



Polk County Planning Commission

Meeting Minutes - Final

January 07, 2026 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, January 7, 2026, in the County Commission Boardroom, Administration Building. In attendance were the following members: Julie Jackson, Mike Hickman, Angel Sims, Cyndi Jantomaso, Brooke Agnini and Robert Beltran. Also, Kevin Updike Planning Commission alternate. Also, present were Sandra Howard, Deputy County Attorney, Ben Ziskal, Erik Peterson, Chanda Bennett, Robert Bolton, 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, January 7, 2026, in the County Commission Boardroom, Administration Building. In attendance were the following members: Julie Jackson, Mike Hickman, Angel Sims, Cyndi Jantomaso, Brooke Agnini and Robert Beltran. Also, Kevin Updike Planning Commission alternate. Also, present were Sandra Howard, Deputy County Attorney, Ben Ziskal, Erik Peterson, Chanda Bennett, Robert Bolton, Kyle Rogus, Andrew Grohowski and Ian Nance of Land Development, and Lyndsay Yannone, recording secretary.

Roll Call / Attendance

Present	Vice Chair Mike Hickman, Robert Beltran, Chair Merle Bishop, Kevin Updike, Brooke Agnini, Secretary Cyndi Jantomaso, and Angelic Sims
Absent	Adam Bass

Pledge of Allegiance

Approve Minutes

Meeting Minutes October 1, 2025

Meeting Minutes November 5, 2025

Meeting Minutes December 3, 2025

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2) Considerations of items to be withdrawn, deferred, or continued.

LDCPAS-2025-32 Kathleen and Duff NAC CPA Continued to February 4, 2026

Explanation of General Procedures

Voir Dire of Expert Witnesses

Staff Resumes

Agenda Item

Explanation of Quasi-Judicial Proceedings

New Business

1. LDCU-2025-24 (Alexander MH)

Minutes: Helen Alexander, applicant, and Jimmy, Helen, & Joseph Alexander (Estate of S. J. Alexander), owners, are requesting a Conditional approval for a Mobile Home to be permitted on ±0.13 acres within a Residential Medium Future Land Use District. The subject site is located at 717 Henry Street, south of Havendale Boulevard and Derby Avenue, west of Hobbs Road, north of Lincoln Court, and southeast of the City of Auburndale in Section 14, Township 28, Range 25.

Andrew Grohowski, Land Development, introduced the case and reported 47 mailers sent to area property owners on December 22, 2025, one (1) sign posted on the property on December 19, 2025, and a legal advertisement was published in Polk Sun on December 24, 2025. No response from the public.

Motion to expedite- M- Belton 2nd- Hickman

Mr. Chair asked if anyone from public was to speak in favor or opposition.

Mr. Chair opened public portion.

No one spoke from public.

Mr. Chair closed public portion.

1. 25-2423 LDCU-2025-24 (Alexander MH) - Motion to expedite- M- Belton 2nd-Hickman

RESULT:	APPROVED
MOVER:	Robert Beltran
SECONDER:	Mike Hickman
AYE:	Hickman, Beltran, Bishop, Agnini, Jantomaso, Sims, and Jackson

2. LDCU-2025-25 (Hudson MH)

LDCU-2025-25 (Hudson MH) - Continued to February 4, 2026

3. LDCU-2025-28 (Pine Street Retail)

Minutes: Sloan Engineering, applicant, and K&M Homes Investments Inc., owner, are *requesting* a Conditional Use request for a 10,640 sq. ft. commercial retail establishment on 1.58 +/- acres located in the Convenience Center (CC) Future Land Use District. The subject site is located on the east side of Lake Marion Creek Drive, south of Pine Street, west of Hemlock Avenue, north of Marigold Avenue, east of the City of Haines City, in Section 03, Township 28, Range 28.

Aleya Inglima, Land Development, introduced the case and reported 58 mailers sent to area property owners on December 22, 2025, two (2) signs posted on the property on December 19, 2025, and a legal advertisement was published in Polk Sun on December 24, 2025. No response from the public.

Mr. Chair asked about the conditions being proposed for designing the Dollar General.

Aleya stated the applicant agreed to the conditions to the different prototype.

Applicant, Sam Medina, spoke and stated this was a different prototype, and agreed with staff.

Mr. Chair opened public portion.

No one spoke from public.

Mr. Chair closed public portion.

3. 25-2458 LDCU-2025-28 (Pine Street Retail)

RESULT:	APPROVED
MOVER:	Cyndi Jantomaso
SECONDER:	Robert Beltran
AYE:	Hickman, Beltran, Bishop, Agnini, Jantomaso, Sims, and Jackson

4. LDCU-2025-33 (CU 00-27M Modification)

Minutes: Matt Mouncey, applicant, and Highland Sand LLC., owner, are *requesting* a Major Modification to existing Conditional Use (CU) 00-27M for a ±70.00-acre located in the Agriculture/Residential Rural-X (A/RRX) future Land Use, expansion of non-phosphate mining. The expansion is to allow an increase in depth of mining activity and mining method (hydraulic dredging) in a portion of the approved mine and add a sand processing plant with ancillary infrastructure on site. The subject site is located north of Scenic Highway, south of State Road 60, east of US Highway 27, west of Walk in Water Road in Section 17, Township 30, Range 28.

Kyle Rogus, Land Development, introduced the case and reported 15 mailers sent to area property owners on December 22, 2025, thirteen (13) signs posted on the property on December 19, 2025, and a legal advertisement was published in Polk Sun on December 24, 2025. No response from the public.

Julie Jackson, member, asked about the times of operation.

Mike Hickman, member, asked about truck trips along with the activity.

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

Bart provided an environmental analysis to Planning Commission members to be submitted to record.

Chair Members had questions for application.

Mr. Chair opened public portion.

Ed Dickinson spoke in opposition. He has concern for the 200-foot setback and his concern for only having 100-foot setback.

Bart answered Mr. Dickinson concerns.

Mr. Chair closed public portion.

Mr. Beltron asked if there would be any restrictions on Mr. Dickinson property.

Kyle Rogus answered, no restrictions.

4. 25-2466 LDCU-2025-33 (CU 00-27M Modification)

RESULT:	APPROVED
MOVER:	Cyndi Jantomaso
SECONDER:	Mike Hickman
AYE:	Hickman, Beltran, Bishop, Agnini, Jantomaso, Sims, and Jackson

5. LDCU-2025-21 (Stericycle CU)

Minutes: Stericycle, Inc., applicant, and Stericycle Inc., KB Green & Associates, owners, are *requesting a Conditional Use* request for an expansion of a non-conforming Solid Waste Management Facility to include a new operations building and additional parcels within an Industrial (IND) future land use district. The subject site is located at 4235 & 4245 Maine Avenue, north of the Polk Parkway, east of Reynolds Road, east of the city of Lakeland in Section 35, Township 28, Range 24.

Ian Nance, Land Development, introduced the case and reported 17 mailers sent to area property owners on December 22, 2025, two (2) signs posted on the property on December 22, 2025, and a legal advertisement was published in Polk Sun on December 24, 2025. No response from the public.

Mr. Chair opened public portion.

Marshall Weston, applicant, spoke and agreed with staff.

No one spoke from public.

Mr. Chair closed public portion.

5. 25-2454 LDCU-2025-21 (Stericycle CU) - BoCC 1/20/2026

RESULT:	APPROVED
MOVER:	Angelic Sims
SECONDER:	Mike Hickman
AYE:	Hickman, Beltran, Bishop, Agnini, Jantomaso, Sims, and Jackson

6. LDPD-2025-5 (Osprey Creek PD Modification)

Minutes: John Adams, applicant, and Osprey Creek LP, owner, are requesting a Modification to LDPD-2023-29 to increase the number of single-family detached units from 909 to 949. The request includes 40-foot-wide lots and establishes setbacks on approximately 404.48 +/- acres in the Development of Regional Impact (DRI); PUD 71-10; and RL-1 future land use designation located within the Utility Enclave Area (UEA). The subject property is located east of Marigold Avenue, north of Lake Hatchineha Road, south of Palmetto Street, southwest of the Osceola County Line, east of Haines City in Section 01, Township 28, Range 28.

Ian Nance, Land Development, introduced the case and reported 34 mailers sent to area property owners on December 22, 2025, five (5) signs posted on the property on December 22, 2025, and a legal advertisement was published in Polk Sun on December 24, 2025. No response from the public.

Mr. Chair opened public portion.

John Adams, application, spoke and agreed with staff.

No one spoke from public.

Mr. Chair closed public portion.

6. 25-2462 LDPD-2025-5 (Osprey Creek PD Modification)

RESULT:	APPROVED
MOVER:	Robert Beltran
SECONDER:	Mike Hickman
AYE:	Hickman, Beltran, Bishop, Agnini, Jantomaso, Sims, and Jackson

7. LDCPAS-2025-34 (CR 546 Map Correction)

Minutes: An ordinance of Polk County, Florida adopting **LDCPAS-2025-34**, an amendment to the Polk County Comprehensive Plan, Ordinance 92-36, as amended, modifying the Future Land Use Map and Development Area Map designation on 9.7± acres from Agricultural/Residential Rural (A/RR) in the Rural Development Area (RDA) to Residential Suburban (RS) in the Suburban Development Area (SDA), located between County Road 546 and Old Dixie Highway, east of Tenoroc High School, west of Tower Manor Drive, east of the city of Lakeland, west of the city of Auburndale in Section 6, Township 28, Range 25; providing for severability; and providing for an effective date.

Erik Peterson, Land Development, introduced the case and reported 26 mailers sent to area property owners on December 22, 2025, two (2) signs posted on the property on December 22, 2025, and a legal advertisement was published in Polk Sun on December 24, 2025. No response from the public.

Mr. Chair inquired about the isolated parcel due to it not being included in the application.

Mr. Peterson stated that going from old maps before property appraisers' property lines, that is correct on the isolated parcel.

James Mock stated he owns 5 parcels from this application.

No one spoke from public.

Mr. Chair closed public portion.

7. 25-2467 LDCPAS-2025-34 (CR 546 Map Correction) - BoCC 2/17/2026

RESULT:	APPROVED
MOVER:	Mike Hickman
SECONDER:	Robert Beltran
AYE:	Hickman, Beltran, Bishop, Agnini, Jantomaso, Sims, and Jackson

Comprehensive Plan update

Adjournment

Adjournment

RESULT:	RECOMMENDATION OF APPROVAL
MOVER:	Mike Hickman
SECONDER:	Robert Beltran
AYE:	Hickman, Beltran, Bishop, Agnini, Jantomaso, Sims, and Jackson