



Polk County Polk County Land Use Hearing Officer

Meeting Minutes - Final

June 25, 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:

Minutes for April 23, 2026, LUHO Hearing Date

NEW BUSINESS:

AGENDA ITEM:

1. LDLVAR-2026-18 (Anderson Road Variance)

Minutes: CASE FILE # LDLVAR-2026-18 - (Anderson Road Variance)

Thimothy and Sarah Moss, property owners, are requesting a variance to allow an accessory structure to be larger than the primary structure in an Agriculture/Residential Rural (A/RRX) land use district. The property is located at 5803 Anderson Road, North of Cow Pen Road, east of 80 Foot Road, south of E Hwy 60, east of the city of Bartow in Section 07, Township 30, Range 26.

Erik Peterson, Land Development; Presented the case and reported that 28 mailers were sent on 6/10/26, with no response, 1 board was posted on 6/10/26 and the legal ad was published in the Polk Sun News on 6/10/26.

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

Thimothy and Sarah Moss, property owners, were 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.

2. LDLVAR-2026-22 (Chaisson Variance)

Minutes: CASE FILE #LDLVAR-2026-22 - (Chaisson Variance)

Shawn A. Chaisson, property owner, is requesting a rear and side setback variance to build a shed accessory structure toward the western rear of their property of approximately 0.30 acres within a residential neighborhood in a Residential Suburban (RS), Suburban Development Area (SDA) land use district. The property location is 7747 Nature Trail in the Derbyshire subdivision, East of Walt Williams Road, South of Old Polk City Road, North of Interstate 4, West of the city of Lakeland, Section 16, Township 27, Range 24.

Erik Peterson, Land Development; presented the case and reported that 29 mailers were sent on 6/10/26, with 1 opposition, 1 board was posted on 6/10/26 and the legal ad was published on 6/10/26.

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

Shawn A. Chaisson, property owner, were 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-2026-28 (Grand Canal Dr Variance)

Minutes: CASE FILE #LDLV-2026-28 (Grand Canal Dr Variance)

Marcos Davila, applicant and Regenia Thomas, Stanton Thomas, property owners, are requesting a primary structure rear setback reduction from fifteen (15) feet to ten (10) feet for the installation of a solid roof over an existing screened enclosure in a Poinciana Pre-Development of Regional Impact (DRI) 1, Planned Unit Development (PUD) 98-12, Solivita Phase IIIA land use district and the Southeast Village Selected Area Plan (SAP). The location is 413 Grand Canal Dr, North of Palmetto Street, south of Walnut Street, east of the city of Haines City in Section 24, Township 27, Range 28.

Erik Peterson, Land Development; presented the case and reported that 34 mailers were sent on 6/10/26, with no response, 1 board was posted on 6/10/26 and the legal ad was posted on 6/10/26.

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

Applicant was not present.

The LUHO opened the public hearing.

There was neither support nor opposition in the audience.

The LUHO closed the public portion of the hearing.

4. LDLVAR-2026-39 (Lake Buffum Road Variance)

Minutes: CASE FILE #LDLV-2026-39 (Lake Buffum Road Variance)

Melissa Garcia, property owner, is requesting to reduce the principal structure right-of-way setback from thirty-five (35) feet to twelve (12) feet and reduce the southern principal structure side setback from fifteen (15) to six (6) feet to replace an existing covered patio in an Agricultural/Residential Rural (A/RR) land use district. The subject property is located at 3825 Alturas Babson Park Cutoff Road, west of Lake Buffum Road, southwest of Crews Road, southwest of Lake Wales in Section 29, Township 30, Range 27.

Erik Peterson, Land Development; presented the case and reported that 24 mailers were sent on 6/10/26, with no response, 1 board was posted on 6/10/26 and the legal ad was posted on 6/10/26.

Ian Nance, Case Planner, showed a power point presentation, had recommendations for approval, and stood for questions.

Melissa Garcia, property owners, were 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.

CASE FILE #LDLV-2026-39 (Lake Buffum Road Variance)

Melissa Garcia, property owner, is requesting to reduce the principal structure right-of-way setback from thirty-five (35) feet to twelve (12) feet and reduce the southern principal structure side setback from fifteen (15) to six (6) feet to replace an existing covered patio in an Agricultural/Residential Rural (A/RR) land use district. The subject property is located at 3825 Alturas Babson Park Cutoff Road, west of Lake Buffum Road, southwest of Crews Road, southwest of Lake Wales in Section 29, Township 30, Range 27.

Erik Peterson, Land Development; presented the case and reported that 24 mailers were sent on 6/10/26, with no response, 1 board was posted on 6/10/26 and the legal ad was posted on 6/10/26.

Ian Nance, Case Planner, showed a power point presentation, had recommendations for approval, and stood for questions.

Melissa Garcia, property owners, were 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.

ADJOURNMENT:

Minutes: 1:58 PM