



# Polk County Polk County Land Use Hearing Officer

## Meeting Minutes - Final

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December 10, 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:**

Approved Minutes 11/12/2024

**NEW BUSINESS:**

**AGENDA ITEM:**

LDLVAR-2024-54 (N Cactus Cir Variance)

**Minutes:** Case File # LDLVAR-2024-54

Jose Colón and Sarai Fernandez, owners, request a Right of Way (ROW) setback reduction in a Residential Low-1 (RL-1) land use district. The property location is 58 N Cactus Circle, west of Thornhill Estates Drive North, east of Thornhill Road, south of Thornhill Estates Court, west of the City of Winter Haven, in Section 03, Township 29, and Range 25.

Erik Peterson, Land Development, presented the case and reported that 21 mailers were sent on 11/18/2024, 1 board was posted on 11/15/2024, and the legal ad was published in the Polk Sun News on 11/27/2024.

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

The applicant, Jose Colón along with Krystal Morales (interpreter), were available to answer questions and agree with staff recommendations.

The LUHO opened the public hearing.

There was neither support or opposition in the audience.

The LUHO closed the public hearing.

LDLVAR-2024-56 Bachman Variance

**Minutes:** Case File # LDLVAR-2024-56

Frank Bachman, owner, requests a Right of Way (ROW) setback reduction in a Rural Cluster Center-RX (RCC-RX) land use district. The property location is 513 Sunshine Drive, north of Highway 630A, south of Highway 640, east of Highway U.S. 27, west of Scenic Highway North, south of the City of Lake Wales, in Section 35, Township 30, and Range 27.

Erik Peterson, Land Development, presented the case and reported that 26 mailers were sent on 11/18/2024, 1 board posted on 11/15/2024, and the legal ad was published in the Polk Sun News on 11/27/2024.

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

The applicant, Frank Bachman, was available to answer questions and agrees with staff recommendations. He stated that the house across the street had a variance (LDLVAR-2021-113) approved for their garage approximately 4 years ago.

The LUHO opened the public hearing.

There was neither support nor opposition in the audience.

The LUHO closed the public hearing.

## LDLVAR-2024-58 Teasley Variance

### **Minutes:** Case File # LDLVAR-2024-58

Cecil Teasley, owner, requests a primary structure right of way (ROW) setback reduction in an Agriculture/Residential Rural-X (A/RRX) land use district. The property location is 2000 N Scenic Highway, north of Highway 630 West, south of Scenic Highway North, south of the City of Lake Wales, in Section 19, Township 30, and Range 28.

Erik Peterson, Land Development, presented the case and reported that 18 mailers were sent on 11/18/2024, 1 board was posted on 11/15/2024, and the legal ad was published in the Polk Sun News on 11/27/2024.

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

The owners, Cecil Teasley and Amy Teasley, were available to answer questions and agreed 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-2024-61 (Iron Oaks Ln Variance)

**Minutes:** Case File # LDLVAR-2024-61

Ivette Colon Arroyo, owner, requests a variance for an accessory structure that is larger than the primary structure in a Residential Suburban (RS) land use district. The property location is 5110 Iron Oaks Lane, west of Iron Oaks Lane, east of Norriswood Drive, south of Shepherd Road, south of the city of Lakeland, Mulberry, in Section 29, Township 29, and Range 23.

Erik Peterson, Land Development, presented the case and reported that 13 mailers were sent on 11/18/2024, 2 boards posted on 11/15/2024, and the legal ad was published in the Polk Sun News on 11/27/2024.

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

The owner, Ivette Colón Arroyo, along with interpreter Krystal Morales, were available to answer questions and agree with staff recommendations.

The LUHO opened the public hearing.

Jon Beach, 5109 Iron Oaks LN, Mulberry. Stated that where the structure will be located floods when it rains.

The LUHO closed the public hearing.

LDLVAR-2024-62 (Fernandez Via Galuppi)

**Minutes:** Case File # LDLVAR-2024-62

Tess Stansell, White Aluminum and Window, applicant, and Omar and Nidia Fernandez, owners, request a rear primary setback reduction in Planned Unit Development 98-12 (PUD 98-12) land use district and within the Poinciana DRI. The property location is 1172 Via Galuppi Street of Solivita Subdivision Phase 5D, south of Lombardi Court and Cypress Parkway, north of Village Center Road, west of Torino Lake, east of Umbria Drive, South of Osceola County, in Section 14, Township 27, and Range 28.

Erik Peterson, Land Development, presented the case and reported that 36 mailers were sent on 11/18/2024 with four (4) letters in opposition received, 1 board was posted on 11/25/2024, and the legal ad was published in the Polk Sun News on 11/27/2024. He proceeded to show a power point presentation; has a recommendation of approval and stood for questions.

The applicant, Arturo Mendez, White Aluminum and Windows, 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:** 2:49 PM