

LDCU-2025-20 - HUD-Code Manufactured Home Placement – Reynolds Road (Parcel 2)

Menu

Reports

Help

Application Name:

HUD-Code Manufactured Home Placement – Reynolds Road (Parcel 2)

File Date:

07/29/2025

Application Type:

PC-Conditional Use-New Or Mobile Home

Application Status:

Approved For Hearing

Application Comments:

View ID	Comment	Date
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Description of Work:

This application requests Level 3 Review approval for the placement of a new HUD-code manufactured home on Parcel 2, located near Reynolds Road in unincorporated County, within the RL-1 (Residential Low-1) land use district. The proposed residence is a newly constructed manufactured home built to HUD standards. Because the site does not meet the criteria for Conditional Level 1 Review as outlined in Chapter 3, Section 303 of the Polk County Land Development Code, the project is being submitted for consideration with a public hearing. A certified wetland delineation has been completed and submitted, identifying suitable buildable area on the parcel. In addition, legal access to Reynolds Road is secured via a recorded easement, which is documented in the delineation report and included as part of this application. This proposal supports the development of a compliant and permanent residential homestead, aligned with the rural residential character of the surrounding area and in accordance with all applicable county regulations.

Application Detail:

Detail

Address:

720 REYNOLDS RD, LAKELAND, FL 33801

Parcel No:

242823000000034120

Owner Name:

Grant & Kelsey Reynolds

Contact Info:

Name	Organization Name	Contact Type	Contact Primary Address	Status
Kelsey Reynolds	N/A	Engineer	Mailing, 2501 Idlewild...	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:

\$966.00

Total Fee Invoiced:

\$966.00

Balance:

\$0.00

Custom Fields:

LD_GEN_PUB

PUBLIC HEARINGS

Development Type

Planning Commission

Variance Type

—

Affordable Housing

Application Type

Conditional Use

Mobile Home

Brownfields Request

Individual

Type of Acreage

—

GENERAL INFORMATION

Expedited Review

Number of Lots

1

Will This Project Be Phased

Acreage

3.75

DRC Meeting

08/28/2025

DRC Meeting Time

—

Rescheduled DRC Meeting

Rescheduled DRC Meeting Time

—

Green Swamp

Number of Units

No

Is this Polk County Utilities

Is this Application a result of a Code Violation

No

Case File Number

FS 119 Status

Non-Exempt

Code Violation Case Number

—

One Year Extension

—

ADVERTISING

Legal Advertising Date

BOCC1 Advertising Date

—

BOCC2 Advertising Date

Advertising Board

Planning Commission

MEETING DATES

Community Meeting

Planning Commission Date

11/05/2025

Land Use Hearing Officer 3

1st BOCC Date

—

2nd BOCC Date

LUHO-Level 3

—

HEARING	
PC Hearing Results	PC Vote Tally
-	-
BOCC 1st Hearing Results	BOCC 1st Vote Tally
-	-
BOCC 2nd Hearing Results	BOCC 2nd Vote Tally
-	-

FINAL LETTER	
Denovo Appeal	Denovo Results
-	-
Denovo Tally	
-	

LD_GEN_PUB_EDL
[Opening DigEplan List...](#)
DigEplan Document List
-

PLAN REVIEW FIELDS		
TMPRecordID	DocumentGroupforDPC	RequiredDocumentTypes
POLKCO-25EST-00000-46560	DIGITAL PROJECTS LD	-
RequiredDocumentTypesComplete	AdditionalDocumentTypes	Activate DPC
Yes	Applications, AutoCad File Binding, Site Plans (PDs, Yes 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	
Activate FSA	DigitalSigCheck	
Yes	Yes	

PLAN UPLOAD ACKNOWLEDGEMENT
Upload Plans Acknowledgement
[√](#)

SELECTED AREA PLANS
[Selected Area Plans](#)

LAND USE
[Selected Area Plan LU Code](#)

DEVELOPMENT AREA
[Development Area](#)

NOR
[Neighborhood Organization Registry \(NOR\)](#)

PUBLIC MAILERS					
Posting Board	Number of Boards (Number)	Number of Mailers (Number)	Date Mailed	Date Posted	NOR
PC	1			10/21/2025	

Workflow Status:	Task	Assigned To	Status	Status Date	Action By
	Application Submittal	Lyndsay Rathke	Application ...	08/13/2025	Lyndsay Rathke
	Engineering Review				
	Fire Marshal Review	Kim Turner	Approve	08/22/2025	Kim Turner
	Planning Review	Andrew Grohowski	Approve	08/26/2025	Andrew Grohowski
	Surveying Review	Mike Benton	Approve	08/27/2025	Mike Benton
	School Board Review	School District	Not Required	08/14/2025	School District
	Roads and Drainage Review	Phil Irven	Approve	08/18/2025	Phil Irven
	Review Consolidation	Lyndsay Rathke	Approved for...	08/29/2025	Lyndsay Rathke
	Staff Report				
	Public Notice				
	Hearing				
	BOCC Hearing				
	Final Letter				
	Archive				

Condition Status:	Name	Short Comments	Status	Apply Date	Severity	Action By
	Parcel Number Correction	Parcel number provided...	Informati...	08/25/2025		

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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