



Polk County Polk County Land Use Hearing Officer

Meeting Minutes - Final

July 25, 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:

June 27, 2024 Minutes

NEW BUSINESS:

AGENDA ITEM:

LDLVAR-2023-54 (Tiny Terrace Variance)

Minutes: CASE FILE # LDLVAR-2023-54

Russell and Pamela Dunn, owners, request a variance for a Right of Way (ROW) setback reduction in a Residential Suburban (RS) land use district. The property location is 2416 Tiny Terrace, west of Thornhill Road, north of K Ville Avenue, east of City of Auburndale, in Section 21, Township 28, and Range 25.

Erik Peterson, Land Development, presented the case and reported that 35 mailers were sent on 7/10/2024 with no response. 2 boards were posted on 7/2/2024, and the legal ad was published in the Lakeland Ledger on 7/12/2024.

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

The owner, Russell Dunn, 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-2024-25 (International Bass Lake Resort - Foley Variance)

Minutes: CASE FILE # LDLVAR-2024-25

Michael P Foley and Kathleen M Foley, owners, request a variance for an accessory structure Right of Way (ROW) setback reduction in a Residential Low-1 (RL-1) land use district and within Planned Unit Development 86-19 (PUD 86-19). The property location is 50989 U.S. Highway 27, east of U.S. Highway 27, north of Perch Place West, south of Lake Trout Court, west of Bream Drive, Davenport, in Section 12, Township 25, and Range 26.

Erik Peterson, Land Development, presented the case and reported that 40 mailers were sent on 7/10/2024 with 1 email received in support. 2 boards were posted on 7/5/2024 and the legal ad published in the Lakeland Ledger on 7/12/2024.

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

The owner, Michael Foley, 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-2024-27 (Lunn Road Liquor Store)

Minutes: CASE FILE # LDLVAR-2024-27

Prem Prasad Luitel, applicant, requests an alcohol distance variance in a Convenience Center (CC) land use district. The property location is 5044 Lunn Road, south of Pipkin Road, west of Old Highway 37, north of Parker Road, east of Yates Road, Lakeland, in Section 11, Township 29, and Range 23.

Erik Peterson, Land Development, presented the case and reported that 28 mailers were sent on 7/10/2024 with 5 support phone calls received. 3 boards were posted on 7/9/2024 and the legal ad published in the Lakeland Ledger on 7/12/2024. He continued to show a power point presentation; has a recommendation of approval and stood for questions.

The applicant, Prem Prasad Luitel, was available to answer questions and agrees with staff recommendations.

The LUHO opened the public hearing.

Dylan Magdanz, 2318 Maple Hill Dr., Lakeland, is in support of the variance.

Robert Pollack, 1224 Cherry LN., Lakeland, is in support of the variance.

ALan Davidson, 2208 Country Bnd South, Lakeland, is in support of the variance.

Ray Crocker, 1230 Congenial St., Lakeland, is in support of the variance.

Brandon Wert, 1721 Montee LN, Lakeland, is in support of the variance.

David Rodriguez, 5882 Eight Pont LN, Lakeland, is in support of the variance.

The LUHO closed the public hearing.

LDLVAR-2024-28 (Citrus Ridge - Moore Variance)

Minutes: CASE FILE # LDLVAR-2024-28

Kerri Futrell, applicant, requests a variance for a Right of Way (ROW) setback reduction in a Residential Medium-X (RMX) land use district and within Planned Unit Development 81-22 (PUD 81-22). The property location is 138 Citrus Ridge Road, south of Citrus Ridge Road, east of Valencia Drive North, north, and west of Tangelo, Davenport, in Section 20, Township 26, and Range 27.

Erik Peterson, Land Development, presented the case and reported that 84 mailers were sent on 7/10/2024 with 5 phone calls received in support. 1 board was posted on 7/5/2024 and the legal ad published in the Lakeland Ledger on 7/12/2024.

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

The owner's representative, Kerri Futrell, 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-2024-32 (K-Ville Garage Variance)

Minutes: CASE FILE # LDLVAR-2024-32

Theodore Head, applicant, requests a variance for a side setback reduction in a Linear Commercial Corridor (LCC) land use district. The property location is 2111 K Ville Avenue, south of K Ville Avenue, east of Hurst Road East, west of Thornhill Road, north of Jar Mar Drive, Auburndale, in Section 21, Township 28, and Range 25.

Erik Peterson, Land Development, presented the case and reported that 16 mailers were sent on 7/10/2024 with no response. 2 boards were posted on 7/2/2024, and the legal ad published in the Lakeland Ledger on 7/12/2024.

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

The owner's representative, Theodore Head, 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.

ADJOURNMENT:

Minutes: 2:38 PM