



# Polk County Polk County Land Use Hearing Officer

## Meeting Minutes - Final

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December 09, 2025 Land Use Hearing Officer meeting

**CALL TO ORDER: 1:30 P.M. OR AS SOON THEREAFTER AS THE PARTICULAR CASE MAY BE HEARD**

**OLD BUSINESS:**

1. LDLVAR-2025-58 (Saturn St Variance) - Continue to January 22, 2026 hearing date.

**Minutes:** CASE FILE # LDLVAR-2025-58 – Continued to 1/22/2025

**NEW BUSINESS:**

**MINUTES APPROVAL:**

Minutes for November 20, 2025, LUHO Hearing Date

**AGENDA ITEM:**

2. LDLSE-2025-11 (Lola Urbain SE)

**Minutes:** CASE FILE # LDLSE-2025-11

Lola Urbain and Tyler J. Travis, owners, are requesting a special exception for a commercial vehicle parking on an Agricultural/Residential Rural (A/RR) land use district. The property is located at 11252 Country Haven Drive, east of US Highway 98, north of Interstate 4 and Creekwood Run, south of Rockridge Road, west of Country View Drive, north of the City of Lakeland, Florida, in Section 23, Township 26, Range 23.

Erik Peterson, Land Development; presented the case and reported that 21 mailers were sent on 11/24/2025 with no response, 2 boards were posted on 11/18/2025, and the legal ad was published in the Polk Sun News on 11/26/2025.

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

Lola Urbain and Tyler J. Travis, owners, were available to answer questions and agreed with staff recommendations.

The applicants had questions about the renewal process and staff clarified all questions.

The LUHO opened the public hearing.

There was neither support nor opposition in the audience .

The LUHO closed the public hearing.

3. LDLSE-2025-12 (Tillman Road SE)

**Minutes:** CASE FILE # LDLSE-2025-12

Sander La Rosa Gonzalez, owner, is requesting a special exception for a commercial vehicle parking on an Agricultural/Residential Rural (A/RR) land use district. The 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 Lakeland, Florida, in Section 19, Township 27, Range 23.

Erik Peterson, Land Development; presented the case and reported that 15 mailers were sent on 11/24/2025 with no response, 1 board were posted on 11/19/2025, and the legal ad was published in the Polk Sun News on 11/26/2025.

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

Sander La Rosa Gonzalez and Belsy Hernandez, applicants and owners along with Saralis Wons, interpreter were available to answer questions and agreed with staff recommendations.

The LUHO opened the public hearing.

There was neither support nor opposition in the audience .

The LUHO closed the public hearing.

4. LDLVAR-2025-62 (3rd Ave Variance)

**Minutes:** CASE FILE # LDLVAR-2025-62

Sarah Maier, applicant, is requesting a variance to reduce the north and the south side primary structure setbacks for a single-family home in a Residential Low-1 (RL-1) land use district. The property is located at 3472 3rd Avenue, south of Highway 17 N, north of Ninety-One Mine Road, north of the City of Bartow, Florida, in Section 22, Township 29, Range 25.

Erik Peterson, Land Development; presented the case and reported that 18 mailers were sent on 11/24/2025 with no response, 1 board were posted on 11/18/2025, and the legal ad was published in the Polk Sun News on 11/26/2025.

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

Ben Segovia from Dewberry and owner's representative 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 hearing.

5. LDLVAR-2025-63 (McCartney Citrus Ridge)

**Minutes:** CASE FILE # LDLVAR-2025-63

Monica McCartney, property owner, is requesting a side primary structure setback reduction from five (5) feet to one (1) foot for patio cover in a Residential Medium (RMX) land use district and within the North Ridge Selected Area Plan (SAP) and PUD 81-22. The property is located at 76 Citrus Ridge Drive, at lot 76, on the east side of Robinson south of the intersection with North Valencia Drive, east of Citrus Ridge Drive, west of Dancy within the Citrus Ridge Subdivision, northwest of the City of Davenport, Florida, in Section 20, Township 26, Range 27.

Erik Peterson, Land Development; presented the case and reported that 68 mailers were sent on 11/24/2025 with no response, 1 board were posted on 11/24/2025, and the legal ad was published in the Polk Sun News on 11/26/2025. He then proceeded to show a power point presentation, has a recommendation of approval, and stood for questions.

Monica McCartney, owner, 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 hearing.

**ADJOURNMENT:**

**Minutes:** 1:58 PM