



**Polk County Polk County Land Use Hearing Officer**

**Meeting Minutes - Final**

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**November 20, 2025 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:**

**NEW BUSINESS:**

October 23, 2025, Meeting Minutes

**AGENDA ITEM:**

1. LDLVAR-2025-56 Silva Solivita Phase 5C Variance

**Minutes:** CASE FILE # LDLVAR-2025-26 – (Silva Solivita Phase 5c Variance)

Marcos Davila, Applicant, Michele Silva and Mohamed Habibulah, property owners, are requesting a variance to reduce the rear side setback for an accessory structure in a Poinciana Pre-Development of Regional Impact (DRI) 1 Planned Unit Development (PUD) 98-12, Solvita Phase 5C, land use district. The property location is 795 Via Como Street, north of Village Center Road, south of Cypress Parkway, east of Poinciana Parkway, west of Marigold Avenue, east of Haines City in Section 14, Township 27, Range 28.

Erik Peterson, Land Development; presented the case and reported that 102 mailers were sent 11/4/25, with no response, 1 board was posted on 10/29/25 and the legal ad was published in the Polk Sun News on 11/5/25.

Kyle Rogus, Case Planner, showed a power point presentation, has a recommendation of approval, and stood for questions. Staff recommends approval.

Marcos Davila and Michelle, 795 Via Como Street applicant, was available to answer questions and agreed with staff recommendations. needs this cause the lanai gets wet when it rains

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-2025-57 (Thrasher Variance)

**Minutes:** CASE FILE # LDLVAR-2025-57 – (Thrasher Variance)

Kimberly Kelley & David Dakota Colt Thrasher, owners, are requesting a variance to construct an accessory structure that has square footage greater than 150% of the primary residence in a Residential Suburban (RS) land use district. The property is located at 4427 Old Government Road, north of State Road 60, east of County Line Road, south of Pipkin Road and Ewell Road, west of Hatcher Road, north of Spring Lane, southwest of the city of Lakeland, in Section 20, Township 29, Range 23

Erik Peterson, Land Development; presented the case and reported that 41 mailers were sent on 10/1/25, with no response, 1 board was posted on 10/31/25 and the legal ad was published in the Polk Sun News on 11/5/25.

Andrew Grohowski, Case Planner, showed a power point presentation, has a recommendation of approval, and stood for questions. Staff is recommending approval.

David Dakota Colt Thrasher, 4427 Old Government Rd 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.

Continue to December 9th

3. LDLVAR-2025-58 (Saturn St Variance) - Continue to December 9, 2025 hearing date.

4. LDLVAR-2025-60 Fuquay Solivita Phase 7G Variance

**Minutes:** CASE FILE #LDLVAR-2025-60 – (Fuquay Solivita Phase 7D Variance)  
Shirley Fuquay, property owner, is requesting a primary structure rear setback reduction from Ten (10) feet to four (4) feet for the installation of a new 28' by 15' solid aluminum roof in a Poinciana Pre-Development of Regional Impact (DRI) #1 Planned Unit Development (PUD) 98-12, Solivita Phase 7D land use district. The property is located at 622 San Joaquin Road, north of Barcelona Drive, south of Cypress Parkway, east of San Clemente Avenue, west of Marigold Avenue, East of Haines City in Section 15, Township 27, Range 28.

Erik Peterson, Land Development; presented the case and reported that 63 mailers were sent on 10/1/25, with no response, 1 board was posted on 10/29/25 and the legal ad was published on 11/5/25.

Kyle Rogus, Case Planner, showed a power point presentation, has a recommendation of approval, and stood for questions. Staff recommends approval.

Shirley Fuquay, 622 San Joaquin Road, applicant, was available to answer questions and agree with staff recommendations. Said having solid roof

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:** 1:57

**ADJOURNMENT:**