

**POLK COUNTY  
LAND USE HEARING OFFICER  
STAFF REPORT**

<b>DRC Date:</b>	<b>November 13, 2025</b>	<b>CASE #:</b>	<b>LDLSE-2025-12 (Tillman Rd Special Exception)</b>
<b>LUHO Date:</b>	<b>December 9, 2025</b>	<b>LDC Section:</b>	<b>Section 216.D</b>

**Request:** The applicant is requesting a Special Exception to park a commercial vehicle (2012 International Prostar Class 8 Sleeper Truck and trailer) at their residence on approximately 0.99 acres within a residential neighborhood.

**Applicant:** Sander La Rosa Gonzalez

**Property Owner:** Sander La Rosa Gonzalez

**Location:** The subject property is located at 5525 Tillman Road, north of Knights Station Road, south of Duff Road, east of Cherry Road, west of Kathleen Road, east of Hillsborough County and west of the City of Lakeland in Section 19, Township 27, Range 23.

**Parcel ID#:** 232719-000000-024140

**Size:** ±0.99 acres

**Land Use Designation:** Agriculture/Residential Rural (A/RR)

**Development Area:** Rural Development Area (RDA)

**Case Planner:** Kyle Rogus, Planner II

**Summary:**

This is a request for a Special Exception to park a commercial truck (2012 International Prostar Truck and trailer) on approximately 0.99 acres in the Agriculture/Residential Rural land use district in the Rural Development Area. The property has frontage on Tillman Road. Access is proposed from an existing driveway on Tillman Road and is required to meet commercial driveway standards. The vehicle will be parked on the south side of the principal residence screened from view from the north. A vegetative Type “B” Landscape buffer or a fence with a minimum height of six feet may be used in lieu of, or in conjunction with, the vegetative bufferyard shall extend the length of the south property line, continuing north along the eastern most property line to screen the commercial vehicle from the neighboring residences to the east. The commercial vehicle will be more than 60 feet from the east property line and more than 40 feet from the south property line.

This is your typical commercial vehicle you see for a Special Exception. Commercial vehicles that come in for Special Exceptions are usually for either semi-trucks or freightliners, which have an average weight of 17 tons with a trailer, exceeding over 70 feet in length and 13 feet in height. The

weight of the proposed commercial vehicle is 23,000 lbs, equivalent to 11.5 tons, below any weight restrictions on the surrounding roadways. The dimensions of the truck are a height of 13'6" and length of 28 feet. The length of the additional trailer is 53 feet, bringing the total length to approximately 81 feet.

The application request is not a result from any Code violation for parking a commercial vehicle at this location without a special exception. The trailer was seen on property during staffs site visit. No commercial vehicle was seen on site. Any additional commercial vehicles on property will be subject to future violation of the Polk County Land Development Code.

Staff recommends approval based on the site plan provided by the applicant and recent visits to the site. The proposed placement of the vehicle will be alongside the primary structure within 200 feet from abutting residential property and shall meet the screening or buffering requirements. A commercial driveway apron is recommended as a condition of approval to protect Tillman Road from stretching caused by commercial vehicle turning movements on and off the property.

### **Development Review Committee**

The Development Review Committee, based on the criteria for granting variances, the submitted application, and a recent site visit, finds that the applicant's request as written **IS CONSISTENT** with Section 931 of the Polk County Land Development Code (LDC) and recommends **APPROVAL of LDLSE-2025-12**

### **CONDITIONS OF APPROVAL:**

1. This Special Exception shall be limited to parking one truck, a 2012 International Prostar Class 8 Sleeper Truck and trailer or functional equivalent (see Exhibit 6), as described in the application and staff report. No other commercial vehicles may be parked on the site.
2. Approval of this special exception shall be for the operator (Sander La Rosa Gonzalez) of record only. Approval shall not be transferable to any other owner/occupant of the property. In the event the property is sold, or the operator ceases to reside on the property, the special exception approval shall not "run with the land" and shall be null and void.
3. No commercial vehicle maintenance shall be performed on the site and no outside storage of any commercial vehicle parts or equipment is allowed.
4. This commercial vehicle parking approval shall be contingent upon the applicant constructing at least one entrance to commercial driveway standards for structural thickness and turning radius in accordance with Section 705.I of the Land Development Code (see Exhibit 7).
5. The property owner(s) is responsible for compliance with any restrictions of record pertaining to lots and/or land and this approval shall not be used to supersede authority over those restrictions.
6. Approval of the Special Exception shall be valid for one year. Approvals may be renewed by the Land Development Division with a proper application submitted by the applicant 30 days prior to the expiration date (to be determined by the Land Use Hearing Officer). Noncompliance with any of the conditions of approval will render LDLSE-2025-12 null

and void. All conditions of approval, unless otherwise specified, must be met prior to parking the commercial vehicle on the property.

7. The commercial vehicle shall only be parked in the area designated on the site plan (Exhibit 5) and shall continuously meet the screening or buffering requirements listed in Section 216.D, Commercial Vehicle Parking and Storage, of Polk County's Land Development Code.

### **GENERAL NOTES**

*NOTE: This staff report was prepared without the benefit of testimony and evidence submitted by the public and other interested parties at a public hearing.*

*NOTE: All conditions of approval, unless otherwise specified, shall be met prior to the effectiveness and validity of the variance approval.*

*NOTE: All written commitments made in the application and subsequent submissions of information made during the application review process, which are on file with the Land Development Division, shall be considered to be binding upon the applicant, provided such commitments are not at variance with the Comprehensive Plan, LDC or other development regulations in effect at the time of development.*

*NOTE: Issuance of a development permit by the county does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the county for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.*

*NOTE: Approval of this variance shall not constitute a waiver or an additional variance from any applicable development regulation unless specifically noted in the conditions of approval and consistent with the LDC.*

### **APPLICATIONS FOR COMMERCIAL VEHICLE PARKING AND STORAGE SHALL DEMONSTRATE COMPLIANCE WITH SECTION 216 OF THE LAND DEVELOPMENT CODE. DEMONSTRATION OF THE CRITERIA FOR GRANTING SPECIAL EXCEPTIONS FOR COMMERCIAL VEHICLES IS SUMMARIZED BELOW:**

1. *Only one commercial vehicle, as regulated by this Section, shall be permitted on any residential lot or parcel;*

The request is for one truck (2012 International Prostar Class 8 Sleeper Truck and trailer). See Exhibit 6.

2. *Commercial vehicles shall be currently registered or licensed;*

The applicant has provided the current valid registration for the vehicle.

3. *The parking of said vehicle does not have a negative impact to the health, safety of welfare of adjacent properties;*

The applicant's property is 0.99 acres with ample space for parking. The neighboring property to the south is within 200 feet of the parking area. The view of the commercial vehicle parking area from the neighboring property to the south will be required to provide proper screening and buffering through a vegetative Type "B" Landscape buffer (see Exhibit 8) or a fence with a minimum height of six (6) feet may be used in lieu of, or in conjunction with, the vegetative bufferyard. Screening shall extend the length of the southern property line, continuing north along the eastern most property line, minimizing any visibility from the neighbors to the east of the property to meet the screening or buffering requirements listed in Section 216.D, Commercial Vehicle Parking and Storage, of the Polk County Land Development Code (LDC). The closest residential structure to the designated commercial vehicle parking location is more than 100 feet to the east and 117 feet to the south. The commercial vehicle will be parked over 80 feet from the edge of pavement.

**Tillman Road site specific characteristics:**

The vehicle will access Tillman Road from Deeson Road, which is 0.07 miles south of the subject property. The truck will pass two (2) homes on Tillman Road, the neighboring property to the west and the south. The affected roadway, Tillman Road, is an asphalt local road with no curb or sidewalk with a posted speed limit of 25 mph that deadends 0.29 miles north of the subject property. Tillman Road has a surface width of 20 feet, which does meet the minimum 20 foot right-of-way width standard and a rights-of-way width of 50 feet.

**Deeson Road site specific characteristics:**

Deeson Road is a paved two lane Urban Collector road with no curb or sidewalk with posted speed limit of 45 mph. Deeson Road has a width of 20 feet, which does not meet the minimum 24 feet right-of-way width standard. Deeson Road experiences approximately 4,200 Annual Average Daily Traffic (AADT) between Hillsborough County Line and Kathleen Road (CR 35A). Deeson Road extends approximately 1.7 miles to the east providing connection to Kathleen Road. Kathleen Road continues south until it intersects Interstate 4, which offers connections to Tampa to the west and Orlando to the east. Approximately 1.06 miles east down Deeson Road is a small bridge providing an overpass over the regulatory floodway that extends north and south. The weight capacity for this bridge is 29 tons. According to the applicant, the truck and trailer is expected to weight approximately 23,000 lbs, equivalent to 11.5 tons, within the weight restriction of Deeson Road. The remaining surrounding road network (Kathleen Road) has no weight restrictions and provides direct connection to Interstate 4.

4. *The applicant can demonstrate that denial of said request would place an unnecessary hardship on the property prohibiting the use of land in a manner otherwise allowed under this Code;*

The applicant did not include any demonstration of need in the application. The applicant will provide their hardship demonstration at the public hearing.

5. *Commercial vehicles must be parked on the same lot occupied by the owner or operator of the vehicle;*

The operator is Sander La Rosa Gonzalez, who is 100% owner of the property.

6. *The vehicle shall not be parked in the front yard of the principal residence;*

The applicant's site plan (Exhibit 5) indicates the new proposed parking area is not located in the front yard of the property. The truck and trailer will be parked in the side yard on the southern portion of the property utilizing the principal residence as screening from offsite view to the north. The commercial vehicle will be more than 40 feet from principal residence and southern property line, while just over 60 feet the front (west) and rear (east) property lines. The truck and trailer parking will be consistent with the set 62.81-foot primary structure setback from the rights-of-way. The truck and trailer will be more than 100 feet from the nearest residence to the east (Parcel ID # 232719-000000-024170).

7. *The parking area shall be at least 20 feet from all property boundaries;*

The property is just shy of one (1) acre. It is easy to meet this requirement. The site plan (Exhibit 5) illustrates the proposed parking area. The parking area is approximately 42.5 feet from both the principal residence and southern most property line and 62.8 feet from the east and west property lines. This is the ideal location for parking the commercial vehicle, as it utilizes the existing single-family residence as screening from offsite view to the north and the landscaping to the rear of the property. The nearest neighboring residential structures are 100 feet to the east and 117 feet to the south, within 200 feet, requiring additional screening buffer.

8. *The vehicle shall park in a manner so that the minimum amount of vehicle surface is facing the road adjacent to the property, unless the vehicle is screened or buffered as provided;*

The site plan illustrates the truck will be parked to the south of the single-family residence in the side yard facing west towards Tillman Road. The commercial truck will be parked facing west so that the minimum amount of vehicle surface (approximately 9 feet in width) is facing Tillman Road. The nearest neighboring residential structures are over 100 feet to the east and 117 feet to the south of the proposed parking location.

9. *When the vehicle parking area will be less than 200 feet from a residentially designated or used property, it shall be buffered from the adjacent residential property with a Type B Bufferyard as outlined in Section 720. A fence with a minimum height of six feet may be used in lieu of, or in conjunction with, a vegetative bufferyard;*

The truck will be parked approximately 42.5 feet from the neighboring property to the south and 62.81 feet from the neighboring property to the east. This falls within 200 feet from the neighboring residentially designated properties requiring a Type "B" landscape buffer consistent with the width and planting requirements outlines in Section 720 (see Exhibit 8). During staff's site visit, the neighboring property to the south has a six (6) foot opaque wooden fence. There is minimal existing foliage along the property line allowing sight lines to extend from Tillman Road, where staff took site photos (see Exhibit 9), into the neighbors backyard. Additional plantings or a fence with a minimum height of six (6) feet shall be installed to provide adequate screening and buffering, meeting the requirements of the Land Development Code. The single-family residence will minimize

visibility from offsite view to the north of the subject site. The nearest neighboring residential structures are over 100 feet to the east and 117 feet to the south of the proposed parking location.

10. *Refrigerator units on vehicles shall not be operated on the site;*

There are no refrigerator units.

11. *Approvals shall be valid for one year, or for a shorter period as specified by the Land Use Hearing Officer. Approvals may be renewed, with proper application following notice provided by the Land Development Director 30 days prior to the expiration date, if the commercial vehicle location is consistent with the Land Development Code. The applicant shall bear the burden in demonstrating that the vehicle parking still meets the criteria of the approved Special Exception and this Section;*

This has been included in the conditions of approval.

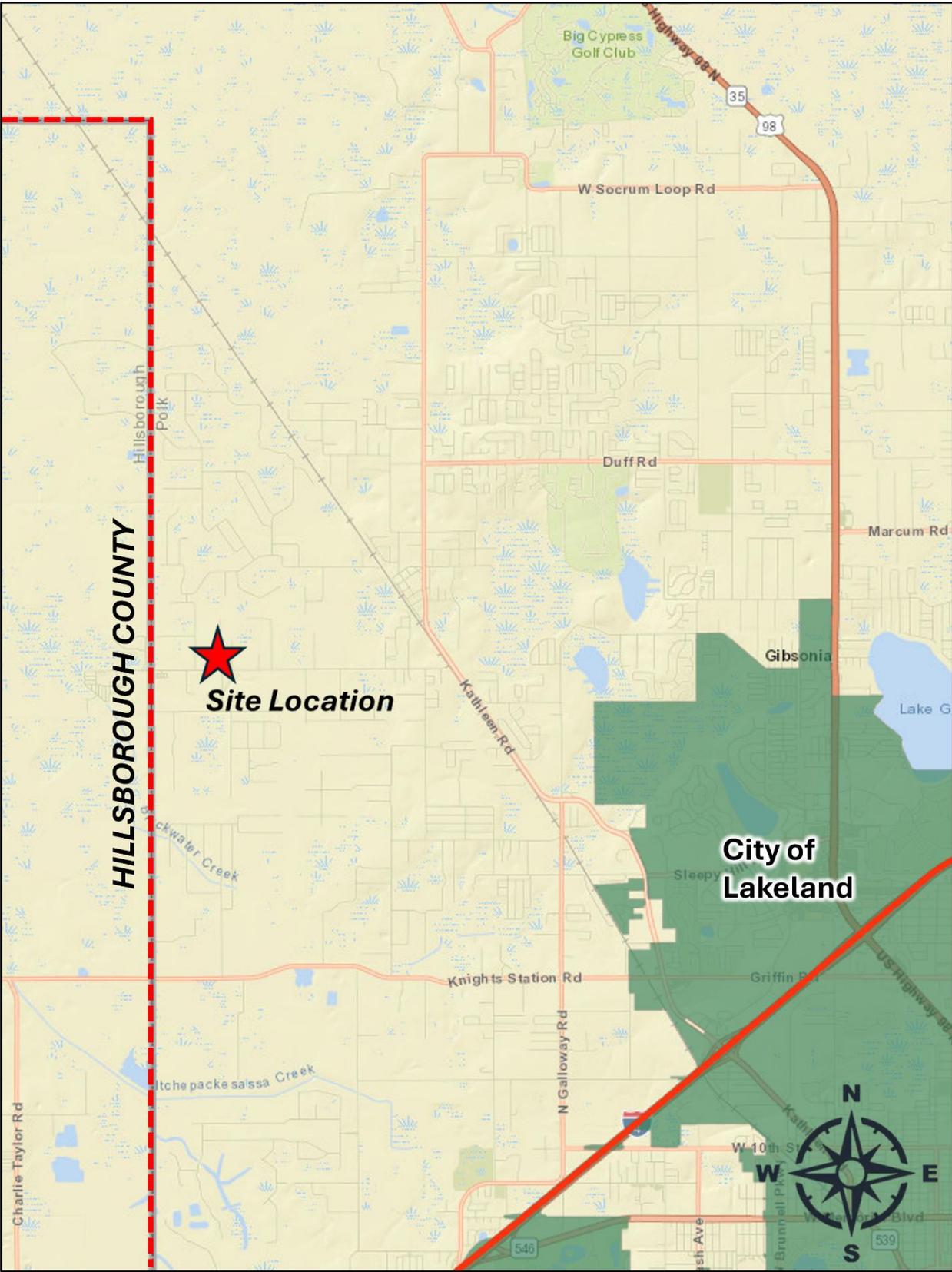
**Surrounding Future Land Use Designations and Existing Land Use Activity:**

<p><b>Northwest:</b> Agriculture/Residential Rural (A/RR) Pasture w/ Single-Family home 4.69 acres</p>	<p><b>North:</b> Agriculture/Residential Rural (A/RR) Vacant 00.96 acres</p>	<p><b>Northeast:</b> Agriculture/Residential Rural (A/RR) Vacant 0.90 acres</p>
<p><b>West:</b> Agriculture/Residential Rural (A/RR) Pasture w/ Single-Family home 4.69 acres</p>	<p><b>Subject Property:</b> Agriculture/Residential Rural (A/RR) Single-Family home 0.99 acres</p>	<p><b>East:</b> Agriculture/Residential Rural (A/RR) Mobile home 0.45 acres</p>
<p><b>Southwest:</b> Agriculture/Residential Rural (A/RR) Pasture w/ Single-Family home 4.69 acres</p>	<p><b>South:</b> Agriculture/Residential Rural (A/RR) Single-Family home 0.88 acres</p>	<p><b>Southeast:</b> Agriculture/Residential Rural (A/RR) Multiple Mobile home residences 0.45 acres</p>

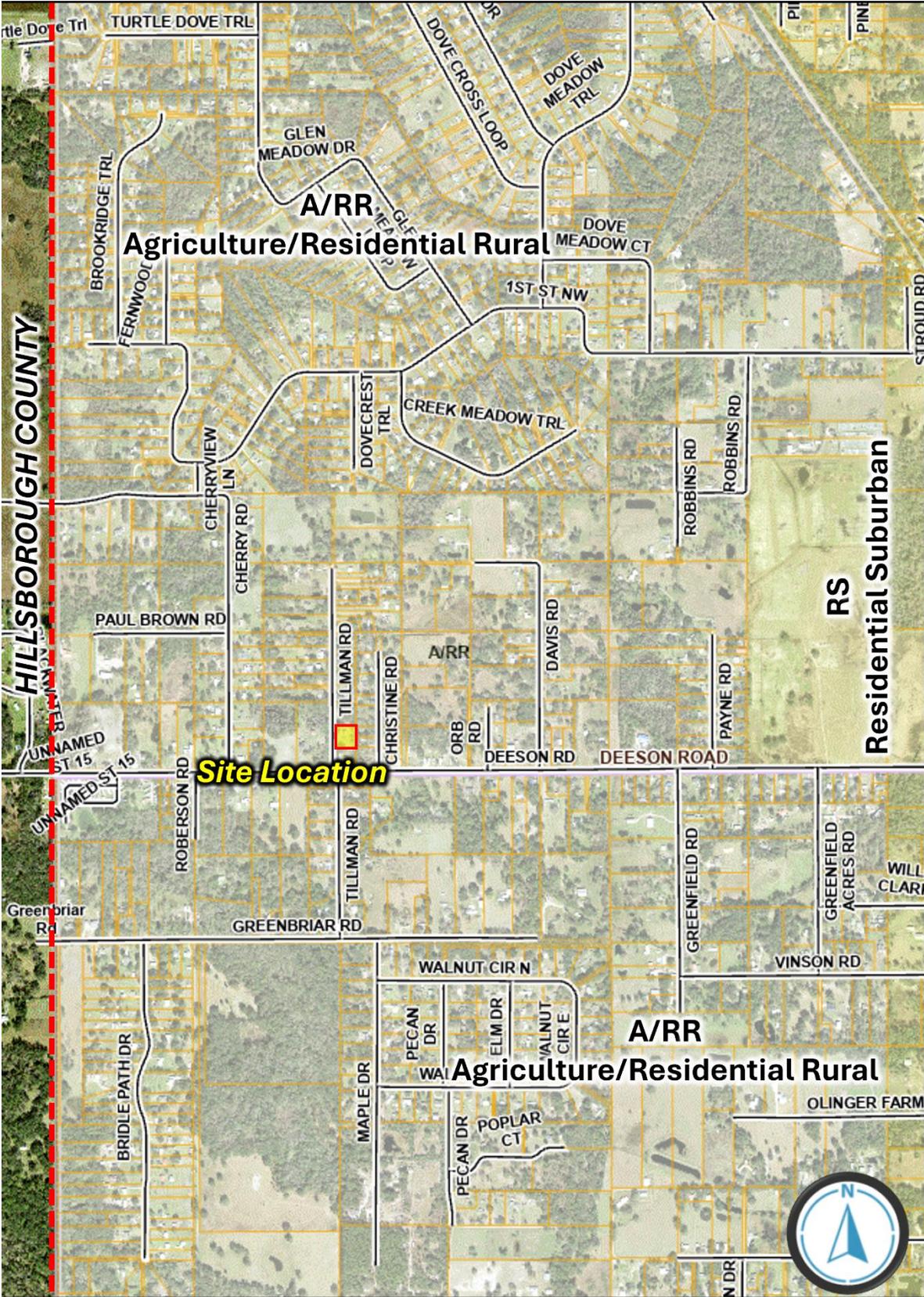
The subject site is located off Tillman Road, passing approximately two (2) residential properties (one to the east and one to the west). The properties in this area range in size from under half an acre to slightly below the 5-acre minimum lot size allotted for Agriculture/Residential Rural. The properties directly to the north and northeast of the subject property are vacant land. While conducting our site visit, commercial vehicles, including but not limited to a bus (see Exhibit 10) and semi truck cab were seen. While leaving the site, turning south off Deeson Road at the intersection of Kathleen Road (CR 35A), a commercial vehicle can be seen turning west off Kathleen down Deeson Road toward the subject site (see Exhibit 11). Subject property is approximately 1.75 miles west of Kathleen Road.

**Exhibits:**

- Exhibit 1 Location Map
- Exhibit 2 Future Land Use Map
- Exhibit 3 2023 Aerial Imagery (Context)
- Exhibit 4 2023 Aerial Imagery (Close)
- Exhibit 5 Site Plan
- Exhibit 6 Commercial Vehicle Pictures
- Exhibit 7 Commercial Driveway Standards
- Exhibit 8 Buffering and Screening Specifications
- Exhibit 9 Existing Screening
- Exhibit 10 Surrounding Commercial Vehicle
- Exhibit 11 Kathleen Road Intersection



Location Map



# Future Land Use Map





**Site Location**

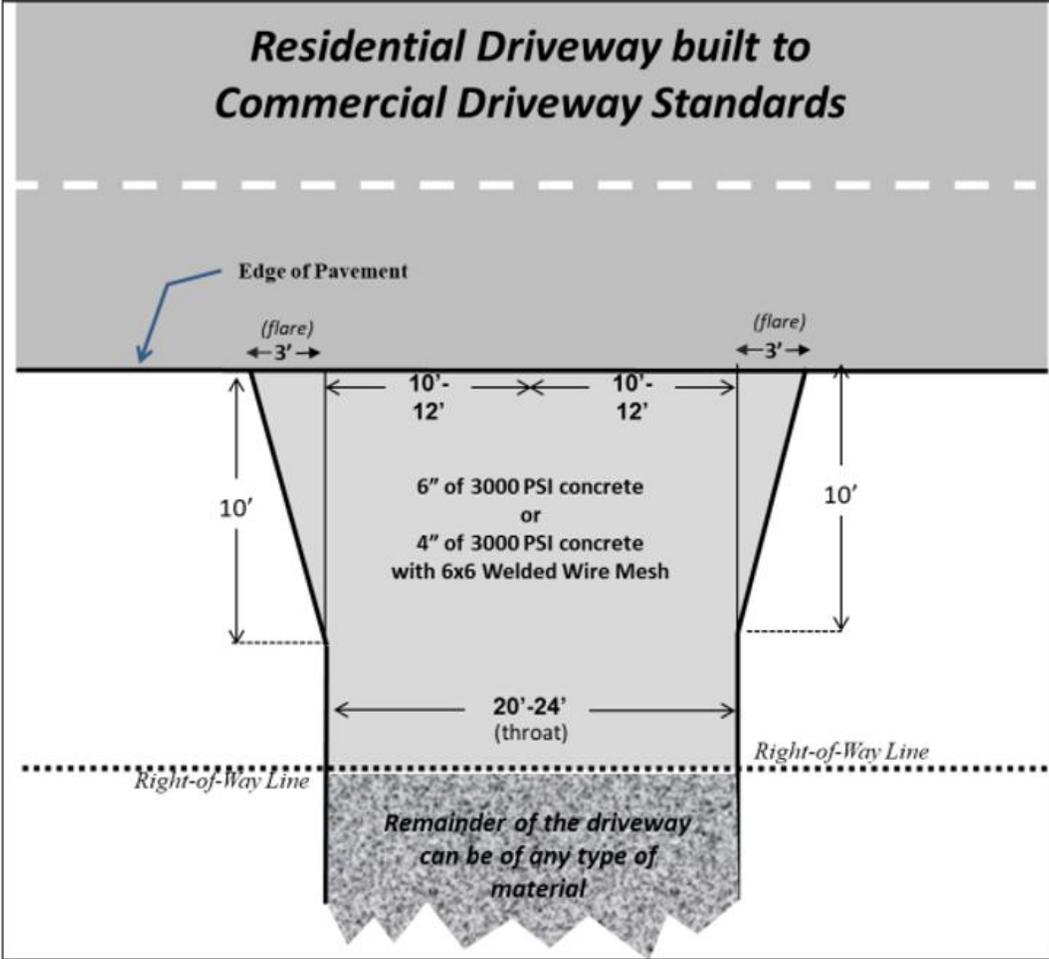
Aerial Imagery (Close)



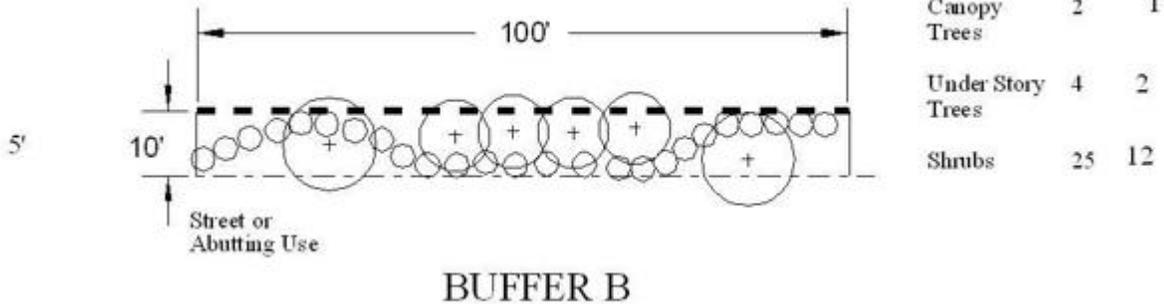
**Commercial Vehicle:  
2012 International  
Prostar Class 8 Sleeper  
Truck**



Commercial Vehicle Pictures



### Commercial Driveway Standards



Buffering and Screening Specifications  
(Per LDC Section 720.L)



## Existing Screening



Surrounding Commercial Vehicle



# Kathleen Road Intersection