



Polk County Planning Commission

Meeting Minutes - Final

June 04, 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, Robert Beltran, on Wednesday, June 4, 2025, in the County Commission Boardroom, Administration Building. In attendance were the following members: David Dalton, Michael Schmidt, Mike Hickman, Rennie Heath, and Merle Bishop. Also, Linda Schultz, Planning Commission alternate. Also, present were Sandra Howard, Deputy County Attorney, Erik Peterson, Chanda Bennett, Robert Bolton, 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, Robert Beltran, on Wednesday, June 4, 2025, in the County Commission Boardroom, Administration Building. In attendance were the following members: David Dalton, Michael Schmidt, Mike Hickman, Rennie Heath, and Merle Bishop. Also, Linda Schultz, Planning Commission alternate. Also, present were Sandra Howard, Deputy County Attorney, Erik Peterson, Chanda Bennett, Robert Bolton, and Ian Nance of Land Development, and Lyndsay Yannone, recording secretary.

Roll Call / Attendance

Approved

Present	Rennie Heath, Vice Chair David Dalton, Linda Schultz, Mike Hickman, Mike Schmidt, Chair Robert Beltran, and Secretary Merle Bishop
Excused	Adam Bass, Kevin Updike, and Brooke Agnini

Pledge of Allegiance

Approve Minutes

Meeting Minutes April 2, 2025

Approved

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

Meeting Minutes May 7, 2025

Approved

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

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2) Considerations of items to be withdrawn, deferred, or continued.

Explanation of General Procedures

Explanation of Quasi-Judicial Proceedings

Voir Dire of Expert Witnesses

Current Staff Resumes

Approved

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

Agenda Item

New Business

LDCPAS-2025-2 (Morame Watkins Road INST)

Minutes: An ordinance of The Polk County Board of County Commissioners regarding the adoption of LDCPAS-2025-2: An Amendment to the Polk County Comprehensive

Plan, Ordinance 92-36, as amended, to change the Future Land Use Map designation on 0.55± acres from Residential-Low-1 (RL-1) to Institutional (INST) in the Utility Enclave Area (UEA). The subject property is located on the west side of Watkins Road, South of Lake Hatchineha Road (CR 542), east of Jennings Road, and north of Adrienne Road, east of the city of Dundee, in Section 29, Township 28, Range 28; providing for severability; and providing for an effective date.

CONTINUED TO JULY 9th, 2025

Continued

RESULT:	CONTINUED
MOVER:	Merle Bishop
SECONDER:	David Dalton
AYE:	Heath, Dalton, Schultz, Hickman, Schmidt, Beltran, and Bishop
Excused:	Bass, Updike, and Agnini

LDCPAS-2025-7 (Brooks Street CPA)

Minutes: An ordinance of Polk County, Florida adopting LDCPAS-2025-7: An Amendment to the Polk County Comprehensive Plan, Ordinance 92-36, as amended, modifying the Future Land Use Map designation on 3.8± acres from Residential-Low X (RLX) to Business Park Center X (BPCX) in the Transit-Supportive Development Area (TSDA). The subject property is located on the east side of US 98, north of Brooks Street, in Section 34, Township 28, Range 24; providing for severability; and providing for an effective date.

Approved

RESULT:	APPROVED
MOVER:	Merle Bishop
SECONDER:	Linda Schultz
AYE:	Heath, Dalton, Schultz, Hickman, Beltran, and Bishop
NAY:	Schmidt
Excused:	Bass, Updike, and Agnini

LDCCD-2025-1 (Stuart Property Sub-district)

Continued

LDSPD-2025-1 (Old Dixie Highway SF)

Approved

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

LDCT-2025-10 (Temporary Vegetative Debris Storage Sites after Major Storm)

Events)

Approved

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

LDCPAL-2025-4 (EAR Based Comp Plan Amendment)

Approved

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

Adjournment