



Polk County Polk County Land Use Hearing Officer

Meeting Minutes - Final

July 24, 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:

Draft Minutes for June 26, 2025 LUHO Hearing Date

NEW BUSINESS:

AGENDA ITEM:

LDLSE-2025-6 (Onix Delgado SE)

Minutes: CASE FILE # LDLSE-2025-6 – (Onix Delgado SE)

Onix Delgado and Karem Diaz Delgado, owners, are requesting a special exception for a commercial vehicle parking in an Agriculture/Residential Rural (A/RR) Land Use District. The property location is 487 Tindel Camp Road, north of Dekle Road, south of Almburg Road, east of Scenic Highway North, west of Lake Mable Loop Road, south of City of Lake Wales, in Section 02, Township 29 and Range 27.

Erik Peterson, Land Development; presented the case and reported that 16 mailers were sent 7/2/25, with 3 calls in opposition, 2 board was posted on 7/2/25 and the legal ad was published in the Polk Sun News on 7/9/25.

Andrew Grohowski, Case Planner, showed a power point presentation, stated that the applicant/owner will need to contact the City of Dundee for any requirements of a driveway apron if any is needed, he has a recommendation of approval, and stood for questions.

Onix Delgado, owner/applicant along with his wife Karem Delgado, were available to answer questions and agree with staff recommendations.

The LUHO on record reviewed the conditions of approval with the applicant if the special exceptions was approved.

The LUHO opened the public hearing.

There was neither support nor opposition in the audience.

LDLVAR-2025-26 (Publix Alcohol Variance)

Minutes: CASE FILE # LDLVAR-2025-26 – (Publix Alcohol Variance)

David Smith, Applicant and Cornerstone Collard Auburndale LLC, Owner, are requesting an alcohol distance variance in a Neighborhood Activity Center (NAC) Land Use District. The property location is 800 NW Jersey Rd, north of Havendale Boulevard, east of Jersey Road, west of Hickory Street, south of East Derby Avenue and east of the City of Auburndale, in Section 12, Township 28, Range 25.

Erik Peterson, Land Development; Presented the case and reported that 38 mailers were sent on 7/2/25, with no response, 3 board was posted on 6/24/25 and the legal ad was published in the Polk Sun News on 7/9/25.

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

David Smith, applicant on behalf of Publix, was 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.

LDLVAR-2025-27 (Teegarden Variance)

Minutes: CASE FILE #LDLVAR-2025-27 - (Teegarden Variance)

Christopher Teegarden and Marie Teegarden, owners, are requesting a reduction to the rear setback for the construction of a new pool cover, in a Residential Low-1 (RL-1) Land Use District within Planned Unit Development 89-03 (PUD 89-03). The property location is 2222 Blackwood Drive, north of Highway 60, south of Polk Parkway, east of County Line Road, west of Church Avenue, south Sheppard Road, south of the City of Lakeland in Section 27, Township 29, Range 23.

Erik Peterson, Land Development; Presented the case and reported that 27 mailers were sent on 7/2/25 with no response, 1 board was posted on 7/2/25 and the legal ad was published in the Polk Sun News on 7/9/25.

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

Christopher Teegarden, owner/applicant, was available to answer questions and agree with staff recommendations. He also stated that the screened room and pool are used for medical purposes.

The LUHO opened the public hearing.

There was neither support nor opposition in the audience.

The LUHO closed the public portion of the hearing.

LDLVAR-2025-28 (Harrison Rd Variance)

Minutes: CASE FILE #LDLVAR-2025-28 - (Harrison Rd Variance)

Jeremy P. Williams and Nicole Williams, owners, are requesting a variance for an accessory structure larger than the primary structure in a Residential Low-1 (RL-1) Land Use District. The property location is 8910 Harrison Road, west of US Highway 98, south of West Socrum Loop Road, north of D R Bryant Road, east of North Campbell Road, north of the City of Lakeland, in Section 03, Township 27, and Range 23.

Erik Peterson, Land Development; presented the case and reported that 16 mailers were sent on 7/2/25, with no response, 1 board was posted on 7/9/25 and the legal ad was published on 7/9/25.

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

Jeremy P. Williams, Owner/applicant, was 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.

LDLVAR-2025-29 (West View Ridge Resorts - Mongoven Variance)

Minutes: CASE FILE #LDLV-2025-29 (Harrison Rd Variance)

Michael Mongoven, owner, is requesting a reduction to the primary side setback in a Residential Low-4X (RL-4X), North Ridge SAP Land Use District. The property location is 251 Patterson Rd Lot H-45, west of Orchid Road, east of Highway 27, north of the city of Haines City in Section 17, Township 27, Range 27.

Erik Peterson, Land Development; presented the case and reported that 69 revised mailers were sent on 7/14/25, with no response, 1 board was posted on 6/24/25 and the legal ad was posted on 7/9/25.

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

Michael D. Mongoven along with representative, Chad Hammond 281 Diamond Ridge Boulevard, Davenport, 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.

ADJOURNMENT:

Minutes: 2:48 pm