

# POLK COUNTY LAND USE HEARING OFFICER CASE OVERVIEW

**Public Hearing Sign Number: 6**

**Case Number:** LDLSE-2026-1 (Juan Sanchez SE)

**Hearing Date:** March 26, 2026

**Applicant:** Juan L. Sanchez

**Property Owner:** Juan L. Sanchez & Traci Sanchez

**Request:** Allow one commercial vehicle on residential property.

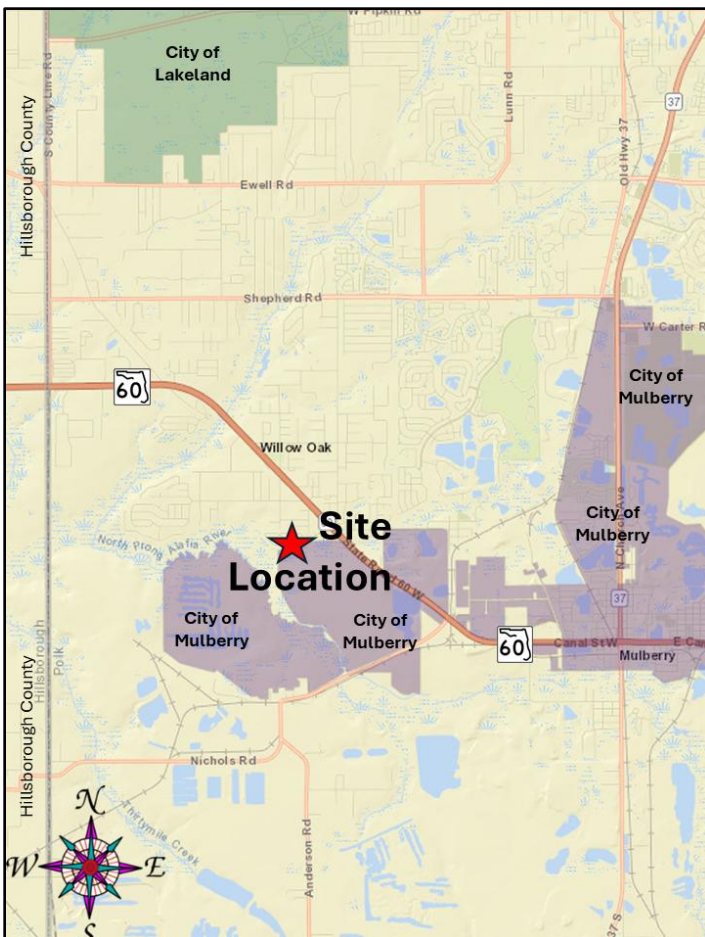
**Location:** 4100 Shady Hammock Drive, south and west of State Road 60, north of Nichols Road, east of Riverwood Drive, west of Mulberry in Section 04, Township 30, and Range 23.

**Property Size:** ±0.82 acres (Parcel ID # 233004-155202-000330)

**Land Use District:** Residential Suburban (RS)

**Summary:** The applicant is requesting to park a commercial vehicle (2000 Kenworth Dumpster Truck) on residential property west of Mulberry. Pursuant to Land Development Code Section 216, the truck will have to be parked at least 20 feet from neighboring property lines, must be screened from offsite, and cannot be in the front yard of the lot.

**Site Location**



**2023 Aerial Photo (Close-Up)**

