



Polk County Polk County Land Use Hearing Officer

Meeting Minutes - Final

October 23, 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 September 25, 2025

NEW BUSINESS:

AGENDA ITEM:

1. LDLVAR-2025-54 (Wabash Storage Variance) - Withdrawn Application

Minutes: Withdrawn

2. LDLSE-2025-9 (Tiger Creek Road SE)

Minutes: CASE FILE # LDLSE-2025-9

Adalberto Ruiz and Maria Rolón, 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 1402 Tiger Lake Road, north of State Road 60, south of Rawls Road, east of Lake Wales, Florida, in Section 11, Township 30, Range 29.

Erik Peterson, Land Development; presented the case and reported that 17 mailers were sent on 10/1/2025 with no response, 1 board was posted on 9/26/2025, and the legal ad was published in the Polk Sun News on 10/8/2025.

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

Adalberto Ruiz and Maria Rolón, applicants and owners, were 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.

3. LDLSE-2025-10 (Alberto Aguiar Martinez SE)

Minutes: CASE FILE # LDLSE-2025-10

Alberto Aguiar Martinez, owner, is requesting a special exception for a commercial vehicle parking on a Residential Low-1 (RL-1) land use district. The property is located at 2507 Lake Lure Loop North, west of Combee Road South, south of Haywood Street, west of Mount Airy Avenue, north of Black Mountain Way, northeast of the city of Lakeland, Florida, in Section 24, Township 28, Range 21.

Erik Peterson, Land Development; presented the case and reported that 26 mailers were sent on 10/1/2025 with no response, 1 board was posted on 9/26/2025, and the legal ad was published in the Polk Sun News on 10/8/2025.

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

Alberto Aguiar Martinez, applicant, along with Juana Bustos (interpreter), were available to answer questions and agreed with staff recommendations.

The LUHO explained the conditions of approval.

The LUHO opened the public hearing.

There was neither support nor opposition in the audience.

The LUHO closed the public hearing.

4. LDLVAR-2025-33 (Bowling Green Right-of-way)

Minutes: CASE FILE # LDLVAR-2025-33

Nicolas Colorado and Lucia Cedeño, property owners, are requesting a Right of Way (ROW) setback reduction from 65 feet to 20 feet for a retail plaza in a Rural Cluster Center (RCC) land use district. The property is located West of U.S. Highway 17, north of Dixie Boulevard, south of Hillcrest Drive, east of Miner Avenue, north of the city of Bowling Green and Hardee County line, in Section 33, Township 32, Range 25.

Erik Peterson, Land Development; presented the case and reported that 13 mailers were sent on 10/1/2025 with no response, 3 boards were posted on 9/26/2025, and the legal ad was published in the Polk Sun News on 10/8/2025. He proceeded to show a power point presentation, has a recommendation of approval, and stood for questions.

Nicolas Colorado and Lucia Cedeño, applicants and owners, 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.

5. LDLVAR-2025-36 (Wyngate Lane Variance)

Minutes: CASE FILE # LDLVAR-2025-36

Orlando D. Gunn, Sr, property owner, is requesting a side accessory setback reduction from 7 feet to the property line for the construction of a carport in a Residential Suburban (RS) land use district and within PUD 88-14 (Wellington Green PUD). The property is located at 1441 Wyngate Lane, west of Kathleen Road, north of I-4, east and south of Old Polk City Road, west of Sherwood Lakes Boulevard, north of Lakeland, Florida, in Section 17, Township 27, Range 23.

Erik Peterson, Land Development; presented the case and reported that 44 mailers were sent on 10/1/2025 with no response, 1 board was posted on 9/26/2025, and the legal ad was published in the Polk Sun News on 10/8/2025.

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

Orlando D. Gunn, Sr., applicant, 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.

6. LDLVAR-2025-49 (Outdoor Resorts at Orlando)

Minutes: CASE FILE # LDLVAR-2025-49

Daniel Miller, property owner, is requesting a primary structure side setback reduction from five (5) feet to two (2) feet for the installation of a mobile home on approximately 0.07 acres in the Outdoor Resorts at Orlando Subdivision within a Leisure/Recreation-X (L/RX) land use district. The property is located at 9000 Highway 192, north of Interstate 4, south of Irlo Bronson Memorial Highway, east of US Highway 27, west of Daniel Webster Western Beltway, north of Haines City, Florida, in Section 01, Township 25, Range 26.

Erik Peterson, Land Development; presented the case and reported that 15 mailers were sent on 10/1/2025 with no response, 1 board was posted on 10/3/2025, and the legal ad was published in the Polk Sun News on 10/8/2025.

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

Daniel Miller, applicant, 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.

9. LDLVAR-2025-52 (Hudson ADU)

Minutes: CASE FILE # LDLVAR-2025-52

Joseph Hudson, property owner, is requesting a variance to allow a 1,510 square foot accessory dwelling unit (ADU) to exceed the 1,000 square foot cap on approximately 15.03 acres in the Agriculture/Residential Rural-X (A/RRX) land use district. The property is located at 6850 AVT Ranch Road, north of Interstate 4, south of Deen Still Road, east of Moore Road, west of Commonwealth Avenue, north of Polk City, Florida, in Section 05, Township 26, Range 25.

Erik Peterson, Land Development; presented the case and reported that 22 mailers were sent on 10/1/2025 with no response, 1 board was posted on 10/3/2025, and the legal ad was published in the Polk Sun News on 10/8/2025.

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

Joseph Hudson, applicant, 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.

10. LDLVAR-2025-53 (Colman Road Quadplex ROW)

Minutes: CASE FILE # LDLVAR-2025-53

David Norris, P.E. applicant, is requesting a variance for a right-of-way setback reduction from 35 feet to 32 feet and a side yard setback reduction from 15 feet to 10 feet for a four dwelling unit building (quadraplex) in a Community Activity Center (CAC). The property is located at the Northeast corner at the intersection of Coleman Road and Carla Court, east of Deena Way, west of King Road, west of Recker Highway, east of Spirit Lake Road, west of the city of Winter Haven, Florida, in Section 25, Township 28, Range 25.

Erik Peterson, Land Development; presented the case and reported that 17 mailers were sent on 10/1/2025 with no response, 2 boards were posted on 9/30/2025, and the legal ad was published in the Polk Sun News on 10/8/2025. He proceeded to show a power point presentation; has a recommendation of approval and stood for questions .

David Norris, P.E. (Norris Engineering), applicant, 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.

11. LDLVAR-2025-59 (Old Medulla Road ROW)

Minutes: CASE FILE # LDLVAR-2025-59

Mark McDonald PSM, applicant, Tower Homes LLC, owner, are requesting a variance for a right-of-way setback reduction from 35 feet to 28 feet for a single-family dwelling in a Residential Low-4 (RL-4) land use district. The property is located at the Northeast corner on the intersection of Old Medulla Road and Windee Avenue, east of Airport Perimeter East, west of Clements Road, west of Waring Road, east of Lakeland Linder International Airport, north, east, and south of the city of Lakeland, Florida, in Section 03, Township 29, Range 23.

Erik Peterson, Land Development; presented the case and reported that 14 mailers were sent on 10/1/2025 with no response, 2 boards were posted on 9/30/2025, and the legal ad was published in the Polk Sun News on 10/8/2025. He proceeded to show a power point presentation; has a recommendation of approval and stood for questions.

Mark McDonald, applicant, 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.

7. LDLVAR-2025-50 (Sitar Indian American Buffet Alcohol Variance)

Minutes: Withdrawn

Minutes: Withdrawn

8. LDLVAR-2025-51 (James Hustead Dr Variance)

Minutes: CASE FILE # LDLVAR-2025-51

Kathryn Findley, owner, is requesting a variance to allow an accessory structure to be larger than the primary structure in an Agriculture/Residential Rural-X (A/RRX) land use district. The property is located at 74 James Hustead Drive, south of Crooked Lake, north of Seminole Road, south of the Town of Hillcrest Heights, Florida, in Section 31, Township 30, Range 28.

Erik Peterson, Land Development; presented the case and reported that 14 mailers were sent on 10/1/2025 with no response, 2 boards were posted on 9/26/2025, and the legal ad was published in the Polk Sun News on 10/8/2025.

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

Kathryn Findley, applicant, 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.

Minutes: CASE FILE # LDLVAR-2025-52

Joseph Hudson, property owner, is requesting a variance to allow a 1,510 square foot accessory dwelling unit (ADU) to exceed the 1,000 square foot cap on approximately 15.03 acres in the Agriculture/Residential Rural-X (A/RRX) land use district. The property is located at 6850 AVT Ranch Road, north of Interstate 4, south of Deen Still Rtoad, east of Moore Road, west of Commonwealth Avenue, north of Polk City, Florida, in Section 05, Township 26, Range 25.

Erik Peterson, Land Development; presented the case and reported that 22 mailers were sent on 10/1/2025 with no response, 1 board was posted on 10/3/2025, and the legal ad was published in the Polk Sun News on 10/8/2025.

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

Joseph Hudson, applicant, 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: 2:26 pm