



Polk County Polk County Land Use Hearing Officer

Meeting Minutes - Final

March 26, 2026 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:

Draft Minutes for January 22, 2026, LUHO Hearing Date

NEW BUSINESS:

AGENDA ITEM:

1 LDLSE-2025-14 (West Bass Street SE) - Continue to May 28, 2026

Minutes: CASE FILE # LDLVAR-202-14 (West Bass Street SE)- Continue to May 28, 2026

2 LDLSE-2026-1 (Juan Sanchez SE)

Minutes: CASE FILE # LDLVAR-2026-1 - (Juan Sanchez SE)

Juan L. Sanchez & Traci Sanchez property owners are requesting a special exception for commercial vehicle parking in a Residential Suburban (RS) land use district. The property is located at 4100 Shady Hammock Drive, south and west of State Road 60, north of Nichols Road, east of Riverwood Drive, west of Mulberry in Section 04, Township 30, and Range 27.

Erik Peterson, Land Development; Presented the case and reported that 42 mailers were sent on 3/11/26, with no response, 1 board was posted on 3/10/26 and the legal ad was published in the Polk Sun News on 3/11/26.

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

Crystal Beaudoin, 4104 Shady Oak Drive, authorized person for Mr. and Mrs. Sanchez, was available to answer questions and agree 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.

3 LDLVAR-2025-78 (WH Vending Machine) - Continue to April 23, 2026

Minutes: CASE FILE # LDLVAR-2025-78 - (WH Vending Machine) - Continue to April 23, 2026

4 LDLVAR-2026-4 (Indian Creek ADU Variance)

Minutes: CASE FILE # LDLVAR-2026-4 - (Indian Creek Variance Variance)
Megan Ray, Applicant and Anthony Vincent Ginevra, Michelle Lynn Loyd, property owner, are requesting a variance to allow an accessory structure to be larger than 1,000 sq. ft in a Residential Low-1 (RL-1) land use district. The property is located at 6935 Indian Creek Park Dr, south of Indian Sky Cir, east of Indian Creek Park Blvd, south of the City of Lakeland in Section 20, Township 29, Range 24.

Erik Peterson, Land Development; presented the case and reported that 19 mailers were sent on 3/11/26, with no response, 2 board were posted on 3/3/26 and the legal ad was published on 3/11/26.

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

Magan Ray, Hulbert Homes applicant, was available to answer questions and agree 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.

5 LDLVAR-2026-13 (Rural Fire Service Connection)

Minutes: CASE FILE #LDLSE-2026-13 (Rural Fire Service Connection)

Polk County is requesting a variance for a right-of-way, side, and rear yard setback reduction from 50, 15, and 20 feet to zero (0) feet for a carport structure in an Agricultural/Residential Rural (A/RRX), Polk City Special Protection Area, Green Swamp Area of Critical State Concern, land use district. The property is located 17240 Commonwealth Avenue (State Road 33), northwest corner of State Road 33 and Bloomer Road, South of Hacienda Trail, north of Poyner Road, north of Polk City, in Section 17, Township 25, Range 25.at 6935 Indian Creek Park Dr, south of Indian Sky Cir, east of Indian Creek Park Blvd, south of the City of Lakeland in Section 20, Township 29, Range 24.

Erik Peterson, Land Development; presented the case and reported that 19 mailers were sent on 3/11/26, with no response, 1 board was posted on 3/3/26 and the legal ad was posted on 3/11/26.

Erik Peterson, Case Planner, showed a power point presentation, had recommendations of approval, and stood for questions.

Erik Peterson, was available to answer questions.

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: 1:56