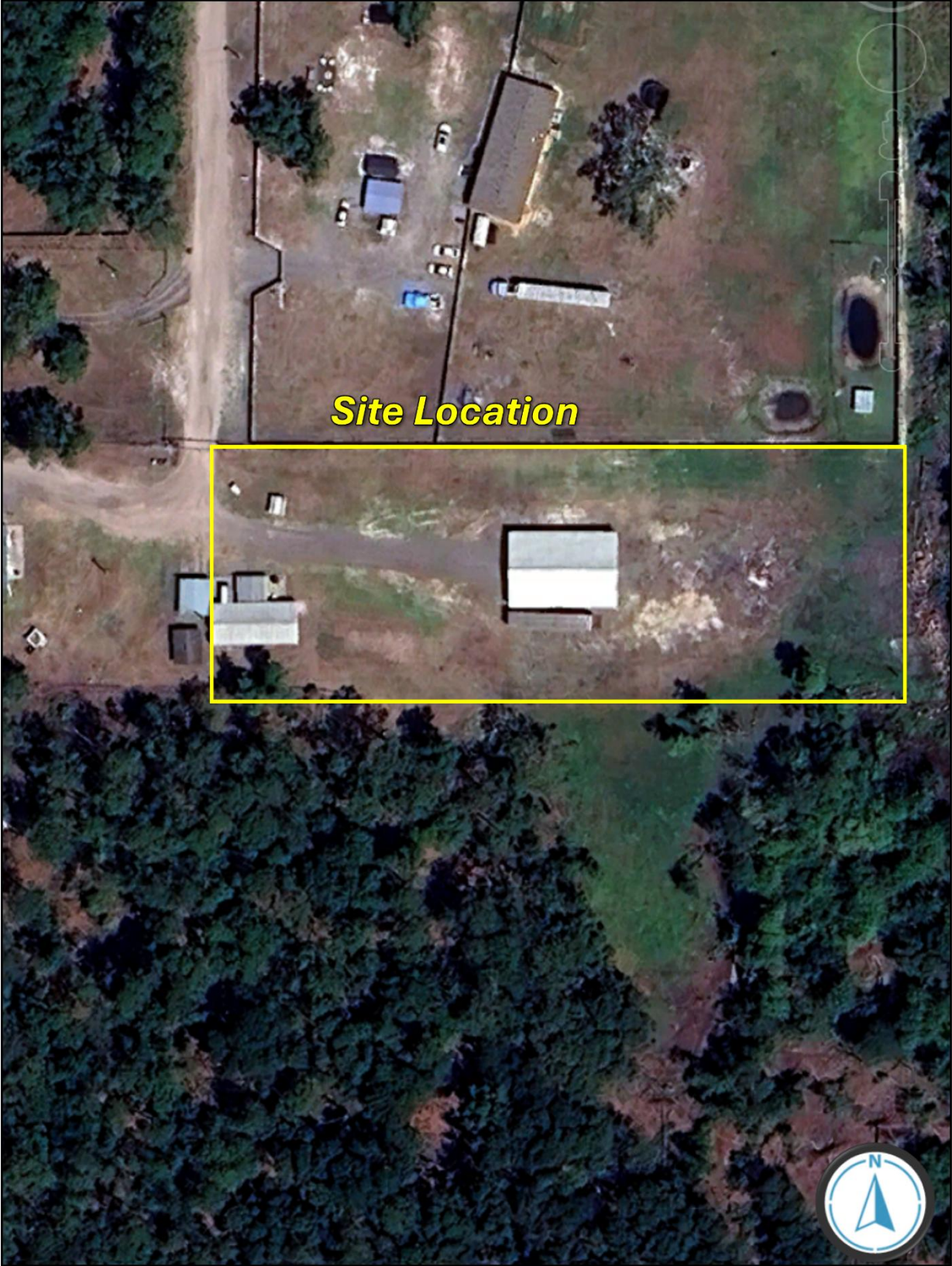
Location Map



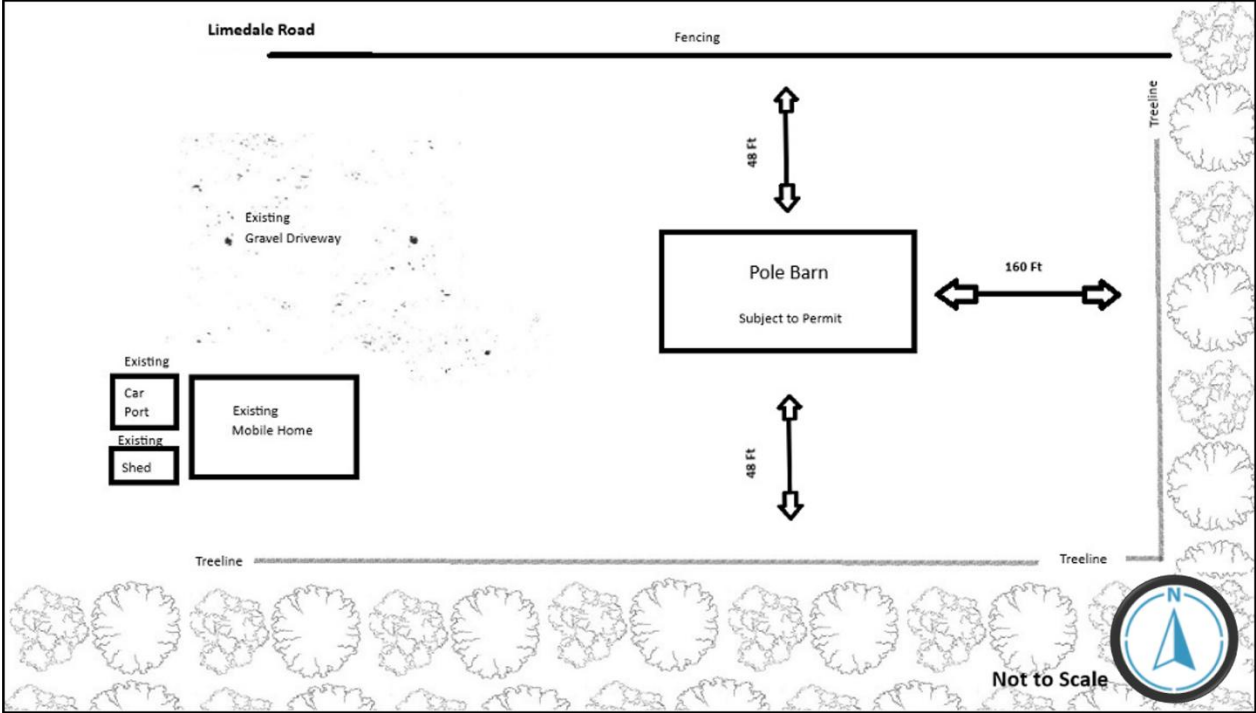
Future Land Use Map



Aerial Imagery (Context)



Aerial Imagery (Close)



Site Plan

CRITERIA FOR GRANTING VARIANCE

Will the variance be injurious to the area involved or detrimental to the public welfare?

No. The structure is located well behind the residence with approximately 48-foot setbacks and over 150 feet from neighboring properties, and is screened by existing trees. It is not visible from the roadway and does not impact traffic, drainage, noise levels, or neighboring properties. The use is strictly personal and non-commercial, and therefore it is not injurious to the area or detrimental to public welfare.

What special conditions exist that are peculiar to the land, structure, or building involved?

The property is directly adjacent to a second parcel of equal size under the same ownership, creating a combined functional area of approximately 2.38 acres. Additionally, the configuration of the lot, existing residence, and access points limit placement options for accessory structures. The structure has been placed in a location that maximizes setbacks and utilizes natural tree buffering, making it uniquely suited to this property layout.

When did you buy the property and when was the structure built? Permit Number?

The property was purchased in 02/2012 the structure was constructed in 09/2025. We are currently working with the County to bring the structure into compliance. Permit Number: BR-2026-2604

What is the hardship if the variance is not approved?

Due to the layout of the property, existing structures, and access considerations, there are limited alternative locations or configurations for an structure. Reducing the size would significantly limit the reasonable use and functionality of the property for storage purposes. Additionally, removal or major modification of the existing structure would create an unnecessary financial hardship, despite the structure having no negative impact on surrounding properties.

Is this the minimum variance required for the reasonable use of the land?

Yes. The requested variance is the minimum necessary to allow for reasonable use of the property. The structure has been placed to maximize setbacks and minimize visibility and impact, and any reduction in size would not meaningfully reduce impact but would limit the functional use of the building.

Do you have Homeowners Association approval for this request?

No, the property is not located within a Homeowners Association. It is in unincorporated Polk and at the end of a dirt road surrounded by polk county vacant land.

Justification