

**POLK COUNTY
LAND USE HEARING OFFICER
STAFF REPORT**

DRC Date:	September 11, 2025	CASE #:	LDLSE-2025-9 (Tiger Lake Road SE)
Hearing Date:	October 23, 2025	LDC Section:	216.D

Request: The applicant is requesting a special exception to park a commercial vehicle on residential property.

Applicant: Adalberto Ruiz

Property Owner: Adalberto Ruiz and Maria Rolon

Location: 1402 Tiger Lake Road, north of State Road 60, south of Rawls Road, east of Lake Wales in Section 11, Township 30, Range 29.

Parcel ID#: 293011-000000-012190

Size: ±0.94 acres

Land Use Designation: Agricultural/Residential Rural (A/RR)

Development Area: Rural Development Area (RDA)

Case Planner: Ian Nance

Summary:

The applicant is requesting a special exception to park a commercial vehicle on residential property within an Agricultural/Residential Rural (A/RR) land use district east of Lake Wales (Exhibit 2). This commercial vehicle is a 2006 Ford Sterling dump truck. The truck is 10' high and 34' long. No trailer is included in this request. Section 216.D of the Land Development Code (LDC) allows Commercial Vehicle Parking on residential properties pursuant to the rules detailed in this section and approval from the Land Use Hearing Officer following an advertised public hearing.

The subject property is approximately 0.94 acres in a rural area with ample room to park the vehicle in the rear yard, between the home and the eastern property line, as presented on the site plan (*Exhibits 4 & 5*). The depicted parking area will exceed 20 feet from all property lines. To meet LDC requirements, a Type "B" landscaping buffer or six-foot opaque fence will be required along the rear and portions of the side property lines. Amid an overall low rural density and offsite vegetation, however, few visual impacts on neighbors are anticipated. The site is approximately 1.25 miles from SR-60, a major thoroughfare. Few alternatives to commercial vehicle parking are in the area. With the proposed conditions, staff recommends approval of this application.

Development Review Committee

The Development Review Committee, based on the criteria for granting Special Exceptions, finds that LDLSE-2025-9 **IS CONSISTENT** with Section 216.D of the Polk County Land Development Code.

Development Review Committee Recommendation: Based upon the application and a recent site visit, the Development Review Committee recommends **APPROVAL of LDLSE-2025-9.**

CONDITIONS OF APPROVAL:

1. This Special Exception shall be limited to parking the subject commercial vehicle, or its functional equivalent, as described in the application and staff report. No other commercial vehicles, heavy machinery equipment, or tractor/trailer rigs shall be parked on the site.
2. Approval shall not be transferable to any other owner/occupant of the property. In the event the property is sold, or the operator ceases to reside on the property, the Special Exception approval shall not “run with the land” and shall be null and void.
3. No commercial vehicle maintenance shall be performed on the site, and no outside storage of any commercial vehicle parts or equipment is allowed.
4. Parking the commercial vehicle on the operator’s lot shall be limited to empty weight only (no load or cargo).
5. This special exception does not authorize any encroachments into easements, and the applicant shall be responsible to make certain there are no encroachments unless approval is granted by the easement holder and/or any applicable permitting agencies. The property owner(s) is also responsible for compliance with any restrictions of record pertaining to lots and/or land and this approval shall not be used to supersede authority over those restrictions.
6. The commercial vehicle shall only be parked in the area in the side yard as generally designated on the site plan (*Exhibit 5*) and shall continuously meet the screening and buffering requirements listed in Section 216.D, Commercial Vehicle Parking and Storage, of Polk County’s Land Development Code.
7. Utilization of LDLSE-2025-9 is contingent upon the Applicant either: (i) obtaining a driveway permit and installing a driveway that meets commercial driveway standards per LDC Section 705.J and Table 7.8 with final approval from the Polk County Building Division Driveway Inspector (the “Driveway Inspector”); or (ii) demonstrating to the Driveway Inspector that the existing driveway meets County commercial driveway standards. Final written approval from the Driveway Inspector, whether based on satisfaction of condition (i) or (ii) immediately above, is required prior to parking the commercial vehicle on site.

8. Approval of the Special Exception shall be valid for one year. Approvals may be renewed by the Land Development Division with a proper application submitted by the applicant 30 days prior to the expiration date (TBD by LUHO). Noncompliance with any of the conditions of approval will render LDLSE-2025-9 null and void. All conditions of approval, unless otherwise specified, must be met prior to parking the commercial vehicle on the property.

GENERAL NOTES

NOTE: This staff report was prepared without the benefit of testimony and evidence submitted by the public and other interested parties at a public hearing.

NOTE: Approval of this special exception shall not constitute a waiver or an additional variance from any applicable development regulation unless specifically noted in the conditions of approval and consistent with the LDC.

NOTE: All conditions of approval, unless otherwise specified, shall be met prior to the effectiveness and validity of the special exception approval.

NOTE: All written commitments made in the application and subsequent submissions of information made during the application review process, which are on file with the Land Development Division, shall be considered to be binding upon the applicant, provided such commitments are not at variance with the Comprehensive Plan, LDC or other development regulations in effect at the time of development.

NOTE: Issuance of a development permit by the county does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the county for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

APPLICATIONS FOR COMMERCIAL VEHICLE PARKING AND STORAGE SHALL DEMONSTRATE COMPLIANCE WITH SECTION 216 OF THE LAND DEVELOPMENT CODE. DEMONSTRATION OF THE CRITERIA FOR GRANTING SPECIAL EXCEPTIONS FOR COMMERCIAL VEHICLES IS SUMMARIZED BELOW:

1. *Only one commercial vehicle, as regulated by this Section 216, shall be permitted on any residential lot;*

According to the application, this commercial vehicle is a 2006 Ford Sterling dump truck (10' high and 34' long) that the driver wishes to park at this residence in an A/RR land use district. No trailer is included in this request. LDC Section 216 defines a Commercial Vehicle as one that exceeds 26 feet in length and/or is taller than nine feet. No other commercial vehicles shall be parked onsite.

2. *Commercial vehicle shall be currently registered and licensed;*

The applicant has supplied a current registration.

3. *The parking of said vehicle does not have a negative impact to the health, safety, or welfare of adjacent properties;*

Staff finds this request will not have a negative impact upon the health, safety, or welfare of adjacent properties. The subject property is approximately 0.94 acres with access to Tiger Lake Road, a Rural Minor Collector roadway. Due to the standards in Section 216 of the LDC, the applicant is not able to park the vehicle in the front of the home, but there is ample acreage on which to locate the subject vehicle in the rear yard while maintaining a minimum 20-foot setback from the property lines.

According to the site plan, the parking area will be to the east of the existing home. The home will screen the parking area from the public roadway, but since the vehicle parking area will be less than 200 feet from a residentially designated or used property, it needs to be screened from the adjacent residential property with a Type "B" buffer, as outlined in Section 720 (Exhibit 7), or a six-foot opaque fence. Large trees and vegetation on surrounding properties will further screen the parking area. Parked in the manner proposed, very little of the vehicle will be visible from off-site.

This area is rural. Adjacent properties to the east and south are vacant. The only home on adjoining property is to the north and will be a minimum of 135 feet from the parking area. Most properties in the area are close to or exceed an acre, and most homes are set at 80-100 feet from the centerlines of the Tiger Creek Road. It is not anticipated that the operation of this vehicle leaving and arriving at the subject site will have a negative impact on the neighbors.

The paved surface width on Tiger Creek Road is approximately 22 feet, which meets LDC requirements. The nearest arterial road is State Road 60, approximately 1.25 miles to the

south. No commercial vehicle restrictions are noted on this road. No sidewalks are found along the surrounding roadway network, but none would be expected in a rural area such as this. A commercial driveway permit will be required in the Tiger Creek Road right-of-way to protect the integrity of the County's pavement at entrance to the site. No Code Enforcement cases are active on this site.

In summary, staff finds this request will not have a negative impact upon the health, safety, or welfare of adjacent properties if maintained and screened in accordance with the site plan and LDC standards. As of 9/22/25, no Code Enforcement cases are open for this property.

4. *The applicant can demonstrate that denial of said request would place an unnecessary hardship on the property prohibiting the use of land in a manner otherwise allowed under this Land Development Code;*

The applicant uses the commercial vehicle as a source of income. This truck will be parked here on an as-needed basis. This neighborhood is in an area of the County where other options to park commercial vehicles are limited away from an urbanized area.

On January 4, 2022, the BoCC approved LDCT-2021-15 (Ordinance No. 22-002) which incorporated language into Section 216.C of the LDC that exempted a Special Exception approval for any vehicle or heavy equipment parked or stored within an enclosed structure. In the event this vehicle could be stored in such a manner, the applicant would not be required to provide the landscaping/screen or a commercial driveway.

5. *Commercial vehicles must park on the same lot occupied by the owner/operator of the vehicle.*

The vehicle will be parked on the same lot occupied by the operator of the vehicle.

6. *The vehicle shall not be parked in the front yard of the principal residence.*

The applicant's site plan (*Exhibit 5*) indicates the proposed parking area is not located in the front yard of the property.

7. *The parking area shall be at least 20 feet from all property boundaries.*

The site plan (*Exhibit 5*) calls out the parking area in the rear yard with at least 20 feet of separation from the property lines.

8. *The vehicle shall park in a manner so that the minimum amount of vehicle surface is facing the road adjacent to the property unless the vehicle is screened or buffered as provided.*

The vehicle will be parked in a manner which exposes minimal view of the truck from the road. The parking area will be at least 290 feet from the centerline of Tiger Creek Road.

The truck will be mostly screened from offsite view by existing vegetation, structures, fencing, and buffered by distance from neighbors.

9. *When the vehicle parking area is less than 200 feet from a residentially designated or used property, it shall be buffered from the adjacent residential property with a Type B Buffer as outlined in Section 720. A fence with a minimum height of six feet may be used in lieu of, or in conjunction with, a vegetative buffer yard.*

The proposed parking area shall meet the buffer and screening requirements of LDC Section 216.D. Existing structures, fencing, and landscaping will help screen the parking area from offsite, but a Type “B” buffer or six-foot opaque fence will still be required, as noted above.

10. *Refrigerator units on vehicles shall not be operated on the site.*

The subject commercial vehicle does not include a refrigerator unit.

11. *Approvals shall be valid for one year, or for a shorter period as specified by the Land Use Hearing Officer. Approvals may be renewed, with proper application following notice provided by the Land Development Division Director 30 days prior to the expiration date, if the commercial vehicle location is consistent with the Land Development Code. The applicant shall bear the burden in demonstrating that the vehicle parking still meets the criteria of the approved Special Exception and Section 216.*

This has been included in the conditions of approval.

Surrounding Future Land Use Designations and Existing Land Use Activity:

The table below lists the Future Land Use designation and the existing uses surrounding the site. The information in the table is based on a site visit by the case planner and observation of the Future Land Use map to note the surrounding uses.

Northwest: A/RR Tiger Creek Road +/- 0.92 Acres (Vacant)	North: A/RR Mobile Home +/- 1.88 Acres	Northeast: A/RR Inaccessible Vacant Land +/- 54.22 Acres***
West: A/RR Tiger Creek Road +/- 0.92 Acres (Site-Built Home)	Subject Property: A/RR Mobile Home +/- 0.94 Acres	East: A/RR Inaccessible Vacant Land +/- 54.22 Acres***
Southwest: A/RR Tiger Creek Road +/- 0.92 Acres (Vacant)	South: A/RR Vacant +/- 0.94 Acres***	Southeast: A/RR Inaccessible Vacant Land +/- 54.22 Acres***

*** *Same Property*

This site is approximately +/- 0.94 acres and located within an Agricultural/Residential Rural (A/RR) land use district (*Exhibit 2*). Though this is substandard to the modern A/RR minimum lot

size requirement of five acres, it is a lot of record, having been legally created during a prior zoning ordinance under the Rural Conservation (RC) designation with one-acre minimum lot sizes.

According to the Property Appraiser, the home onsite is a 2,052 sq. ft. Mobile Home built in 2000. The applicant has owned the property since March 2017. The size of the property is important in evaluating this case. If the property was 5-acres or larger, the minimum lot size in A/RR, it would be permitted to have one commercial vehicle without having to apply for a Special Exception. However, this property was created prior to the adoption of the LDC and these standards. On August 26, 2025, LDLSE-2025-7 was approved to allow a 2015 Kenworth T880 semi-truck (10' high and 22' long) at 1452 Tiger Lake Road, approximately 0.10 miles to the north.

Comments from other Governmental Agencies: None

Exhibits:

Exhibit 1	Location Map
Exhibit 2	Future Land Use Map
Exhibit 3	Aerial Image (Context)
Exhibit 4	Aerial Image (Close)
Exhibit 5	Site Plan
Exhibit 6	Commercial Vehicle
Exhibit 7	Landscaping Buffer
Exhibit 8	Commercial Driveway



Site Location



Future Land Use Map



Aerial Image – Context



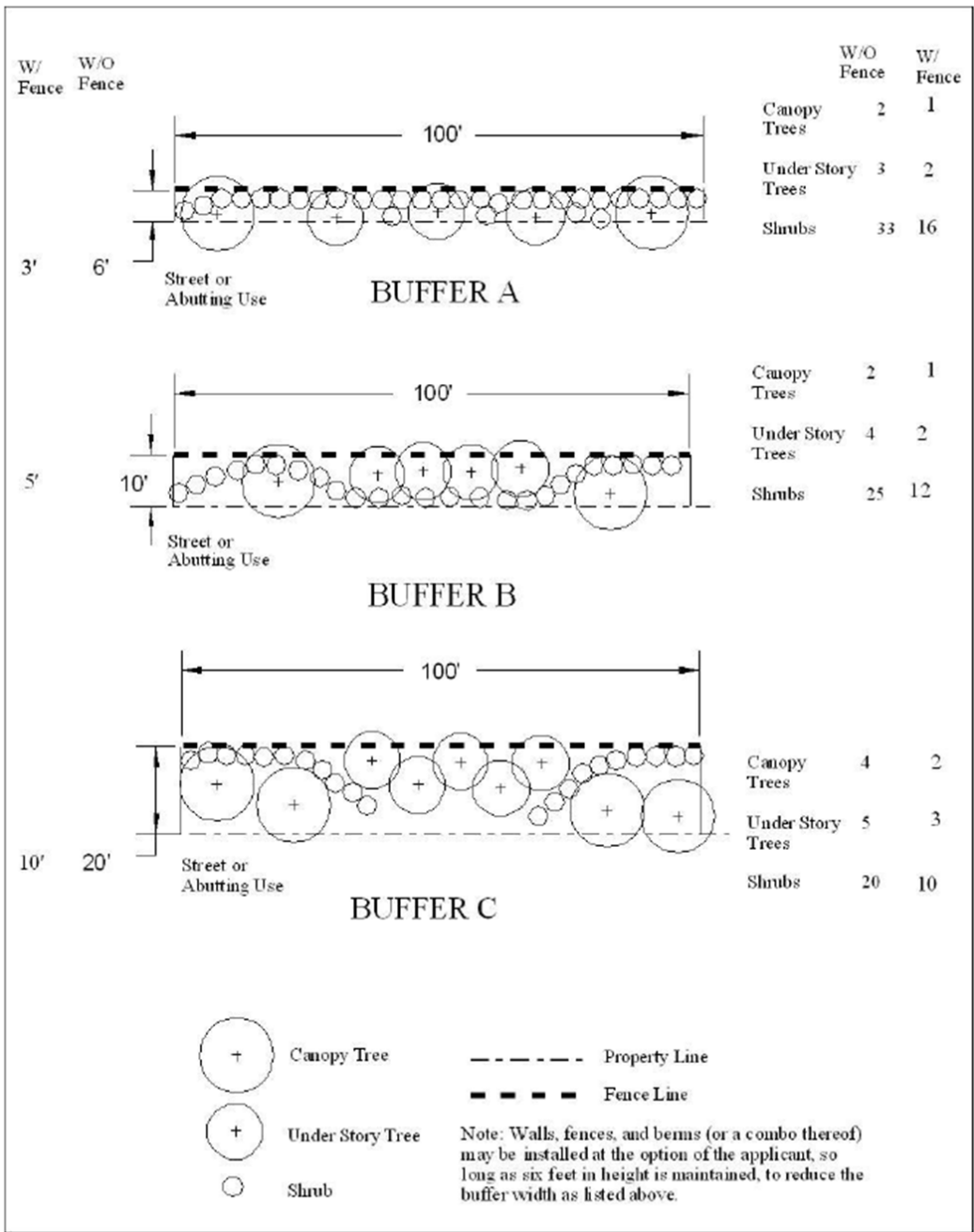
Aerial Image – Close



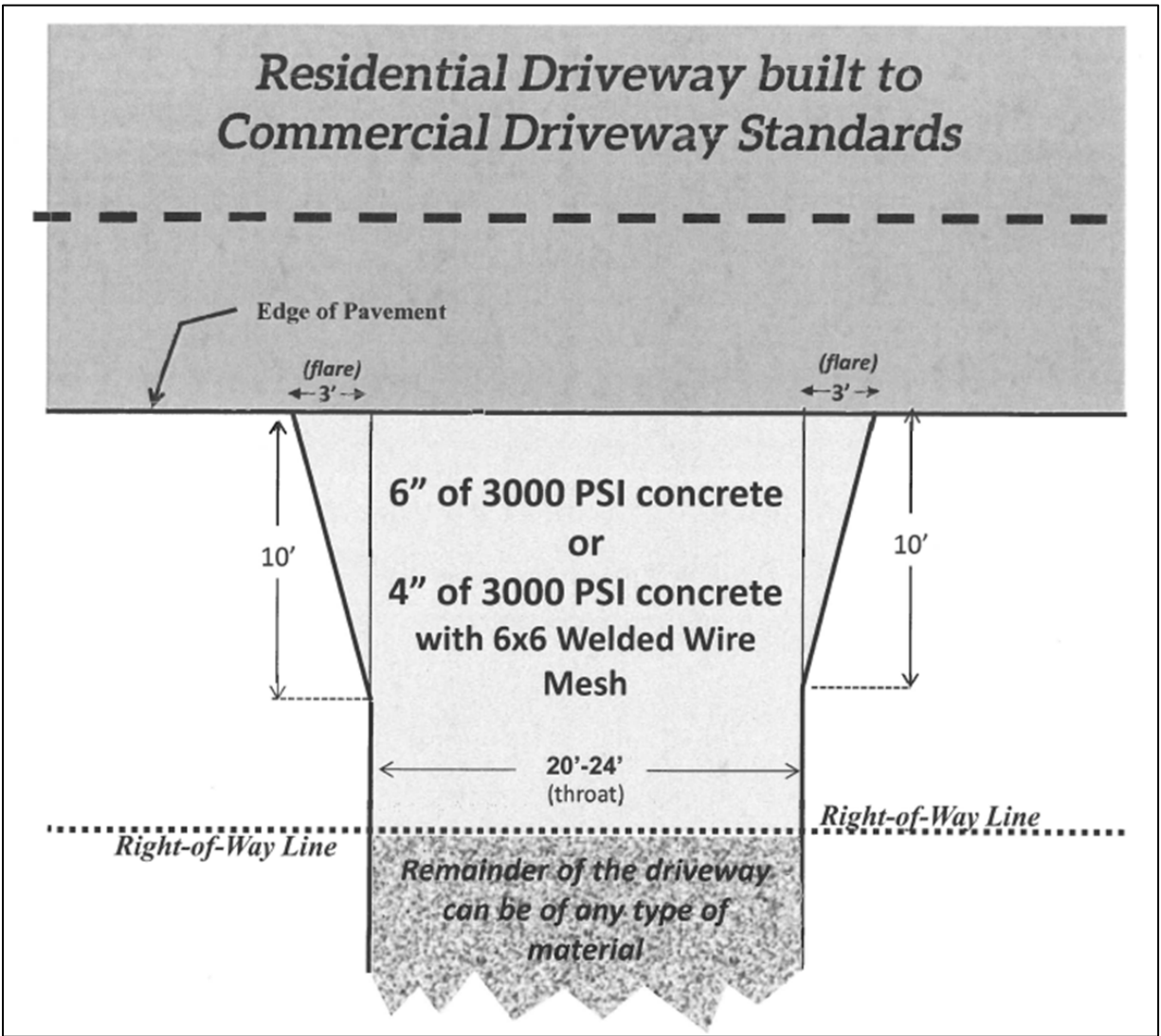
Site Plan



Commercial Vehicle



Landscaping Buffers



Commercial Driveway