



Polk County Polk County Land Use Hearing Officer

Meeting Minutes - Final-revised

May 19, 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:

Draft Meeting Minutes 4/24/25

NEW BUSINESS:

AGENDA ITEM:

Minutes: CASE FILE # LDLSE-2025-2 (Ulloa Special Exception)

Cesar and Christi Ulloa, owners, are requesting a Special Exception for a commercial vehicle parking in a Residential Low-2 (RL-2) Land Use District. The property location is 5760 Floy Drive, north of Interstate 4, south of Duff Road, east of Kathleen Road, west of US Highway 98 North, north of the City of Lakeland in Section 23, Township 27, Range 23.

Erik Peterson, Land Development; presented the case and reported that 29 mailers were sent on 4/9/25, 2 letters in support with 1 petition with 7 signatures and 1 in opposition, 1 board was posted on 4/4/2025 and the legal ad was published in the Polk Sun News on 4/9/25.

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

Christi Ulloa, the owner, was available to answer questions and agree with staff recommendations. Mrs. Ulloa said that only one truck would be parked at the residence.

The LUHO opened the public hearing.

Benjamin Harding, Attorney representing Joseph and Maria Mele, 5805 Floy Drive, Lakeland, FL 33810, stated that there are multiple trucks coming in and out of the property to resupply. He also stated that it causes disturbance to the residential area.

Charles Howell, 5717 Floy Drive Lakeland, FL 33810, stated he is in support, also said majority of the neighbors are in support.

Richard Fox, 5811 Floy Drive Lakeland, FL 33810, stated he is also in support.

Cesar Ulloa, 5760 Floy Drive Lakeland, FL 33810, stated trucks do not have a refrigerator unit, they keep ice in coolers.

Brandon Mele, 5805 Floy Drive Lakeland, FL 33810, stated that he has

concern, multiple trucks coming in and out.

Presented

2 LDLSE-2025-3 (Perez SE)

Minutes: CASE FILE # LDLSE-2025-3 (Perez SE)

Linda Bernice Perez, owner, is requesting a Special Exception for a commercial vehicle parking in a Residential Suburban (RS) Land Use District. The property location is 4119 Simms Road, north of Timberlake Road, west of Harrelson Road, South of Caudill Drive, northwest of Lakeland in Section 32, Township 27, and Range 23.

Erik Peterson, Land Development, presented the case and reported that 16 mailers were sent on 4/7/2025, with no response, 1 board was posted on 4/4/25 and the legal ad was published in the Polk Sun News on 4/9/25.

Andrew Grohowski, Case Planner showed a power point presentation, has a recommendation of approval, and stood for questions. He said that there are some roads that have weight limits, around roads also said owner is building fence around home.

Linda Bernice Perez 4119 Sims Road, owners, was available to answer questions and agree with staff recommendations. Says that trucking business is the only source of business. The fence is completed.

LOHU ensured that applicant understands about the road with weight restriction

The LUHO opened the public hearing.

There was neither support nor opposition in the audience.

The LUHO closed the public portion of the hearing.

Presented

3 LDLVAR-2025-17 (McLean Variance)

Minutes: CASE FILE # LDLVAR-2025-17 (McLean Variance)

Wyatt Tanner McLean, owner, is requesting a variance for an accessory structure larger than the primary structure in a Residential Low-2X (RL-2X) and the I-4 Selected Area Plan (SAP) land use districts. The property location is 1703 Marker Road, north of Pace Road, west of Derosa Road, south Mount Olive Road, east of the Polk Parkway, southeast of Polk City, in Section 08, Township 27, and Range 25.

Erik Peterson, Land Development, presented the case and reported that 27 mailers were sent on 4/17/2025, with no response, 1 board was posted on 4/23/25 and the legal ad was published in the Polk Sun News on 5/7/25.

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

Wyatt Tanner McLean 1703 Mclean Rd, owner, were available to answer questions and agree with staff recommendations. He said its needed to store his personal items.

The LUHO opened the public hearing.

Karen Wilson, she is in support. She brought 10 letter from neighbor in support

The LUHO closed the public portion of the hearing.

Presented

4 LDLVAR-2025-19 (Hudson Harbor Lane Variance)

Minutes: CASE FILE # LDLVAR-2025-19 (Hudson Harbor Lane Variance)

Luis Orellana, Applicant, and Your True Home Builders, Inc., owner, are requesting a rear primary setback reduction for a single-family home in the Poinciana (PRE-DRI #1) land use district. The property location is 1205 Hudson Harbor Lane, east of Hudson Valley Drive, east of the city of Dundee in Section 15, Township 28, Range 28.

Erik Peterson, Land Development, presented the case and reported that 21 mailers were sent on 4/17/2025, with no response, 1 board was posted on 4/23/25 and the legal ad was published in the Polk Sun News on 5/7/25.

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

LOHU asked staff if the road are dedicated. Staff said yes.

Kenneth Velasquez, said that it will not be an issue to build.

The LUHO opened the public hearing.

There was neither support nor opposition in the audience.

The LUHO closed the public portion of the hearing.

Presented

5 LDLVAR-2025-20 (Coppertop Construction Expansion)

Minutes: CASE FILE # LDLVAR-2025-20 (Coppertop Construction Expansion)

Brandy Nagel, applicant, and Coppertop Construction & Roofing LLC, owner, are requesting a variance for a side setback reduction for a storage addition in a Business Park Center-2 (BPC-2) land use district. The property location is 2718 Combee Road, east side, north of Maine Avenue, south of Mine and Mill Road, east of U.S. Highway 98, west of Reynolds Road, southeast of the City of Lakeland, in Section 27, Township 28 and Range 24.

Erik Peterson, Land Development, presented the case and reported that 20 mailers were sent on 4/10/25, with no response, 1 board was posted on 5/1/25 and the legal ad was published in the Polk Sun News on 5/7/25. He proceeded to show a power point presentation, has a recommendation for approval and stood for questions.

Brandy Nagel & Robert Nagel 2718 S Combee Rd, Coppertop Construction & Roofing LLC, applicant was available to answer questions and agrees with staff recommendations. Said that roofing will be stored in the new building.

The LUHO opened the public hearing.

There was neither support nor opposition in the audience.

The LUHO closed the public portion of the hearing.

Presented

Minutes: CASE FILE # LDLVAR-2025-22 (Blue Jordan Road Variance)

Jennifer Schultes and Keith Schultes, owners, are requesting a variance for an accessory structure larger than the primary structure in an Agriculture/Residential Rural-X (A/RRX) land use districts. The property location is 28 Blue Jordan Road, south of Highway 630 E, north of Blue Jack Trail, east of the city of Frostproof in Section 30, Township 31, Range 29.

Erik Peterson, Land Development; presented the case and reported that 21 mailers were sent on 4/17/25, with one 1 response, 1 board was posted on 4/23/25, and the legal ad was published in the Polk Sun News on 5/7/25.

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

Jennifer Schultes owner, said unit is to store personal items.

The LUHO opened the public hearing.

There was on letter of support for the case.

There was neither support nor opposition in the audience.

The LUHO closed the public portion of the hearing.

Presented

7 LDLVAR-2025-23 (Willow Oak Fire Station Shed)

Minutes: CASE FILE # LDLVAR-2025-23 (Willow Oak Fire Station Shed)

Willow Oak Volunteer Fire Department, owner, is requesting a variance for a rear setback reduction for a storage structure in a Residential Suburban (RS) land use district. The property location is 4210 Willis Road, north of Bobbi Street, west of State Road 60, east of Willow Oak Road, west of the City of Mulberry, in Section 20, Township 26, Range 27.

Erik Peterson, Land Development; presented the case and reported that 14 mailers were sent on 4/10/25, with no response, 2 board were posted on 5/1/25, and the legal ad was published in the Polk Sun News on 5/7/25. He proceeded with the presentation, showed a power point presentation, has a recommendation of approval, and stood for questions. Said shed is needed to store more items as this is one of the smallest Fire Department. Shed is only temporary as a the fire department will be moving to a bigger area.

Willow Oak Volunteer Fire Department, Rob Williams, was available to answer questions and agrees with staff recommendations.

The LUHO opened the hearing.

The LUHO closed the public portion of the hearing.

Presented

ADJOURNMENT:

Minutes: 3:27 PM