



# Polk County Polk County Land Use Hearing Officer

## Meeting Minutes - Final

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April 23, 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:**

February 26, 2026, Land Use Hearing Officer Meeting Minutes

**OLD BUSINESS:**

1. LDLVAR-2025-78 - 2787 Recker HWY - Withdrawn

Minutes: CASE FILE # LDLVAR-2025-78 - WITHDRAWN

**NEW BUSINESS:**

**AGENDA ITEM:**

2. LDLSE-2026-3 (Country Club Road SE)

**Minutes: CASE FILE # LDLSE-2026-3 - Aleya**

Johnathan Gonzalez, property owner, is requesting a Special Exception to allow a commercial vehicle parking in a Residential Low-1 (RL-1) land use district. The location of the property is 2840 North Country Club Road, east of Rankin Road, west of Kendall Lane, southwest of Winter Haven, Florida, in Section 14, Township 28, Range 26.

Erik Peterson, Land Development, presented the case and reported that 18 mailers were sent on 4/9/2026 with 2 oppositions. 1 board was posted on 4/2/2026, and the legal ad was published in the Polk Sun on 4/8/2026.

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

The owner, Johnathan Gonzalez 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 portion of the hearing.

3. LDLVAR-2026-1 (Shinabarker Variance)

**Minutes: CASE FILE # LDLVAR-2026-1 - Andrew**

Kevin Shinabarker, property owner, is requesting a side yard setback reduction for an accessory structure in the Imperial Lakes DRI #4 and (PUD 73-5). The location of the property is 3822 Marquise Lane, north of State Road 60, west of Imperial Lakes Boulevard, east of Laurel Crest Drive, south of Garnet Drive, northwest of the City of Mulberry, Florida, in Section 34, Township 29, Range 23.

Erik Peterson, Land Development, presented the case and reported that 36 mailers were sent on 4/9/2026 with no response. 1 board was posted on 4/2/2026, and the legal ad was published in the Polk Sun on 4/8/2026.

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

The owner, Kevin Shinabarker, 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 portion of the hearing.

4. LDLVAR-2026-2 (Public Storage Davenport) - Cont. 5/28/2026

**Minutes: CASE FILE # LDLVAR-2026-2 - CONTINUED TO 5/28/2026**

Thomas Sullivan, applicant, and PS Florida One, LLC, owner, are requesting a variance to reduce the right-of-way setbacks for a commercial structure in a Professional Institutional (PIX) land use district. The location of the property is 2375 Sand Hill Road, west of US Highway 27, north of Holly Hill Tank Road, east of FDC Grove Road, north and east of Haines City, Florida, in Section 30, Township 26, Range 27.

5. LDLVAR-2026-5 (Byron Variance)

**Minutes: CASE FILE # LDLVAR-2026-5 - Andrew**

Joelle Byron, property owner, is requesting a front yard setback reduction and an accessory structure interior side reduction for the construction of a detached garage in a Rural Cluster Center-Residential-X (RCC-RX) land use district and the Southeast Village Selected Area Plan (SAP). The location of the property is 22 Hillcrest Drive, south and west of State Road 17 (Scenic Highway), north of Seminole Road, east of Catherine Avenue, east of Hillcrest Heights, Florida, in Section 33, Township 30, Range 28.

Erik Peterson, Land Development, presented the case and reported that 17 mailers were sent on 4/9/2026 with no response. 2 board was posted on 4/9/2026, and the legal ad was published in the Polk Sun on 4/8/2026.

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

The owner, Joelle Byron, 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 portion of the hearing.

6. LDLVAR-2026-6 (Slenk Variance)

**Minutes: CASE FILE # LDLVAR-2026-6 - Kyle**

Timothy Slenk, applicant, and Timothy and Ellen Slenk, property owners, are requesting a primary structure right-of-way setback reduction and a side setback reduction for the expansion of an existing carport within a Residential Low-4 (RL-4) land use district. The location of the property is 4093 Rolling Oaks Drive, north of Thornhill Road, south of Highway 540, east of Thornhill Estates Road, west of Spirit Lake Road, and west of the City of Eagle Lake, Florida, in Section 02, Township 29, Range 25.

Erik Peterson, Land Development, presented the case and reported that 35 mailers were sent on 4/9/2026 with no response. 1 board was posted on 4/3/2026, and the legal ad was published in the Polk Sun on 4/8/2026.

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

The owner, Timothy Slenk, 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 portion of the hearing.

7. LDLVAR-2026-7 (Chambers Street Variance)

**Minutes: CASE FILE # LDLVAR-2026-7 - Ian**

Lisa Wilson, The Permit Tech, Inc., applicant, and Kyle Mocabee, property owner, are requesting a variance to the LDC, Section 209.G to allow a detached accessory structure to be larger than the primary structure in an Agricultural/Residential Rural (A/RR) land use district. The location of the property is 3943 Chambers Street, south of Lake Point Boulevard, east of Walk in Water, north of Dixie Street, east of Frostproof, Florida, in Section 32, Township 30, Range 29.

Erik Peterson, Land Development, presented the case and reported that 20 mailers were sent on 4/9/2026 with no response. 1 board was posted on 4/3/2026, and the legal ad was published in the Polk Sun on 4/8/2026.

Ian Nance, Case Planner; showed a power point presentation, has a recommendation of approval, and stood for questions.

The owner, Timothy Slenk, 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 portion of the hearing.

8. LDLVAR-2026-8 (Salmeron Variance)

**Minutes: CASE FILE # LDLVAR-2026-8 - Kyle**

Samuel Salmeron, property owner, is requesting a side and rear setback reduction for an accessory structure, and a primary structure rear setback reduction for an attached screened room in a Residential Suburban (RS) land use district. The location of the property is 34 Sunset Circle, north of Highway 92, south of Lake Alfred Road, east of Dairy Road, west of Lynchburg Road, west of the City of Lake Alfred, Florida, Section 06, Township 28, Range 26.

Erik Peterson, Land Development, presented the case and reported that 28 mailers were sent on 4/9/2026 with no response. 1 board was posted on 4/3/2026, and the legal ad was published in the Polk Sun on 4/8/2026.

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

The owner, Samuel Salmeron, 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 portion of the hearing.

9. LDLVAR-2026-11 (Willow Drive ADU)

**Minutes:** CASE FILE # LDLVAR-2026-11 - Erik

Maximo Castizo Hernandez, applicant, and Maximo Castizo Hernandez, Florelia Reyes Roque, and Angel Miguel Castizo, Jr., property owners, are requesting a variance for an accessory dwelling unit (ADU) larger than 1,000 square feet and a rear setback variance in a Residential Suburban (RS) land use district. The location of the property is 4082 Willow Drive North, east of Willow Drive West, north of Willow Drive South, east of Willow Oak Road, north of State Road 60, east of the town of Mulberry, Florida, in Section 33, Township 29, Range 23.

Erik Peterson, Land Development; presented the case and reported that 30 mailers were sent on 4/9/2026 with no response. 1 board was posted on 4/7/2026, and the legal ad was published in the Polk Sun on 4/8/2026. He proceeded to show a power point presentation, has a recommendation of approval, and stood for questions.

The owner, Maximo Castizo Hernandez, 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 portion of the hearing.

**ADJOURNMENT:**

**Minutes:** 2:36 pm