



Polk County Polk County Land Use Hearing Officer

Meeting Minutes - Final

February 22, 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:

LUHO January 25, 2024, Minutes

NEW BUSINESS:

AGENDA ITEM:

LDLVAR-2023-67 (Kathleen Road Alcohol Variance)

Minutes: CASE FILE # LDLVAR-2023-67

Michele Zamudio, applicant, requests an alcohol beverage setback reduction in a Convenience Center (CC) land use district. The property location is 6403 Kathleen Road, north of Deeson Road, east of 2nd Street NW, west of Wheeler Road North, Lakeland, in Section 21, Township 27, and Range 23.

Amy Little, Land Development, presented the case and reported that 20 mailers were sent on 2/2/24 with 1 opposition. 1 board was posted on 2/5/2024, and the legal ad published in the Lakeland Ledger on 2/9/24.

Malissa Celestine, Land Development proceeded to show a power point presentation; has a recommendation of approval and stood for questions.

The applicant, Michele Zamudio was available to answer questions and agrees with staff recommendations. She stated that the restaurant is approximately 1,200 square feet with a 25 person max capacity.

The LUHO opened the public hearing.

Daniel Hutton - 3730 Kathleen Pines, Lakeland is opposed to the approval. He stated that his property abuts this business and is totally against it because it's not good for the community.

Jill Hutton - 3730 Kathleen Pines, Lakeland is opposed to the approval. She stated that it will not be safe for the school kids in the afternoon with the traffic in and out of there.

The LUHO closed the public hearing.

LDLVAR-2023-68 (Lake Dr NW Variance)

Minutes: CASE FILE # LDLVAR-2023-68

Gregory Broadie, owner, requests a variance for a Right of Way (ROW) setback reduction in a Residential Low-3 (RL-3) land use district. The property location is 0 Lake Drive Northwest, north of Avenue R Northwest, east of 34th Street NW, south of Avenue S NW, west of 31st Street NW, Winter Haven, in Section 13, Township 28, and Range 25.

Amy Little, Land Development, presented the case and reported that 43 mailers were sent on 2/2/24 with no response. 1 board was posted on 2/2/2024, and the legal ad published in the Lakeland Ledger on 2/9/24.

Erik Peterson for Aleya Inglima, Land Development proceeded to show a power point presentation; has a recommendation of approval and stood for questions.

The owner, Gregory Broadie - 101 Denton Avenue, Auburdale, 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: 2:13 PM