



Polk County Planning Commission

Meeting Minutes - Final

October 01, 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, October 1, 2025, in the County Commission Boardroom, Administration Building. In attendance were the following members: Michael Schmidt, Mike Hickman, Rennie Heath, Cyndi Jantomaso, Brooke Agnini 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, October 1, 2025, in the County Commission Boardroom, Administration Building. In attendance were the following members: Michael Schmidt, Mike Hickman, Rennie Heath, Cyndi Jantomaso, Brooke Agnini 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, Mike Hickman, Mike Schmidt, Chair Robert Beltran, Adam Bass, Secretary Merle Bishop, and Brooke Agnini
Excused	Rennie Heath, and Kevin Updike

Pledge of Allegiance

Approve Minutes

Meeting Minutes - September 10, 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2) Considerations of items to be withdrawn, deferred, or continued.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-2025-16 - Osprey Creek CPA - Continued to November

LDCU-2025-27 (PRWC Wells #9 and #14) - Continued to November

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

Explanation of General Procedures

Voir Dire of Expert Witnesses

Staff Resumes

Agenda Item

Explanation of Quasi-Judicial Proceedings

Explanation of Quasi-Judicial Proceedings

New Business

1. LDCU-2025-17 (Sunrise Day Care CU)

Minutes: Martha Ponguta, applicant, Combee LLC., owner, is *requesting a Conditional Use* approval for an adult day care for aging adults and individuals with disabilities within an existing building on 1.57 +/- acres within a Residential Low-1 (RL-1) land use district. The subject site is located at 1140 Combee Road North, north of Jungle Street, west of Combee Road, south of Tanglewood Street, east of Lake Parker Drive East, east of the City of Lakeland in Section 09, Township 28, Range 24.

Andrew Grohowski, Land Development, introduced the case and reported 64 mailers sent to area property owners on September 16, 2025, one (1) sign posted on the property on September 16, 2025, and a legal advertisement was published in Lakeland and Winter Haven Sun on September 17, 2025. One phone call in opposition.

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

Mr. Chair opened the public hearing

No one from public spoke.

Mr. Chair closed the public hearing.

Approved

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

2. LDWA-2025-31 (Bear Oak Ranch Waiver)

Minutes: Joanna Smith, applicant, Bear Oak Ranch LLC, owner, are *requesting a Waiver to Section 705.B* to approval for a residential lot with access through a private road easement accessed by more than four lots on 33.23 +/- acres within an Agriculture/Residential Rural (A/RR) future land use district. The subject site is located at 3890 Wolfolk Road, east of Highway 27, west of Lake Buffum Road East, north of Buffum Lake Trail, south of Lake Buffum Road North, northwest of the City of Frostproof in Section 09, Township 31, Range 27.

Andrew Grohowski, Land Development, introduced the case and reported 15 mailers sent to area property owners on September 16, 2025, one (1) sign posted on the property on September 16, 2025, and a legal advertisement was published in Lakeland and Winter Haven Sun on September 17, 2025. One phone call in opposition.

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

Mr. Chair opened the public hearing

No one from public spoke.

Mr. Chair closed the public hearing.

Approved

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

3. LDWA-2025-29 (McStuckers Ranch Access Waiver)

Minutes: Charles Brooker, applicant, McStuckers Ranch LLC, owner, are *requesting a Waiver to Section 705.B* for up to 10 single family lots to have access via an existing shared access easement ±157.84 acres within an Agriculture/Residential Rural (A/RR) future land use district. The subject site is located at 6472 Cox Road, north of Alturas Babson Park Cutoff, south of State Road 60, east of US Highway 17, west of US Highway 27, east of Bartow, Florida in Section 08, Township 30, Range 26.

Kyle Rogus, Land Development, introduced the case and reported 44 mailers sent to area property owners on September 16, 2025, one (1) sign posted on the property on September 16, 2025, and a legal advertisement was published in Lakeland and Winter Haven Sun on September 17, 2025. One phone call in opposition.

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

Mr. Chair opened the public hearing

No one from public spoke.

Mr. Chair closed the public hearing.

Approved

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

4. LDCPAS-2025-21 (Old Tampa Hwy IND CPA)

Minutes: AN ORDINANCE OF THE POLK COUNTY BOARD OF COUNTY COMMISSIONERS REGARDING THE ADOPTION OF AMENDMENT **LDCPAS-2025-21**; AN AMENDMENT TO THE POLK COUNTY COMPREHENSIVE PLAN; ORDINANCE 92-36, AS AMENDED TO CHANGE THE FUTURE LAND USE DESIGNATION ON +/- 2.5 ACRES OF A 2.87 ACRES PARCEL FROM RESIDENTIAL LOW (RL) TO INDUSTRIAL (IND), IN THE TRANSIT SUPPORTIVE DEVELOPMENT AREA (TSDA). THE SUBJECT SITE IS LOCATED SOUTH OF NEW TAMPA HIGHWAY, EAST OF AIRPORT ROAD, WEST OF WABASH AVENUE, NORTH OF WILKINSON ROAD, AND SOUTH OF THE CITY LIMITS OF LAKE LAND, IN SECTION 21, TOWNSHIP 28, RANGE 23, PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

JP Sims, Land Development, introduced the case and reported 13 mailers sent to area property owners on September 16, 2025, one (1) sign posted on the property on September 16, 2025, and a legal advertisement was published in Lakeland and Winter Haven Sun on September 17, 2025. One phone call in opposition.

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

Mr. Chair opened the public hearing

No one from public spoke.

Mr. Chair closed the public hearing.

Approved

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

5. LDCPAS-2025-22 (Motor Vault East CPA)

Minutes: AN ORDINANCE OF THE POLK COUNTY BOARD OF COUNTY COMMISSIONERS REGARDING THE ADOPTION OF AMENDMENT **LDCPAS-2025-22**; AN AMENDMENT TO THE POLK COUNTY COMPREHENSIVE PLAN; ORDINANCE 92-36, AS AMENDED TO CHANGE THE FUTURE LAND USE DESIGNATION ON +/- 2.28 ACRES

FROM RESIDENTIAL LOW (RL) TO INSTITUTIONAL (INST), IN THE TRANSIT SUPPORTIVE DEVELOPMENT AREA (TSDA). THE SUBJECT SITE IS LOCATED SOUTH OF ALAMO DRIVE, EAST OF HARDEN BOULEVARD, WEST OF STATE ROAD 37 (FLORIDA AVENUE SOUTH), NORTH OF PIPKIN ROAD, AND SOUTH OF THE CITY LIMITS OF LAKE LAND, IN SECTION 12, TOWNSHIP 29, RANGE 23, PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

JP Sims, Land Development, introduced the case and reported 50 mailers sent to area property owners on September 16, 2025, one (1) sign posted on the property on September 16, 2025, and a legal advertisement was published in Lakeland and Winter Haven Sun on September 17, 2025. One phone call in opposition.

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

Mr. Chair opened the public hearing

No one from public spoke.

Mr. Chair closed the public hearing.

Approved

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

6. LDCT-2025-7 (Cargo Containers LDC Text Amendment)

Minutes: An ordinance of the Polk County Board of County Commissioners regarding Land Development Code amendment LDCT-2025-7, amending Ordinance No. 00-09, as amended, the Polk County Land Development Code, Chapter 2, Section 206.K, Cargo Containers for Permanent Storage, to remove prohibitions on cargo containers for storage in residential future land use designations; providing for severability; and providing for an effective date.

Approved

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

7. LDCT-2025-8 (Pool Safety Text Amendment)

Minutes: An Ordinance of The Polk County Board of County Commissioners regarding Land Development Code Amendment LDCT-2025-8, amending Ordinance No. 00-09, as amended, the Polk County Land Development Code; amending Chapter 2, Section 211, Pools and Screen Enclosures, to refer to Florida Building Code and Florida Statutes for consistency with above ground pool safety measures; providing for severability; and providing for an effective date.

Approved

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

8. LDCT-2025-9 (SE Polk Mobile Homes)

Minutes: An ordinance of the Polk County Board of County Commissioners regarding Land Development Code amendment LDCT-2025-9, amending Ordinance No. 00-09, as amended, the Polk County Land Development Code, Chapter 4, Section 401.08, to remove conditional use standards for Individual Mobile Homes within the Southeast Polk Selected Area Plan to conform with the rest of the County; providing for severability; and providing for an effective date.

Approved

Comprehensive Plan Update

Election of Officers

Adjournment