



Polk County Planning Commission

Meeting Minutes - Final-revised

November 05, 2025 Regular Planning Meeting

Call Agenda Workshop to Order 8:50 a.m.

Minutes: The workshop of the Polk County Planning Commission was called to order at 8:50 a.m. by the Chair, Merle Bishop, on Wednesday, November 5, 2025, in the County Commission Boardroom, Administration Building. In attendance were the following members: Michael Schmidt, Mike Hickman, Angel Sims, Cyndi Jantomaso, Kevin Updike and Robert Beltran. Also, Linda Schultz, Planning Commission alternate. Also, present were Sandra Howard, Deputy County Attorney, Erik Peterson, Chanda Bennett, Robert Bolton, JP Sims, Kyle Rogus, Andrew Grohowski and Ian Nance of Land Development, and Lyndsay Yannone, recording secretary.

Call Public Hearing to Order 9:00 a.m. Or as soon thereafter as the particular case may be heard 9:00 a.m.

Minutes: The workshop of the Polk County Planning Commission was called to order at 9:00 a.m. by the Chair, Merle Bishop, on Wednesday, November 5, 2025, in the County Commission Boardroom, Administration Building. In attendance were the following members: Michael Schmidt, Mike Hickman, Angel Sims, Cyndi Jantomaso, Kevin Updike and Robert Beltran. Also, Linda Schultz, Planning Commission alternate. Also, present were Sandra Howard, Deputy County Attorney, Erik Peterson, Chanda Bennett, Robert Bolton, JP Sims, Kyle Rogus, Andrew Grohowski and Ian Nance of Land Development, and Lyndsay Yannone, recording secretary.

Roll Call / Attendance

Present	Linda Schultz, Vice Chair Mike Hickman, Mike Schmidt, Robert Beltran, Chair Merle Bishop, Kevin Updike, Cyndi Jantomaso, and Angelic Sims
Excused	Adam Bass, and Brooke Agnini

Pledge of Allegiance

Approve Minutes

Continued

Reordering of the Agenda - Prior to beginning the Business of the Planning Commission, the Commission may reorder the Agenda.

1) Reorder Agenda

a) At the discretion of the Planning Commission members, a lunch break may be called if the hearing of cases goes beyond 12:00 p.m.

2) Considerations of items to be withdrawn, deferred, or continued.

LDCU-2025-21 Stericycle Reconstruction on Maine Avenue - Continued

LDSPD-2025-7 (Skyview Drive SPD) - Continued to December

Explanation of General Procedures

Explanation of Quasi-Judicial Proceedings

Voir Dire of Expert Witnesses

Staff Resumes

Agenda Item

New Business

1. LDCU-2025-27 (PRWC Wells #9 and #14)

Minutes: Polk Regional Water Cooperative, applicant, and owner are requesting a Conditional use approval of two additional Lower Floridan Aquifer raw water wells sites to a previous approval of a potable water treatment facility with two one-million-gallon storage tanks, and five (5) separate Lower Floridan Aquifer raw water wells Well site #9 is on the southwest corner of Mary Moser and Walk-in-Water Road, south of Dixie Street, Lane in Section 5, Township 31, Range 29 and well site #14 will be located on the west side of Lake Walk-in-Water Road approximately 800 feet south of State Road 60 in Section 8, Township 30, Range 29.

Erik Peterson, Land Development, introduced the case and reported 33 mailers sent to area property owners on October 22, 2025, three (3) signs posted on the property on October 2, 2025 and a legal advertisement was published in Polk Sun on October 22, 2025. No response from the public.

Erik Peterson, Land Development, presented a Power Point presentation with a recommendation of approval with a condition.

Staff is recommending approval.

Mr. Chair opened the public portion.

No one from public to speak.

Approved

RESULT:	APPROVED
MOVER:	Robert Beltran
SECONDER:	Mike Hickman
AYE:	Hickman, Schmidt, Beltran, Bishop, Updike, Jantomaso, and Sims
Excused:	Schultz, Bass, and Agnini
Absent:	Heath

2. LDCU-2025-20 (Reynolds CU)

Minutes: Kelsey Reynolds, applicant, and Grant Alan Reynolds & Kelsey Alyssa Culm, owners, is requesting a Conditional Use approval for a mobile home to be located on ±3.75 acres within a Residential Low-1 land use district. The subject site is located at 720 Reynolds Road, south of US Highway 92 and County Highway 542, east of Combee Road South, North of Skyview Drive, west of Saddlebag Lane, east of the City of Lakeland in Section 23, Township 28, Range 24.

Andrew Grohowski, Land Development, introduced the case and reported 34 mailers sent to are property owners on October 22, 2025, one (1) sign posted on the property on October 22, 2025, and a legal advertisement was published in Polk Sun on October 22, 2025. 2 emails in oppositio & 1 phone call in opposition.

Andrew Grohowski, Land Development, presented a Power Point presentation with a recommendation of approval with a condition.

Staff is recommending approval.

So, the proposed mobile home will meet all setback requirements in the R01 Land Use District and utilize a shared driveway easement for the property.

Directly to the south, two mobile home parks, the village of Lakeland and Anglers Cove, are less than a quarter mile from the subject site off Reynolds.

So has a mobile home been located adjacent to the subject parcel?

Or if the property was greater than 5 acres, additional approval by the planning commission would not be necessary.

The proposal is consistent with the LVC and comprehensive plan as well as compatible with surrounding uses.

Mr. Chair opened the public portion.

No one from public to speak.

Approved

RESULT:	APPROVED
MOVER:	Robert Beltran
SECONDER:	Mike Hickman
AYE:	Schultz, Hickman, Schmidt, Beltran, Bishop, Updike, and Agnini
Excused:	Heath, and Bass

3. LDCU-2025-22 (Robert Weed MH)

Minutes: Linda Campbell, applicant, Robert Weed, owner, is *requesting a Conditional Use* approval for a mobile home to be located on ±1.88 acres within a Residential Low-4 (RL-4) future land use district. The subject site is located north of Highway 540, south of Coleman Road, east of Spirit Lake Road, west of Recker Highway in Section 31, Township 28, Range 26.

Kyle Rogus, Land Development, introduced the case and reported 60 mailers sent to area property owners on October 22, 2025, one (1) sign posted on the property on October 20, 2025, and a legal advertisement was published in Polk Sun on October 22, 2025. No response from the public.

Kyle Rogus, Land Development, presented a Power Point presentation with a recommendation of approval with a condition.

The proposed request is consistent with the Land Development Building comprehensive plan and with that I would stand for questions.

Mr. Chair opened the public portion.

No one from public to speak.

Approved

RESULT:	APPROVED
MOVER:	Mike Hickman
SECONDER:	Angelic Sims
AYE:	Schultz, Hickman, Schmidt, Beltran, Bishop, and Agnini
NAY:	Updike
Excused:	Bass
Absent:	Heath

4. LDCU-2025-14 (Laura Downs MH)

Minutes: Laura Downs, applicant, 319 Josh Property LLC., owner, is requesting a Conditional Use approval for a mobile home to be located on ±2.45 acres within a Residential Suburban (RS) future land use district. The subject site is located north of Winter Lake Road, south of US Highway 92, east of Combee Road, west of Thornhill Road in Section 24, Township 28, Range 24.

Kyle Rogus, Land Development, introduced the case and reported 30 mailers sent to area property owners on October 22, 2025, one (1) signs posted on the property on October 20, 2025, and a legal advertisement was published in Polk Sun on October 22, 2025. No response from the public.

Kyle Rogus, Land Development, presented a Power Point presentation with a recommendation of approval with a condition.

The proposed request is consistent with the Land Development Building comprehensive plan

and with that I would stand for questions.

Mr. Chair opened the public portion.

No one from public to speak.

Approved

RESULT:	APPROVED
MOVER:	Mike Hickman
SECONDER:	Angelic Sims
AYE:	Schultz, Beltran, Bishop, Updike, and Agnini
NAY:	Hickman, and Schmidt
Excused:	Bass
Absent:	Heath

5. LDCU-2025-16 (Childcare Center CU)

Minutes: Mohammed Alahi, applicant, Mahf INC, Mohammed Alahi, Selina Ali, owner, are requesting a Conditional Use approval for a Childcare Center to be located in the Residential Low-3 land use district on approximately 0.44 acres +/- within the Transit Supportive Development Area (TSDA). The subject site is located at 2445 Main Street, north of Polk Parkway, south of Interstate 4, east of Florida Avenue, west of Thornhill Road in Section 16, Township 28, Range 24.

Kyle Rogus, Land Development, introduced the case and reported 63 mailers sent to area property owners on October 22, 2025, one (1) sign posted on the property on October 20, 2025, and a legal advertisement was published in Polk Sun on October 22, 2025. No response from the public.

Kyle Rogus, Land Development, presented a Power Point presentation with a recommendation of approval with a condition.

Chair opened the public portion.

No one from public to speak.

Approved

RESULT:	APPROVED
MOVER:	Mike Schmidt
SECONDER:	Robert Beltran
AYE:	Schultz, Hickman, Schmidt, Beltran, Bishop, Updike, and Agnini
Excused:	Bass
Absent:	Heath

6. LDPD-2025-10 (Southern Storage TAD)

Minutes: Southern Storage, LLC., applicant, and Herman and Paulette Chin Loy, owners, are requesting a Transitional Area District request for the expansion of an existing self- storage

facility on approximately 9.40 +/- acres in the Residential Low-1 (RL-1) future land use designation located within the Urban Growth Area (UGA). The subject property is located at 1410 Lanier Road, west and south of US Highway 98, north of Banana Road, east of Park Byrd Road, in Section 11, Township 27, Range 23.

Ian Nance, Land Development, introduced the case and reported 17 mailers sent to area property owners on October 22, 2025, one (1) sign posted on the property on October 20, 2025, and a legal advertisement was published in Polk Sun on October 22, 2025. No response from the public.

Ian Nance, Land Development, presented a Power Point presentation with a recommendation of approval with a condition.

Ian Nance stated, this application meets the standards for TADs.

And self-storage facilities are found in LDC section 3 and 3. This is a newer Google Earth photo.

The application meets the relevant standards of Comprehensive Plan and Land Development Code and staff recommends approval.

Chair opened the public portion.

No one from public to speak.

Approved

RESULT:	APPROVED
MOVER:	Mike Schmidt
SECONDER:	Kevin Updike
AYE:	Schultz, Hickman, Schmidt, Beltran, Bishop, Updike, and Agnini
Excused:	Bass
Absent:	Heath

7. LDCD-2025-6 (Hamilton Road Sub-district)

Minutes: Peterson & Myers, P.A., applicant, and Ruthven Green LLC, owner, are requesting a Future Land Use Map sub-district change from Business Park Center-1 (BPC-1) to Business Park Center-2 (BPC-2) on approximately 8.1 +/- acres in the Urban Growth Area (UGA). The subject property is located south of Drane Field Road, north of Medulla Road, east of County Line Road, west of the City of Lakeland in Section 6, Township 29, Range 23.

Aleya Inglima, Land Development, introduced the case and reported 26 mailers sent to area property owners on October 22, 2025, three (3) signs posted on the property on October 20, 2025, and a legal advertisement was published in Polk Sun on October 22, 2025. No response from the public.

Aleya Inglima, Land Development, presented a Power Point presentation with a recommendation of approval with a condition.

Mr. Chair opened the public portion.

Mr. Adams stated, my concern has been continually, and I've been dealing with this issue with roofing.
And they run electric is the lighting that they put on their rental lighting apparently is what they told me.

I'm approaching 70 and yeah, get in front of somebody, let their flights on and that's what we're dealing with.

Mr. Chair closed the public portion.

Approved

RESULT:	APPROVED
MOVER:	Kevin Updike
SECONDER:	Mike Hickman
AYE:	Schultz, Hickman, Schmidt, Beltran, Bishop, Updike, and Agnini
Excused:	Bass
Absent:	Heath

8. LDCPAL-2025-9 (US 98 ECX CPA Text Amendment)

Minutes: An ordinance of the Polk County Board of County Commissioners regarding **LDCPAL-2025-9**, an amendment to the Polk County Comprehensive Plan, Amending Section 2.131-R, Policy 2.131-RA4 for the US 98 Selected Area Plan (SAP) to allow over 30% of the Employment Center (ECX) to be commercial and personal services when approved by a Conditional Use; providing for severability; and providing for an effective date.

Mr. Chair opened the public portion.

No one from public to speak.

Approved

RESULT:	APPROVED
MOVER:	Robert Beltran
SECONDER:	Cyndi Jantomaso
AYE:	Schultz, Hickman, Beltran, Bishop, Updike, and Agnini
NAY:	Schmidt
Excused:	Bass
Absent:	Heath

9. LDCT-2025-20 (US 98 ECX LDC Text Amendment)

Minutes: An ordinance of the Polk County Board of County Commissioners regarding Land Development Code amendment **LDCT-2025-20**, amending Ordinance No. 00-09, as amended, the Polk County Land Development Code to amend Chapter 4 Section 401.04 for the US 98 Selected Area Plan (SAP) to allow over 30% retail and personal services in Employment

Center (ECX) when approved by a Level 3 Conditional Use; providing for severability; and providing for an effective date.

Approved

RESULT:	APPROVED
MOVER:	Mike Hickman
SECONDER:	Robert Beltran
AYE:	Schultz, Hickman, Beltran, Bishop, Updike, and Agnini
NAY:	Schmidt
Excused:	Bass
Absent:	Heath

10. LDCPAS-2025-26 (Natural Encounters CPA)

Minutes: An ordinance of Polk County, Florida adopting **LDCPAS-2025-26**, an amendment to the Polk County Comprehensive Plan (Ordinance 92-36) as amended; modifying the Future Land Use Map designation on 33 +/- acres from Agricultural/Residential Rural (A/RR) to Leisure/Recreation (L/R), located south of State Road 540 (Cypress Gardens Boulevard), east of County Road 540A, west of US Highway 27, and north of Thompson Nursery Road, surrounded by the city limits of Winter Haven, in Section 17, Township 29, Range 24; providing for severability; and providing for an effective date.

JP Sims, Land Development, introduced the case and reported 69 mailers sent to area property owners on October 22, 2025, one (1) sign posted on the property on October 20, 2025, and a legal advertisement was published in Polk Sun on October 22, 2025. No response from the public.

JP Sims, Land Development, presented a Power Point presentation with a recommendation of approval with a condition.

Residential uses and it is consistent with our confidence plan and land build code. As I said before there is the mechanism from the DRI for why we're having to do this in the first place.

Mr. Chair opened the public portion.

No one from public to speak.

Approved

RESULT:	APPROVED
MOVER:	Mike Schmidt
SECONDER:	Angelic Sims
AYE:	Schultz, Hickman, Schmidt, Beltran, Bishop, Updike, and Agnini
Excused:	Bass
Absent:	Heath

11. LDCT-2025-18 (Natural Encounters LDC Text Amendment)

Minutes: An ordinance of the Polk County Board of County Commissioners regarding Land Development Code amendment **LDCT-2025-18**, amending Ordinance No. 00-09, as amended, the Polk County Land Development Code to amend Appendix E Parcel Specific Comprehensive Plan Amendments with Conditions to add standards for development on property subject to LDCPAS-2025-26 and located north of Thompson Nursery Road, south of State Road 540, west of US Highway 27, and east of County Road 540A, surrounded by Winter Haven City Limits, in Section 17, Township 29, and Range 24; providing for severability; and providing for an effective date.

Approved

RESULT:	APPROVED
MOVER:	Kevin Updike
SECONDER:	Mike Schmidt
AYE:	Schultz, Hickman, Schmidt, Beltran, Bishop, Updike, and Agnini
Excused:	Bass
Absent:	Heath

12. LDCPAS-2025-16 (Osprey Creek CPA)

Minutes: An ordinance of Polk County, Florida adopting **LDCPAS-2025-16**, an amendment to the Polk County Comprehensive Plan (Ordinance 92-36) as amended; modifying the Future Land Use Map designation on 17.48 +/- acres from Development of Regional Impact (DRI) to Residential Low (RL-1) in the Poinciana Master Plan, located south and east of Marigold Avenue, west of Osceola County Line, and north of County Road 542 (Lake Hatchineha Road), east of the city limits of Haines City, in Section 01, Township 28, Range 28; providing for severability; and providing for an effective date.

JP Sims, Land Development, introduced the case and reported 28 mailers sent to area property owners on October 22, 2025, one (1) sign posted on the property on October 21, 2025, and a legal advertisement was published in Polk Sun on October 22, 2025. No response from the public.

JP Sims, Land Development, presented a Power Point presentation with a recommendation of approval with a condition.

Residential uses and it is consistent with our confidence plan and land build code. As I said before there is the mechanism from the DRI of why we're having to do this in the first place. With that stop the same question.

Mr. Chair opened the public portion.

No one from public to speak.

Approved

RESULT:	APPROVED
MOVER:	Kevin Updike
SECONDER:	Robert Beltran
AYE:	Schultz, Hickman, Schmidt, Beltran, Bishop, Updike, and Agnini

Excused:	Bass
Absent:	Heath

13. LDCPAS-2025-27 (Highway 542 E Property CPA)

Minutes: An ordinance of Polk County, Florida adopting **LDCPAS-2025-27**; an amendment to the Polk County Comprehensive Plan, Ordinance 92-36, as amended, modifying the Future Land Use Map Designation on 12.64+/- acres from Residential-Suburban (RS) to Business-Park Center (BPC) in the Suburban Development Area (SDA). The site is located south of Highway 92 East, west of Old Dixie Highway, north of County Road 542 East, east of Reynolds Road, west of the City of Auburndale, in Section 13, Township 28, Range 24; providing for severability; and providing for an effective date.

Mark Bennett, Land Development, introduced the case and reported 21 mailers sent to area property owners on October 22, 2025, two (2) signs posted on the property on October 20, 2025, and a legal advertisement was published in Polk Sun on October 22, 2025. No response from the public.

Mark Bennett, Land Development, presented a Power Point presentation with a recommendation of approval with a condition.

Mr. Chair opened the public portion.

No one from public to speak.

Approved

RESULT:	APPROVED
MOVER:	Kevin Updike
SECONDER:	Angelic Sims
AYE:	Schultz, Hickman, Schmidt, Beltran, Bishop, Updike, and Agnini
Excused:	Bass
Absent:	Heath

14. LDCD-2025-7 (Highway 542 E Property District Change)

Minutes: An ordinance of the Polk County Board of County Commissioners regarding the adoption of **LDCD-2025-7**, an amendment to the Polk County Land Development Code sub-district map (Ordinance 01-69), as amended; amending the sub-district map to change 12.64 acres from Business Park Center-1 (BPC-1) to Business Park Center-2 (BPC-2), located south of Highway 92 east, west of Old Dixie Highway, north of County Road 542 East, east of Reynolds Road, west of the City of Auburndale, in Section 13, Township 28, Range 24; providing for severability; and providing for an effective date.

Mark Bennett, Land Development, introduced the case and reported 21 mailers sent to area property owners on October 22, 2025, two (2) signs posted on the property on October 20, 2025, and a legal advertisement was published in Polk Sun on October 22, 2025. No response from the public.

Mark Bennett, Land Development, presented a Power Point presentation with a

recommendation of approval with a condition.

Mr. Chair opened the public portion.

No one from public to speak.

Approved

RESULT:	APPROVED
MOVER:	Kevin Updike
SECONDER:	Angelic Sims
AYE:	Schultz, Hickman, Schmidt, Beltran, Bishop, Updike, and Agnini
Excused:	Heath, and Bass

15. LDCPAS-2025-25 (Lk Marion Crk & Pine St CC CPA)

Minutes: An Ordinance of the Polk County board of county commissioners regarding the adoption of **LDCPAS-2025-25**, an amendment to the Polk County Comprehensive Plan, Ordinance 92-36, as amended, to change the Future Land Use designation on a total of 1.58± acres, from Development of Regional Impact (DRI) to Convenience Center-X (CCX). The subject property is located on the east side of Lake Marion Creek Drive, south side of Pine Street, west of Hemlock Avenue, north of Marigold Avenue, east of Haines City in Section 03, Township 28, Range 28; providing for severability; and providing for an effective date.

Robert Bolton, Land Development, introduced the case and reported 58 mailers sent to area property owners on October 22, 2025, two (2) signs posted on the property on October 22, 2025, and a legal advertisement was published in Polk Sun on October 22, 2025. No response from the public.

Robert Bolton, Land Development, presented a Power Point presentation with a recommendation of approval with a condition.

All this will wind up whether they take it through a amendment and take it to preservation or what has not been decided at this point in time.

But the original plan.

This is a 14-acre commercial tract here that will be going to the park.

This area was originally intended to have some level of commercial support for the residents.

So that also gives substance to take a nonresidential land use of church and be able to provide the commercial support to that area through a transfer.

Site is service utility wise by Toho for both water and storm wastewater.

This is going to be for Vales Metro deal use so schools will not be impacted. There's good response time from sheriffs.

I'm showing little how the park which is a smaller park because the park to the west hasn't been fully designated as a park, they are fully serviced and does have full public services.

The request future land use Designation changed from DRI to Convenience center on approximately 1.5 acres the site was originally designated the church.

The west side of Lake Marion had a larger commercial.

The location is at the intersection of two collector roads and meets the location criteria for the

commercial center.

The request is combat consistent with a comprehensive plan and land development code that I'll stand questions those commissioners have any.

Mr. Chair opened the public portion.

No one from public to speak.

Approved

RESULT:	APPROVED
MOVER:	
SECONDER:	
AYE:	Schultz, Hickman, Schmidt, Beltran, Bishop, Updike, and Agnini
Excused:	Bass
Absent:	Heath

16. LDCPAS-2025-17 (Braddock Rd & Berkley Rd NAC CPA)

Minutes: An Ordinance of the Polk County board of county commissioners regarding the adoption of **LDCPAS-2025-17**, an amendment to the Polk County Comprehensive Plan, Ordinance 92-36, as amended, to change the Future Land Use designation on a total of 7.95± acres, from Residential Low (RL) to Neighborhood Activity Center (NAC) and a text amendment to Appendix 2.135 Parcel Specific Future Land Use Map Amendments with Conditions to reference that the parcel subject to this case had development conditions in Appendix E of the Land Development Code (LDCT-2025-19). The subject property is located east of the Polk Parkway (SR 570), north side of Braddock Road, west side of Berkley Road (SR 655), south of Gapway Road and adjacent to the city of Auburndale to the east, with Auburndale in close proximity to the north, west and south in Section 28, Township 27, Range 25; providing for severability; and providing for an effective date.

Robert Bolton, Land Development, introduced the case and reported 13 mailers sent to area property owners on October 22, 2025, four (4) signs posted on the property on October 22, 2025, and a legal advertisement was published in Polk Sun on October 22, 2025. 2 emails in opposition & 1 phone call in opposition.

Robert Bolton, Land Development, presented a Power Point presentation with a recommendation of approval with a condition.

LDCPAS-2025-17, a future land use map and text amendment from residential load Neighborhood Activity center with a comprehensive plan tax Amendment to Section 2.135 part specific land use map amendment the conditions to reference the subject site as development conditions part of the Land Development code tax amendment LDCT2025 19 Appendix E adding emissions if you will and limitation of.

Uses within the NAC district.

These will be presented together but need separate actions.

Shelton Rice. I'm an attorney with the law firm Peterson and Myers.

I think Mr. Bolton did an excellent job again, summarizing this case, summarizing the components and the.

I have a brief presentation. I promise I'll try to be brief.

But we'll go through a little bit.

About really what's happened over the last 15, 16 years in this area. There's some history here. There are some other things going on, but there's been significant changes. And I think it's very relevant.

The decision that we're asking you to make today.

7.95 acres is about an 80 for traction is consistent with kind of the sizing that's complicated.

The comprehensive plan, the neighborhood activity center.

Future land use designation.

It's at the intersection of Braddock and Berkeley Road. I'll talk a little bit more about that as we get into this.

But those are two remaining roads, signalized intersections. And this is a significant corner.

It's within, as was mentioned, half a mile to a mile of and do interchange. The was built at Polk Parkway.

That we have compatible uses so that as things Develop in the city or the county near the boundaries, things are consistent, compatible with one another.

We're primarily focused on the efficient utilization and provision of municipal services. You know, utility lines, water and wastewater.

Let's make sure we're on the same.

Page so that we do things efficiently.

Current future land use designation is residential load. A little bit more about this.

You've seen this, a neighborhood activity center. What is it intended to do?

It's intended to provide the shopping need for residents within the immediate surrounding area.

So, this isn't a regional activity center.

This isn't contemplated by substantial industrial development.

Mr. Chair opened the public portion.

No one from public to speak.

Approved

RESULT:	APPROVED
MOVER:	Angelic Sims
SECONDER:	Mike Hickman
AYE:	Schultz, Hickman, Beltran, Bishop, Updike, and Agnini
NAY:	Schmidt
Excused:	Bass
Absent:	Heath

17. LDCT-2025-19 (Braddock Rd & Berkley Rd LDC Text Amendment

Minutes: An ordinance of the Polk County Board of County Commissioners regarding Land Development Code amendment **LDCT-2025-19**, amending Ordinance No. 00-09, as amended, the Polk County Land Development Code, to amend Appendix E, Section E105, Parcel Specific Comprehensive Plan Amendments with Conditions limiting allowable uses within the NAC, providing for development block and increased buffering requirements on property subject to LDCPAS-2025-25. The subject property is located east of the Polk Parkway (SR 570), north

side of Braddock Road, west side of Berkley Road (SR 655), south of Gapway Road and adjacent to the city of Auburndale to the east, with Auburndale in close proximity to the north, west and south in Section 28, Township 27, Range 25; providing for severability; and providing for an effective date.

Approved

RESULT:	APPROVED
MOVER:	Angelic Sims
SECONDER:	Kevin Updike
AYE:	Schultz, Hickman, Beltran, Bishop, Updike, and Agnini
NAY:	Schmidt
Excused:	Heath, and Bass

18. LDPD-2025-9 (The Highlands Club PD)

Minutes: Bart Allen., applicant, and Lakeland Farms Inc., Suzanne M. Ellsworth, Suz Investment Corporation & Michellesworth, Inc., Taramor Properties, Inc., William & Grey, Inc. and Wogan S. Badcock, III & Michelle E. Badcock, owners, are requesting Planned Development approval for 747 single-family homes on 50' and 130' wide lots on approximately 300 +/- acres in the Residential Low-1 (RL-1) and Residential Low-2 (RL-2) future land use designation located within the Urban Growth Area (UGA) and Transit Supportive Development Area (TSDA). The subject property is located west of US Highway 98, south of Crews Lake Drive, west of Yarborough Lane, south of County Road 540-A, east of McCall Road and northwest of the City of Bartow in Sections 22 & 27, Township 29, Range 24.

Andrew Grohowski, Land Development, introduced the case and reported 95 mailers sent to area property owners on October 22, 2025, fourteen (14) signs posted on the property on October 22, 2025, and a legal advertisement was published in Polk Sun on October 22, 2025. 7 emails in opposition & 1 phone call in opposition.

Andrew Grohowski, Land Development, presented a Power Point presentation with a recommendation of approval with a condition.

Since they're meeting that section of the main Development Code, they're likely needing to extend that line.

Bart Allen, Peterson and Myers, applicant, spoke and presented a power point.

And I'll touch on some other things that relate to transportation in a moment but just wanted to one to highlight that as well that, that he is involved but not here this morning.

Mr. Chair opened public portion.

Several people from the public in opposition spoke on topics:

I had the pleasure of representing the Touchstone project as that came through the process. That's the project that was referencing you into our east.

That project extended this green line here with a partnership with Polk County Utilities, extended new utility lines down right to the corner of the site on and down past the primary

entrances and into their project.

Wind Meadows provides connectivity all the way out to the periphery.

When we've had fire trucks come through.

There's a safety issue with that number coming through.

It just sets an unprecedented issue for the quality of life for that neighborhood.

The children within our community neighborhood are waiting there for the school bus.

The other issue that I have is the retention pond area. So, we have seven lots within our retention pond.

One issue is the safety of the students that live within the community because there's a school bus Stop, which it's right at the community where everyone is entering and exiting the community.

The kids are all there early at 8 in the morning and people are.

Mr. Allen answered some questions from the public.

Mr. Chair closed public portion.

Approved

RESULT:	APPROVED
MOVER:	Linda Schultz
SECONDER:	Mike Hickman
AYE:	Schultz, Beltran, Bishop, Updike, Jantomaso, and Sims
NAY:	Schmidt
Excused:	Hickman, Bass, and Agnini
Absent:	Heath

19. LDCT-2025-22 (Recovery Residences)

Minutes: An ordinance of the Polk County Board of County Commissioners regarding Land Development Code amendment **LDCT-2025-22**, amending Ordinance No. 00-09, as amended, the Polk County Land Development Code, the use tables in chapter 2, chapter 4, and chapter 5 to add large group homes into residential future land use districts; amending chapter 10, definitions, to add recovery residences to conform with state statute; providing for severability; and providing for an effective date.

Approved

RESULT:	APPROVED
MOVER:	Mike Hickman
SECONDER:	Kevin Updike
AYE:	Schultz, Schmidt, Beltran, Bishop, Updike, and Agnini
Excused:	Bass
Absent:	Heath, and Hickman

Comprehensive Plan update

LPA Rep for AHAC

Adjournment