



## Polk County Polk County Land Use Hearing Officer

### Meeting Minutes - Final

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August 29, 2024 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 July 25, 2024

**NEW BUSINESS:**

**AGENDA ITEM:**

LDLSE-2024-5 (Diaz SE)

**Minutes:** CASE FILE # LDLSE-2024-5

Daniel Diaz, owner, requests a special exception for a commercial vehicle parking in a Residential Low-2X (RL-2X) land use district. The property location is 1820 Bates Road, north of Bates Road, south of Patterson Groves Drive, west of Patterson Road, Haines City, in Section 16, Township 27, and Range 27.

Erik Peterson, Land Development, presented the case and reported that 41 mailers were sent on 8/13/24 with no response. 1 board was posted on 8/2/24, and the legal ad was published in the Polk News Sun on 8/14/24.

Aleya Inglima, Land Development, showed a power point presentation; has a recommendation of approval and stood for questions.

The owner, Daniel Diaz, along with Krystal Morales (interpreter) 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 hearing.

LDLSE-2024-6 (Pini SE)

**Minutes:** CASE FILE # LDLSE-2024-6

Robert Pini, owner, requests a special exception for a commercial vehicle parking in an Agricultural/ Rural Residential land use district. The property location is 38 Coyer Road, north of Lake Mabel Loop Road, south of Tanner Road, east of HL Smith Road, outside of the City of Dundee, in Section 25, Township 28, and Range 27.

Erik Peterson, Land Development, presented the case and reported that 17 mailers were sent on 8/13/2024 with no response. 1 board was posted on 8/1/24, and the legal ad was published in the Polk News Sun on 8/14/24.

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

The owner Robert Pini was available to answer questions and agrees with staff recommendations.

The LUHO opened the public hearing.

Doug Lane, 9 Coyer Road, stated he is in opposition in the granting of this special exception.

Ray Pelland, 4135 Tanner Road, is in opposition to the granting of this special exception.

Christina Zigo, 32 Coyer Road, is in opposition to the granting of this special exception.

Susie Short, 28 Coyer Road, is also in opposition to the granting of this special exception.

Mark T. Barbee, 30 Coyer Road, is in opposition to the granting of this special exception.

Michael Cole, 21 Coyer Road, is in opposition to the granting of this special exception.

Georgina Van Gundy, 50 Coyer Road, is in opposition to the granting of this special exception.

The LUHO closed the public hearing.

LDLVAR-2024-31 (Mayaki Sushi & Izakaya Alcohol Variance)

**Minutes:** CASE FILE # LDLVAR-2024-31

Qin Lin, applicant, requests an alcohol variance in a Community Activity Center -X (CACX) land use district. The property location is 6075 Highway 17/92 North, north of Ronald Reagan Parkway, west of Highway 17/92 North, south of Old Kissimmee Road, Davenport, in Section 12, Township 26, and Range 27.

Erik Peterson, Land Development, presented the case and reported that 31 mailers were sent on 8/13/24 with no response. 1 board was posted on 8/2/24, and the legal ad was published in the Polk News Sun on 8/14/24.

Aleya Inghima, Land Development, showed a power point presentation; has a recommendation of approval and stood for questions.

The applicant, Qin Lin, 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 hearing.

LDLVAR-2024-33 (Mystic Hill Court) Variance

**Minutes:** CASE FILE # LDLVAR-2024-33

Curt Bastianelli, applicant, requests a rear primary setback reduction for a screen room within Planned Unit Development 98-12 (PUD 98-12) and Poinciana DRI land use district. The property location is 784 Mystic Hill Court, Lot 104 of Solivita Subdivision Phase 7G - Unit 2, south of Cypress Parkway, west of San Joaquin Road, east and north of Pacific Ridge Road, south of Osceola County, in Section 15, Township 27, and Range 28.

Erik Peterson, Land Development, presented the case and reported that 21 mailers were sent on 8/13/24 with no response. 1 board was posted on 8/7/24, and the legal ad was published in the Polk News Sun on 8/14/24.

Malissa Celestine, Land Development, showed a power point presentation; has a recommendation of approval and stood for questions.

The owner, Colette Long, 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 hearing.

LDLVAR-2024-34 (Grand Canal Drive) Kephart Variance

**Minutes:** CASE FILE # LDLVAR-2024-34

Linda Kephart, owner, requests a rear primary setback reduction for a screen room within Planned Unit Development 98-12 (PUD 98-12) and Poinciana DRI land use district. The property location is 449 Grand Canal Drive, Lot 363 of Solivita Subdivision Phase IIIA, south of Via Veneto Court, north of Rialto Road, west of Grand Canal Drive, east of Marigold Avenue, south of Osceola County, in Section 24, Township 27, and Range 28.

Erik Peterson, Land Development, presented the case and reported that 40 mailers were sent on 8/13/24, with no response. 1 board was posted on 8/7/24, and the legal ad was published in the Polk News Sun on 8/14/24.

Malissa Celestine, Land Development, showed a power point presentation; has a recommendation of approval and stood for questions.

The owner Linda Kephart was not available at the hearing, she submitted a letter stating that she was in agreement with staff's recommendations.

The LUHO opened the public hearing.

There was neither support nor opposition in the audience.

The LUHO closed the public hearing.

LDLVAR-2024-35 (Gabriel Road Variance)

**Minutes:** CASE FILE # LDLVAR-2024-35

Rebecca Gunter, owner, requests a primary structure Right-of-Way setback reduction for a single-family home in an Agricultural/Residential Rural (A/RR) land use district. The property location is 0 Gabriel Road, north end of Gabriel Road, north of Lake Buffum Road South, south of Lake Buffum Road East, east of Fort Meade, in Section 13, Township 31, and Range 26.

Erik Peterson, Land Development, presented the case and reported that 14 mailers sent on 8/13/24, with no response. 1 board was posted 7/26/24, and the legal ad was published in the Polk News Sun on 8/14/24.

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

The owner, Rebecca Gunter, 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 hearing.

LDLVAR-2024-36 (Laura Street Carport and home expansion)

**Minutes:** CASE FILE # LDLVAR-2024-36

Diane DeLoach-Borders, applicant, requests a variance for a side setback reduction in a Residential Suburban -X (RSX) land use district. The property location is 2356 Laura Street South, north of Friedlander, south of Lisa Street, east of Tangelo Street, west of Lewis Griffin Road, in Highland Park Manor Subdivision, southeast of the City of Lake Wales, east of the Town of Highland Park in Section 18, Township 30, and Range 28.

Erik Peterson, Land development, presented the case and reported that 39 mailers were sent on 8/13/24, with no response. 1 board was posted on 8/13/24, and the legal ad was published in the Polk News Sun on 8/14/24. He proceeded to show a power point presentation; and has a recommendation of approval and stood for questions .

The applicant, Diane DeLoach- Borders along with the owner Adrienne Williams Stoudemire, 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 hearing.

**ADJOURNMENT:**

**Minutes:** 3:24 PM