



Polk County Polk County Land Use Hearing Officer

Meeting Minutes - Final

March 27, 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:

Minutes for February 25, 2025

NEW BUSINESS:

AGENDA ITEM:

LDLSE-2024-12 (Binzha Special Exception)

Minutes: CASE FILE # LDLSE-2024-12

Juan Binzha, owner, is requesting a Special Exception for a commercial vehicle parking in a Residential Suburban (RS) land use district. The property location is 7333 Catherine Drive, north of Deeson Road, south of Raulerson Road, east of Hillsborough County, west of Kathleen Road, northwest of the City of Lakeland, in Section 17, Township 27, and Range 23.

Erik Peterson, Land Development; presented the case and reported that 26 mailers were sent on 3/5/2025, with 6 calls received and 1 letter in opposition, 1 board was posted on 2/28/2025, and the legal ad was published in the Polk Sun News on 3/12/2025.

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

Juan Alberto Binzha, owner /applicant, along with Elissa Rizzi (interpreter) were available to answer questions and agree with staff recommendations.

The LUHO opened the public hearing.

Miss Rizzi, stated that Mr. Binzha's girlfriend has printed chatroom messages from neighbors who are flying drones over his property. She continue to state that he is not running a business from his home as she is the one that runs his business from her home base office.

The LUHO opened the public hearing.

Kirk Everett, 4010 Rolling Oak Drive, Lakeland, Florida 33810, stated that he is 2 doors down from the applicant's property. He is concerned about safety for the kids as there is a school bus stop directly across Mr. Binzha's property.

Gene Beal, 4007 Rolling Oak Drive, Lakeland, Florida 33810, stated they are commercial vehicles coming into the property at 4:00 AM. He continued to say that they are 10 - 12 school buses starting as early as 5:00 AM and that is concerning.

Susan Coker, 7415 Catherine Drive, Lakeland, Florida 33810, has the same concerns. She is stating that the cows are constantly escaping and being in the road, constant trucks in and out of the property.

Mr. Binzha's stated that he also has kids that take the bus as well and he will never put them or any other kids safety in jeopardy.

The LUHO read the conditions of approval that will need to be followed if the application is approved and Miss Rizzi translated them to Mr. Binzha.

Staff presented 2 additional emails received today in opposition.

The LUHO closed the public portion of the hearing.

LDLVAR-2025-1 (Sam's Club Alcohol Variance)

Minutes: CASE FILE # LDLVAR-2025-1

Darin Taylor, applicant, Circus Inn, Inc., owner, request a variance for an alcohol beverage setback reduction in an Employment Center-X (ECX) land use district within the Green Swamp Area of Critical State Concern, the Ridge Special Protection Area (SPA) and the North Ridge Selected Area Plan (SAP). The property location is west of U.S. Highway 27, south of Holly Hill Grove Road #2, north of Ridgewood Lakes Boulevard, south of I-4, east and north of Haines City, in Section 30, Township 26, and Range 27.

Erik Peterson, Land Development; presented the case and reported that 42 mailers were sent on 3/5/2025, with no response, 1 board was posted on 2/28/2025, and the legal ad was published in the Polk Sun News on 3/12/2025.

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

Robert Volpe from CPH Consulting, 119 S Monroe Street, Suite 500, Tallahassee, Florida 32301. Owner's representative was present along with Darin Taylor from Holtzman Vogel, representatives, were 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.

LDLVAR-2025-2 (Trebiatowski - Via Galuppi St)

Minutes: CASE FILE # LDLVAR-2025-2

Tess Stansell, White Aluminum & Windows, applicant, and Linda Ann Trebiatowski, owner, are requesting a rear primary setback reduction for a screen room with a solid roof in the Poinciana Pre-Development of Regional Impact (DRI) land use district and Planned Unit Development 98-12 (PUD 98-12), within Solivita Phase 5D. The property location is 1145 Via Galuppi St., north of Village Center Road, south of Cypress Parkway, east of the City of Haines City, in Section 14, Township 27, and Range 28.

Erik Peterson, Land Development; presented the case and reported that 28 mailers were sent on 3/5/2025, with no response, 1 board was posted on 2/28/2025, and the legal ad was published in the Polk Sun News on 3/12/2025.

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

Arturo Mendez, White Aluminum & Windows, was available to answer questions and agrees with staff recommendations. He stated that the owner's are elderly and would like to enjoy the outdoors while staying out of the elements.

The LUHO opened the public hearing.

There was neither support nor opposition in the audience.

The LUHO closed the public portion of the hearing.

LDLVAR-2025-4 (Rogers Variance)

Minutes: CASE FILE # LDLVAR-2025-4

Thomas W. Rogers, Jr., owner, is requesting a variance for an accessory structure larger than the primary structure in a Residential Suburban (RS) and a Residential Low-1 (RL-1) land use districts. The property location is 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, and Range 24.

Erik Peterson, Land Development; presented the case and reported that 28 mailers were sent on 3/5/2025, with no response, 2 board was posted on 2/28/2025, and the legal ad was published in the Polk Sun News on 3/12/2025.

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

The LUHO asked for the height limit in this land use in which Andrew stated it was 50'.

Thomas Rogers, Jr., 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.

ADJOURNMENT:

Minutes: 3:08 pm