



Polk County Polk County Land Use Hearing Officer

Meeting Minutes - Final

January 22, 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:

December 9, 2025, Meeting Minutes

OLD BUSINESS:

1. LDLVAR-2025-58 (Saturn St Variance)

Minutes: CASE FILE # LDLVAR-2025-58 - (Saturn St Variance)

Cimberly Harris, property owner, is requesting a rear accessory structure setback reduction from (10) feet to (2) feet for a shed and a side accessory structure setback from (5) feet to (2) feet for a second shed, in a Residential Suburban (RS) land use district. The property is located at 1910 Saturn Street, south of Skyview Drive, north of Maine Avenue, east of Lakeland, Florida, Section 27, Township 28, Range 24. Erik Peterson, Land Development; presented the case and reported that 33 mailers were sent 10/1/2025, 2 board were posted on 10/31/25 and the legal ad was published in the Polk Sun News on 11/5/25.

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

Cimberly Harris, owner/applicant, was 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 portion of the hearing.

NEW BUSINESS:

AGENDA ITEM:

2. LDLVAR-2025-64 (Cordero ADU Variance)

Minutes: CASE FILE # LDLVAR-2025-64 - (Cordero ADU Variance)

Patricia L. Cordero & Jose A. Rodriguez, property owners, are requesting a variance to construct a new 1,500-square-foot accessory dwelling unit (ADU) which will exceed the 1,000 square foot cap on about 2.13 acres in a Residential Suburban (RS) land use district. The property location is 905 Haymarket Drive, north of Interstate-4 and Walt Williams Road, west of O'Doniel Loop West, east of Old Polk City Road, south of Meadowood Drive, north of the City of Lakeland, in Section 17, Township 27, Range 24.

Erik Peterson, Land Development; presented the case and reported that 30 mailers were sent 1/6/26, with 3 calls and Letter in opposition, 2 board were posted on 12/31/25 and the legal ad was published in the Polk Sun News on 1/7/26.

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

Patricia Cordero, owner/applicant, was available to answer questions and agreed with staff recommendations.

The LUHO opened the public hearing.

Jane Fortune - 1108 Haymarket Dr, states that she is against the ADU, would like the neighborhood to remain the same.

Sam Heard - 1210 Haymarket Dr, states that he is against the ADU, would also like the neighborhood to remain the same, no subdividing the lots.

Laquita Butts- -1007 Haymarket Dr, against the ADU because of the size.

Gary Blankenship - 1223 Haymarket Dr. states that he is against the ADU.

The LUHO closed the public portion of the hearing.

3. LDLVAR-2025-66 (Neal Solivita Phase 5H)

Minutes: CASE FILE # LDLVAR-2025-66 - (Neal Solivita Phase 5H)

Marcos Davila, Applicant, Robert Neal, Christine Neal and Tracy Evens, property owners, requesting a primary structure rear setback reduction from ten (10) feet to seven (7) feet for the installation of a new 22' by 20' solid aluminum roof in a Poinciana Pre-Development of Regional Impact (DRI) #1 Planned Unit Development (PUD) 98-12, Solivita Phase 5H Unit - 1 land use district. The property location at 3799 Via Mazzini CT, north of Solivita Boulevard, south of Village Center Road, east of San Clemente Avenue, west of Marigold Avenue, East of Haines City in Section 15, Township 27, Range 28.

Erik Peterson, Land Development; Presented the case and reported that 26 mailers were sent on 1/6/26, with no response, 1 board was posted on 1/2/26 and the legal ad was published in the Polk Sun News on 1/7/26.

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

The applicant did not show.

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-2025-67 (Greens at Providence)

Minutes: CASE FILE #LDLVAR-2025-67 - (Greens at Providence Variance)

Paulo Carneiro, Applicant, Jagdeep & Raghbir Bhullar, property owners, are requesting a primary structure rear setback reduction from fifteen (15) feet to five (5) feet for the installation of a new insulated solid aluminum roof patio enclosure Planned Unit Development (PUD) 89-10, Greens at Providence Phase Residential Low-4X (RL-4X), land use district. The property location is at 2401 Heritage Green Court, north of Sherbrook Avenue, south of Ronald Reagan Parkway, east of Providence Boulevard, west of Willingham Drive, northeast of the City of Davenport Section 18, Township 26, Range 28..

Erik Peterson, Land Development; Presented the case and reported that 33 mailers were sent on 1/6/26 with 1 opposition, 1 board was posted on 1/2/26 and the legal ad was published in the Polk Sun News on 1/7/26.

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

Raghbir C Bhullar, owner was available to answer questions and agree with staff recommendation.

The LUHO opened the public hearing.

One opposition was received.

The LUHO closed the public portion of the hearing.

5. LDLVAR-2025-68 (Peach Ave Variance)

Minutes: CASE FILE #LDLVAR-2025-68 - (Peach Avenue Variance)

Steven Williams, Applicant, Joan Vazquez, Conception Cruz Benitez, property owners, are requesting a variance to reduce the primary structure side setback in a Residential Suburban (RS), land use district. The property location is 2341 Peach Avenue, south of Peach Ave, east of Thompson Street, west of Stanton Street, east of the city of Auburndale in Section 21, Township 28, Range 25.

Erik Peterson, Land Development; presented the case and reported that 33 mailers were sent on 1/6/26, with no response, 1 board was posted on 12/31/25 and the legal ad was published on 1/7/26.

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

Steve Williams, 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.

6. LDLVAR-2025-69 (Nathani Alcohol Variance)

Minutes: CASE FILE #LDLV-2025-69 (Nathani Alcohol Variance) -

Case was withdrawn

7. LDLVAR-2025-70 (Jimmy Lee Road ADU variance)

Minutes: CASE FILE #LDLV-2025-70 (James Lee Road ADU Variance)

Carl Kelley, property owners, are requesting a variance for an accessory dwelling unit (ADU) larger than 1,000 square feet in a Residential Suburban (RS), land use district. The property location is 40 Jimmy Lee Road, south of CR 542 (K-Ville Ave), east of Lake Arrowhead Drive, west of SR 655 (Recker Highway), north of SR 540 (Winter Lake Road), south of Auburndale, West of Winter Haven, in Section 27, Township 28 and Range 25.

Erik Peterson, Land Development; presented the case and reported that 17 mailers were sent on 1/6/26, with no response, 1 board was posted on 1/5/26 and the legal ad was posted on 1/7/26.

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

Carl Kelley, applicant was available to answer questions and agree with staff recommendations.

The LUHO opened the public hearing.

Ms. Bobbie Walter - 20 Jimmy Lee Rd, states that she is opposing the ADU Variance.

Ms. & Mr. Williamson - 19 Jimmy Lee Rd - stated that she is opposing the ADU Variance.

Mr. Bob Mattie - 36 Jimmy Lee Rd, stated that he is opposing the ADU Variance.

Mr. Carlos Arroyo - 17 Jimmy Lee Rd, states that he is opposing the ADU Variance.

The LUHO closed the public portion of the hearing.

8. LDLVAR-2025-71 (Crystal Beach Road Variance)

Minutes: CASE FILE #LDLV-2025-71 (Crystal Beach Road Variance)

Wesley Holley and Kelly Holley, property owners, are requesting a variance for an accessory structure side setback from five (5) feet to two (2) feet for a carport in a Residential Low-2 (RL-2), land use district. The property location is 5726 Crystal Beach Road, south of Crystal Beach Road, east of Spirit Lake Road, north of Old Bartow Eagle Lake Road, west of the city of Eagle Lake in Section 11, Township 29, Range 25.

Erik Peterson, Land Development; presented the case and reported that 20 mailers were sent on 1/6/26, with no response, 1 board was posted on 12/31/25 and the legal ad was posted on 1/7/26.

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

Wesley Holley, 5726 Crystal Beach Rd 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.

ADJOURNMENT:

Minutes: 2:55