



## Polk County Polk County Land Use Hearing Officer

### Meeting Minutes - Final

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April 24, 2025 Land Use Hearing Officer meeting

**CALL TO ORDER: 1:30 P.M. OR AS SOON THEREAFTER AS THE PARTICULAR CASE  
MAY BE HEARD**

**MINUTES APPROVAL:**

Approval of March 27, 2025, Draft Meeting Minutes

**NEW BUSINESS:**

**AGENDA ITEM:**

2 LDLVAR-2025-6 (Birdie Dr Variance)

**Minutes:** CASE FILE # LDLVAR-2025-6

Joshua Medina, applicant and Richard Vanpraet and Kristin Vanpraet owners are requesting a variance for a side setback reduction for an accessory structure for an RV cover in a Leisure/Recreation-X (LRX) land use district within Planned Unit Development 86-24 (PUD 86-24). The property location is 373 Bridie Drive, west of Golfview Drive, east of Broken Woods Boulevard, north of the city of Haines City, south of Eagle Drive, in Davenport, in Section 17, Township 26, and Range 27.

Erik Peterson, Land Development; presented the case and reported that 67 mailers were sent on 4/7/25, with no response, 1 board was posted on 4/4/25, and the legal ad was published in the Polk Sun News on 4/9/25.

Erik Peterson for Aleya Inglima, Case Planner; showed a power point presentation, has a recommendation of approval, and stood for questions.

The applicant, Joshua Medina was available to answer questions and agrees with staff recommendations. Set back are 5 feet. The variance is for the post. The larger structure is needed for golf cart.

The LUHO opened the public hearing.

There was neither support nor opposition in the audience.

The LUHO closed the public portion of the hearing.

### 3 LDLVAR-2025-8 (Mather Road Variance)

#### **Minutes:** CASE FILE # LDLVAR-2025-8

Chad L. Weeks, owner, is requesting a variance for an accessory structure larger than the primary structure in a Residential Suburban (RS) land use district. The property location is 3920 Mather Road, east of Catherine Drive, west of Kathleen Road, north of Duff Road, northwest of Lakeland, in Section 17, Township 27, and Range 23.

Erik Peterson, Land Development; presented the case and reported that 23 mailers were sent on 4/7/25, with 1 response in support, 1 board was posted on 4/4/2025 and the legal ad was published in the Polk Sun News on 4/9/25.

Ian Nance, Case Planner; showed a power point presentation, has a recommendation of approval, and stood for questions.

Chad Weeks, owner, was available to answer questions and agrees with staff recommendations.

used for personal truck and 4 wheeler, keep them out of element.

The LUHO opened the public hearing.

There was neither support nor opposition in the audience.

The LUHO close the public portion of the hearing.

#### CASE FILE # LDLVAR-2025-13

Megan Ray, applicant and Hulbert Homes, Inc., owner, are requesting a variance for a rear and front setback reduction to build a duplex in a Residential Suburban (RS). The property location is 1095 Skyview Boulevard, north of Skyview Drive, west of Reynold Road, east of Combee Road, east of Lakeland, in Section 22, Township 28, and Range 24.

Erik Peterson, Land Development, presented the case and reported that 16 mailers were sent on 4/7/2025, with no response, 1 board was posted on 4/4/25 and the legal ad was published in the Polk Sun News on 4/9/25.

Ian Nance, Case Planner, showed a power point presentation has recommendation of approval, and stood for questions.

The applicant, Megan Ray, was available to answer questions and agrees with staff recommendations.

The LUHO opened the public hearing.

There was neither support nor opposition in the audience.

The LUHO closed the public portion of the hearing.

4 LDLVAR-2025-9 (Cinnamon Dr Variance)

**Minutes:** CASE FILE # LDLVAR-2025-9

Indarjit Jailal and Radica Jailal, owners, are requesting a variance for rear setback reduction for an accessory structure in the Poinciana pre-DRI #1 and Planned Unit Development 71-10 (PUD 71-10) land use district. The property location is 450 Cinnamon Drive, Lot 8 of Poinciana Subdivision, north and south of Cinnamon Drive, east of Pacific Road, north of Coriander Drive, south of Caraway Drive, west of Marigold Avenue, southeast of Haines City, in Section 15, Township 28, and Range 28.

Erik Peterson, Land Development, presented the case and reported that 37 mailers were sent on 4/7/25, with no response, 1 board was posted on 4/4/25 and the legal ad was published in the Polk Sun News on 4/9/25.

Andrew Grohowski, Case Planner, showed a power point presentation, has recommendation of approval, and stood for questions.

Indarjit Jailal and Radica Jailal, owners, were available to answer questions and agree with staff recommendations.

The LUHO opened the public hearing.

There was neither support nor opposition in the audience.

The LUHO closed the public portion of the hearing.

5 LDLVAR-2025-11 Jones Accessory Variance

**Minutes:** CASE FILE # LDLVAR-2025-11

Robert Jones, Jr., owner, is requesting a variance for an accessory structure larger than the primary structure in a Residential Suburban (RS) land use district. The property location is 3921 Timber Wood Drive, north of U.S. Highway 60, south of the Polk Parkway, east of County Line Road, west of Church Avenue, southwest of the City of Lakeland, in Section 17, Township 29, and Range 23.

Erik Peterson, Land Development, presented the case and reported that 27 mailers were sent on 4/7/25, with no response, 1 board was posted on 3/28/25 and the legal ad was published in the Polk Sun News on 4/9/25.

Kyle Rogus, Case Planner, showed a power point presentation, has recommendation of approval, and stood for questions.

Robert Jones, owner, was available to answer questions and agree with staff recommendations.

Purpose of structure is a 3 car garage, for tools, lawn equipment, only can be build for home and not business purpose

The LUHO opened the public hearing.

There was neither support nor opposition in the audience.

The LUHO closed the public portion of the hearing.

6 LDLVAR-2025-13 (Skyview Variance)

7 LDLVAR-2025-14 (Trimak County Line Road)

**Minutes:** CASE FILE # LDLVAR-2025-14

Jarred Wynn, P.E., Kimley-Horn and Associates Inc, applicant, and Trimak Building Systems Inc., owner, are requesting a variance to the impervious surface ration (ISR) on a property in the Rural Development Area (RDA) and within the Business Park Center -2 (BPC-2) land use district. The property location is 4320 County Line Road, south of Drane Field Road, west of the City of Lakeland, in Section 06, Township 29, and Range 23.

Erik Peterson, Land Development; presented the case and reported that 16 mailers were sent on 4/7/25, with no response, 1 board was posted on 4/4/25, and the legal ad was published in the Polk Sun News on 4/9/25. He proceeded to show a power point presentation has recommendations of approval and stood for questions.

Mark Wilson, Kimley-Horn and Associates Inc was available to answer questions and agrees with staff recommendations, said will take the concerns to Trimak.

The LUHO opened the public hearing.

Mechelle Prosch - 4240 County Line Rd Lakeland, FL - concerning with sewer contaminating drinking water, requested fence for privacy.

Mark Prosch - also requesting a fence for privacy, stated that the land was never sold to TriMark, it states on the report. Went over the opposing letter that he submitted and explained the photos attached. Requested a fence

Richard Mozdzer 4210 County Line Rd Lakeland,FL - concerned about the septic and creek behind, and concerned about the construction happening late at night. Concern about trees that need to be saved.

Mrs. Mozdzer - requesting a fence/wall.

The LUHO closed the public portion of the hearing.

**Minutes:** CASE FILE # LDLVAR-2025-15

Mark Wilson P.E., Kimley-Horn and Associates Inc., applicant, Bellagio Property Management LLC, owner, are requesting a variance to the impervious surface ration (ISR) on a property in the Rural Development Area (RDA) and within the Business Park Center -1 (BPC-1) land use district. The property location is 4040 County Line Road, south of Drane Field Road, north of Spring Creek Drive, north of Medulla Road, west of Hamilton Road, west of the City of Lakeland, in Section 06, Township 29, and Range 23.

Erik Peterson, Land Development; presented the case and reported that 19 mailers were sent on 4/7/25, with no response, 1 board was posted on 4/4/25, and the legal ad was published in the Polk Sun News on 4/9/25.

Erick Peterson, Case Planner, showed a power point presentation has recommendations of approval and stood for questions.

Mark Wilson P.E., Kimley-Horn and Associates Inc. was available to answer questions and agrees with staff recommendations.

The LUHO opened the public hearing.

There was neither support nor opposition in the audience.

The LUHO closed the public portion of the hearing.

**Minutes:** CASE FILE # LDLVAR-2025-18

Valerie Lowery, B&V Holdings LTD, owner, is requesting a variance for a rear primary setback reduction for an accessory structure in a Residential Medium (RMX) land use district and within Planned Unit Development 81.22 (PUD 81-22) and the North Ridge Selected Area Plan (SAP). The property location is 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, and Range 27.

Erik Peterson, Land Development; presented the case and reported that 44 mailers were sent on 4/7/25, with no response, 1 board was posted on 3/28/25, and the legal ad was published in the Polk Sun News on 4/9/25. He proceeded to show a power point presentation, has recommendations of approval, and stood for questions.

Valerie Lowery, B&V Holdings LTD, owner was available to answer questions and agrees with staff recommendations. Hardship is the back side is facing sun and there is a lot of mosquitos.

The LUHO opened the public hearing.

There was neither support nor opposition in the audience.

The LUHO closed the public portion of the hearing.

1 LDLSE-2025-1 (McIntosh SE)

**Minutes:** CASE FILE # LDLSE-2025-1

Michael C. McIntosh, owner, is requesting a Special Exception for a commercial vehicle parking in an Agricultural/Residential Rural land use district. The property location is 5636 South Jennings Road, north of Oak Street, south of Lake Hatchineha Roak, west of Watkins Road, east of Leisure Road, east of the Town of Dundee, in Haines City, in Section 20, Township 28, and Range 28.

Erik Peterson, Land Development; presented the case and reported that 30 mailers were sent on 4/7/2025, with no response, 1 board was posted on 4/4/25, and the legal ad was published in the Polk Sun News on 4/9/25.

Andrew Grohowski, Case Planner; showed a power point presentation, has a recommendation of approval, and stood for questions.

Applicant not present, owner/applicant, was available to answer questions and agrees with staff recommendations.

The LUHO opened the public hearing.

Connie Edward opposing 55 S. Jennings rd Haines City, FL

The LUHO closed the public portion of the hearing.

ADJOURNMENT:

**Minutes:** 4:18