



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

**Meeting Minutes - Final-revised**

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June 26, 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:**

Approved Minutes from May 19, 2025

**NEW BUSINESS:**

**AGENDA ITEM:**

1 LDLSE-2025-5 (Delgado SE)

**Minutes:** CASE FILE # LDLSE-2025-6 – (Delgado SE Case Overview)

Manuel Angel Delgado & Ryan Rene Gomez Delgado, owners, are requesting a Special Exception for a commercial vehicle parking in an Agricultural/Residential Rural (A/RRX), Rural Special Protection Area (SPA) and Green Swamp Area of Critical State Concern (GSACSC) Land Use District. The property location is 12558 Country Place Road, north of Country Side Drive, west of Rockridge Road, east of Farmettes Road, north of Lakeland in Section 14, Township 26, and Range 23.

Erik Peterson, Land Development; Presented the case and reported that 21 mailers were sent on 6/10/25, with no response, 1 board was posted on 5/23/25 and legal ad was published in the Polk Sun News on 6/11/25.

Andrew Grohowski, Case Planner, showed a power point presentation, has a recommendation of approvals, and stood for questions.

Manuel Delgado, 12558 Country Place Road Lakeland, FL 33809, stated he is a truck driver and uses the commercial truck as a job. And the truck is away for a period of time.

LUHO read the approval recommendation for the commercial truck.

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-2025-24 (E Lake Hartridge Dr Variance)

**Minutes:** CASE FILE # LDLVAR-2025-24 – (Lake Hartridge Dr. E Variance)  
Jonathan E. Manning & Christina Manning, owners, are requesting a variance for a primary side setback reduction for a single-family home in a Residential Low-3 (RL-3) land use district. The property location is 2429 Lake Hartridge Drive E, west of Lake Alfred Road, north of Havendale Boulevard NW, east of the City of Winter Haven, in Section 20, Township 26, Range 27.

Erik Peterson, Land Development; Presented the case and reported that 43 mailers were sent on 6/10/25, with no response, 1 board was posted on 5/23/25 and legal ad was published in the Polk Sun News on 6/11/25.

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

Jonathan E. Manning, 2429 Lake Hartridge Drive E Winter Haven, FL, Cesar, 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-2025-25 (Webb Barn Variance)

**Minutes:** CASE FILE #LDLVAR-2025-25 - (Webb Barn Variance Case Overview)

Sarah Case, applicant, Stephen Webb and Caitlin Webb, owners, are requesting a variance for an accessory structure to be larger than the primary structure in a Residential Suburban (RS) land use district. The property location is 3849 Old Dixie Highway, north of US Highway 92, south of Cheri Drive, east of Shalamar Creek Drive, west of Southhampton Boulevard, east of Auburndale, in Section 07, Township 28, and Range 25.

Erik Peterson, Land Development; Presented the case and reported that 27 mailers were sent on 6/10/25 with 1 correspondence in support, 1 board was posted on 5/23/25 and Legal ad was published in the Polk Sun News on 6/11/25.

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

Sara 3825 Lakeland Fl, applicant, was available to answer questions and agree with staff recommendations. Stated the opposition letter was regarding (Webb Towing) not her client. Stated is for private personal use only.

The LUHO opened the public hearing.

There was 1 letter in support and 1 in opposition.

The LUHO closed the public portion of the hearing.

2:34

**ADJOURNMENT:**