



## Polk County Polk County Land Use Hearing Officer

### Meeting Minutes - Final

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February 25, 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:** CASE FILE # LDLVAR-2024-66

Alan Rayl, Rayl Engineering & Surveying, LLC, applicant, and Maxim Zassypkine, Grandmax, LLC, owner, are requesting a variance for an increase in Impervious Surface Ratio (ISR) from 55% to 59% on approximately 5.6 acres in a Business Park Center (BPC-2) land use district. The property location is 100 Airport Road South, north of Lake Wales Airport, south of Highway 60, west of the city of Lake Wales, in Section 04, Township 30, and Range 27.

Ian Nance, Land Development; presented the case and reported that 21 mailers were sent on 2/4/2025, with no response, 1 board was posted on 2/7/2025, and the legal ad was published in the Polk Sun News on 2/12/2025.

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

Alan Rayl, Rayl Engineering & Surveying, LLC, applicant 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.

January 23, 2025 Minutes

**NEW BUSINESS:**

**AGENDA ITEM:**

LDLVAR-2024-66 (RoadPro ISR Variance)

LDLVAR-2024-67 (St. Pierre Variance)

**Minutes:** CASE FILE # LDLVAR-2024-67

Gary St. Pierre, 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 1967 E Fox Hollow Drive, north of K-Ville Avenue, south of Highway US 92, east of Polk County Parkway, west of Recker Highway, south of the City of Auburndale, in Section 16, Township 28, and Range 25.

Ian Nance, Land Development; presented the case and reported that 13 mailers were sent on 2/4/2025, with no response, 1 board was posted on 2/7/2025, and the legal ad was published in the Polk Sun News on 2/12/2025.

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

Gary St. Pierre, owner, 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:**