



Polk County Planning Commission

Meeting Minutes - Final

June 05, 2024 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 acting Chair, Robert Beltran, on, Wednesday, June 5, 2024, in the County Commission Boardroom, Administration Building. In attendance were the following members: David Dalton, Adam Bass, Mike Hickman, Angel Sims, and Mike Schmidt. Renie Heath, Linda Schultz and Brooke Agnini were not in attendance. Also, present were Elizabeth Voss, Deputy County Attorney, Ben Ziskal, Director, Erik Peterson, Chanda Bennett, Ian Nance, Mark Bennett, Malissa Celestine, Johnathan Sims, Aleya Inglima, and Robert Bolton of Land Development, and Margo White and Lyndsay Yannone and, recording secretaries and Josh McLemore, School Board.

Tommy Addison stated on case LDCU-2023-63 that FAA was referenced as FFA in the minutes of May 1, 2024. Minutes will be revised by recording secretaries.

Ian Nance, Land Development, announced cases LDCT-2024-11, LDCPAL-2024-10, LDCD-2023-13 and LDCT-2023-23 have been contained to July 10, 2024.

Ian Nance stated that LDCPAL-2024-3 will be the first case heard and case LDPD-2024-1 will be heard second.

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 Polk County Planning Commission was called to order at 9:00 a.m. by acting Chair, Robert Beltran, on, Wednesday, June 5, 2024, in the County Commission Boardroom, Administration Building. In attendance were the following members: David Dalton, Adam Bass, Mike Hickman, Angel Sims, and Mike Schmidt. Renie Heath, Linda Schultz and Brooke Agnini were not in attendance. Also, present were Elizabeth Voss, Deputy County Attorney, Ben Ziskal, Director, Erik Peterson, Chanda Bennett, Ian Nance, Mark Bennett, Malissa Celestine, Johnathan Sims, Aleya Inglima, and Robert Bolton of Land Development, and Margo White and Lyndsay Yannone and, recording secretaries and Josh McLemore, School Board.

Tommy Addison stated on case LDCU-2023-63 that FAA was referenced as FFA in the minutes of May 1, 2024. Minutes were revised by recording secretaries.

Ian Nance, Land Development, announced cases LDCT-2024-11, LDCPAL-2024-10, LDCD-2023-13 and LDCT-2023-23 have been contained to July 10, 2024.

Ian Nance stated that LDCPAL-2024-3 will be the first case heard and case LDPD-2024-1 will

be heard second.

Approved

RESULT:	APPROVED
MOVER:	David Dalton
SECONDER:	Tommy Addison
AYE:	Dalton, Addison, Sims, Hickman, Schmidt, Beltran, and Bass
AYE:	Dalton, Addison, Sims, Hickman, Schmidt, Beltran, and Bass
Excused:	Heath, Agnini, and Schultz
Excused:	Heath, Agnini, and Schultz

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.

Approved

RESULT:	APPROVED
MOVER:	David Dalton
SECONDER:	Tommy Addison
AYE:	Dalton, Addison, Sims, Hickman, Schmidt, Beltran, and Bass
Excused:	Heath, Agnini, and Schultz

LDCT-2024-11 (Chapter 9 LDC Text Amendment)

Approved

RESULT:	APPROVED
MOVER:	David Dalton
SECONDER:	Robert Beltran
AYE:	Dalton, Addison, Sims, Hickman, Schmidt, Beltran, and Bass
Excused:	Heath, Agnini, and Schultz

LDCPAL-2023-10 (Alderman Rd BPC CPA)

Approved

RESULT:	APPROVED
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MOVER: David Dalton
SECONDER: Robert Beltran
AYE: Dalton, Addison, Sims, Hickman, Schmidt, Beltran, and Bass
Excused: Heath, Agnini, and Schultz

LDCD-2023-13 (Alderman Rd Subdistrict BPC-1 to BPC-2)

Approved

RESULT: **APPROVED**
MOVER: Tommy Addison
SECONDER: David Dalton
AYE: Dalton, Addison, Sims, Hickman, Schmidt, Beltran, and Bass
Excused: Heath, Agnini, and Schultz

LDCT-2023-23 (Alderman Rd Text Amendment)

Approved

RESULT: **APPROVED**
MOVER: Mike Hickman
SECONDER: David Dalton
AYE: Dalton, Addison, Sims, Hickman, Schmidt, Beltran, and Bass
Excused: Heath, Agnini, and Schultz

Explanation of General Procedures

Voir Dire of Expert Witnesses

Approved

Staff Resumes

Approved

RESULT: **APPROVED**
MOVER: Robert Beltran
SECONDER: David Dalton
AYE: Dalton, Addison, Sims, Hickman, Schmidt, Beltran, and Bass
Excused: Heath, Agnini, and Schultz

Explanation of Quasi-Judicial Proceedings

Agenda Item

New Business

9. LDCPAL-2024-3 (CR 640 Industrial Park CPA)

Minutes: An ordinance of the Polk County Board of County Commissioners regarding the adoption of **LDCPAL-2024-3**, an amendment to the Polk County Comprehensive Plan, Ordinance 92-36, as amended, to change the Future Land Use Map designation on 380 +/- acres from Phosphate Mining (PM) to Industrial (IND), located south of County Road 676, west of State Road 37, east of New Wales Road, and north of County Road 640, southwest of the city limits of Mulberry, in Section 20, Township 30, Range 23; providing for severability; and providing for an effective date.

Chanda Bennett, Land Development, introduced the case and reported 29 mailers sent to area property owners on May 7, 2024, five (5) signs were posted on the property on May 17, 2024, and a legal advertisement was published in the Ledger on May 22, 2024. No responses were received from the public.

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

David Carter spoke for the owners, Tom and Patric Mims.

Mr. Chair opened the public hearing.

No responses received.

Mr. Chair closed the public hearing.

Approved

RESULT:	APPROVED
MOVER:	Tommy Addison
SECONDER:	David Dalton
AYE:	Dalton, Addison, Sims, Hickman, Schmidt, Beltran, and Bass
Excused:	Heath, Agnini, and Schultz

1. LDPD-2024-1 Publix Davenport

Minutes: David Holden, Quigg Engineering, applicant, Mahalak Automotive LLC, owner, are requesting a Planned Development approval for a gas station; cumulative retail space above 65,000 square-feet up to a Floor Area Ratio (FAR) of 0.70; and to exceed the 30% cap on commercial and retail uses in an Employment Center (ECX) district within a shopping plaza on 13.17+/- acres. The subject property is located west of US Highway 27, north of Minute Maid Ramp Road #2, east of the Green Swamp, south of I-4, northeast of Haines City, in Section 19, Township 26, Range 27.

Ian Nance, Land Development, introduced the case and reported 119 mailers sent to area property owners on May 7, 2024, four (4) signs were posted on the property on May 17, 2024, and a legal advertisement was published in the Ledger on May 22, 2024. 113 signatures in opposition.

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

Robert Beltran asked if impacts are just for the parcel.

Mike Hickman asked if there was anything on the property. Jonathan Sims replied no.

Mr. Hickman asked what is being planned? Jonathan Sims stated nothing yet.

Adam Bass asked what is currently allowed. Jonathan Sims replied Banks, office park, restaurants.

David Holdon spoke to Adam Bass, they can develop 60% on roughly two (2) acres.

Jonathan Sims stated if the ISR stays under 60% the plat process is not necessary.

David Holdon spoke on the site overlay from planning. Asking for additional retail and gas station.

Mr. Chair opened the public hearing.

James Ramos is concerned about the gopher tortoises. Stated there is a Publix 2 miles down the road. Road is already busy. The gas station across the street has been in construction for 2 years. That land should be used for educational purposes.

John Gram was concerned that the traffic was not addressed enough. Two (2) accidents in the last six (6) weeks, traffic comes to a stop and the dealership stops traffic when vehicles are being delivered.

Mr. Chair closed the public hearing.

Dave Holden stated they have done a full environmental study. Turn lane will go south bound on Minute Maid Ramp. Relocation driveway for better traffic flow at dealership.

Mike Schmidt stated it would be a right turn only on Minute Made Ramp Road on south.

Approved

RESULT:	APPROVED
MOVER:	David Dalton
SECONDER:	Mike Hickman
AYE:	Dalton, Addison, Schultz, Hickman, Schmidt, Beltran, and Bass
Excused:	Heath, Agnini, and Sims

2. LDCU-2023-68 (Sandhill Rd Self Storage)

Minutes: Ian Nance, Land Development, introduced the case and reported 47 mailers sent to area property owners on April 8, 2024, three (3) signs were posted on the property on April 8, 2024, and a legal advertisement was published in the Ledger on April 16, 2024. No responses were received from the public.

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

Tom Sullivan stated that the 36 feet would be from top to bottom of the plate.

Mr. Chair opened the public hearing.

No responses received.

Mr. Chair closed the public hearing.

Approved

RESULT:	APPROVED
MOVER:	Tommy Addison
SECONDER:	David Dalton
AYE:	Dalton, Addison, Sims, Hickman, Schmidt, Beltran, and Bass
Excused:	Heath, Agnini, and Schultz

3. LDCU-2024-3 (US 98 & Brooke Road Retail)

Minutes: Kendra McBee, Sloan Engineering, applicant, Sun Grown Citrus LLC, owner, are requesting Conditional Use approval of a retail store greater than 10,000 square feet in a Rural Cluster Center (RCC) Land Use district and Rural Development Area (RDA). The subject site located on the south side of the US 98 and Brooke Road intersection, 2 miles east of the City of Fort Meade, in Section 32, Township 31, Range 26

Ian Nance, Land Development, introduced the case and reported 20 mailers sent to area property owners on May 7, 2024, one (1) sign was posted on the property on May 20, 2024, and a legal advertisement was published in the Ledger on May 22, 2024. No responses were received from the public.

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

Sam Medina stated they were making improvements to the outside of the building.

Mr. Chair opened the public hearing.

No responses received.

Mr. Chair closed the public hearing.

Approved

RESULT:	APPROVED
MOVER:	David Dalton
SECONDER:	Mike Hickman
AYE:	Dalton, Addison, Sims, Hickman, Schmidt, Beltran, and Bass
Excused:	Heath, Agnini, and Schultz

4. LDCU-2024-6 (Dixie Blvd MH CU)

Minutes: Denis Quintana, owner, is requesting Conditional Use (CU) approval for a mobile home to be located in a subdivision where fewer than 50% of developed lots have mobile homes requests on 0.22 +/- acres in a Rural Cluster Center-Residential (RCC-R) Future Land Use District. The subject site located south of Hillcrest Dr, east of Miner Ave, west of Hwy 17 S, south of Fort Meade, in Section 33, Township 32, Range 25.

Ian Nance, Land Development, introduced the case and reported 52 mailers sent to area

property owners on May 7, 2024, two (2) signs were posted on the property on May 17, 2024, and a legal advertisement was published in the Ledger on May 22, 2024. No responses were received from the public.

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

Krystal Morales was sworn in to translate for Mr. Quintana

Mr. Chair opened the public hearing.

No responses received.

Mr. Chair closed the public hearing.

Approved

RESULT:	APPROVED
MOVER:	Tommy Addison
SECONDER:	Angelic Sims
AYE:	Dalton, Addison, Sims, Hickman, Schmidt, Beltran, and Bass
Excused:	Heath, Agnini, and Schultz

5. LDCU-2024-7 (Sim Boss CU)

Minutes: Alex Fontaine, applicant, Prime Centerpoint Plaza, LLC, owner, are requesting Conditional Use approval for a bar serving beer and wine (2COP license) in a video game lounge in the Linear commercial Corridor (LCC) Future Land Use District. The subject property is located at 5698 South Florida Avenue, north of Brannen Road, south of Fitzgerald Road, south of Lakeland, in Section 13, Township 29, Range 23.

Chanda Bennett, Land Development, introduced the case and reported 28 mailers sent to area property owners on May 13, 2024, one (1) sign was posted on the property on March 12, 2024, and a legal advertisement was published in the Ledger on May 22, 2024. No responses were received from the public.

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

Robert Beltran asked if the applicant keeps the right to the business if they leave. Ian Nance responded yes.

Robert Beltran asked since there are two religious institutions nearby how does it meet the setbacks. Ian Nance responded no setbacks needed.

Ron Click, applicant stated there was nothing to add on his end.

Mr. Chair opened the public hearing.

No responses received.

Mr. Chair closed the public hearing.

Approved

RESULT:	APPROVED
MOVER:	David Dalton
SECONDER:	Mike Hickman
AYE:	Dalton, Addison, Sims, Hickman, Schmidt, Beltran, and Bass
Excused:	Heath, Agnini, and Schultz

6. LDCU-2024-11 (2nd Street MH)

Minutes: Jennifer Pearson, owner, is requesting Conditional Use approval for a Mobile Home to be placed on a lot within a subdivision where fewer than 50% of the developed lots have mobile homes in a Residential Low-4 (RL-4) Future Land Use District on 0.11 +/- acres. The subject property is located at 126 2nd Street, north of 3rd Street, west of Snively Avenue, east and south of US 17, north of Eagle Lake, in Section 05, Township 29, Range 26.

Ian Nance, Land Development, introduced the case and reported 28 mailers sent to area property owners on May 13, 2024, one (1) sign was posted on the property on March 12, 2024, and a legal advertisement was published in the Ledger on May 22, 2024. No responses were received from the public.

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

David Dalton and Tommy Addison to expedite.

Mr. Chair opened the public hearing.

No responses received.

Mr. Chair closed the public hearing.

Approved

RESULT:	APPROVED
MOVER:	David Dalton
SECONDER:	Mike Hickman
AYE:	Dalton, Addison, Sims, Hickman, Schmidt, Beltran, and Bass
Excused:	Heath, Agnini, and Schultz

7. LDPD-2024-2 (Shepherd Rd Multi-family PD)

Minutes: John McVay, applicant, GGAJAM Investments, LLC, owner, is requesting a Planned Development (PD) to construct 200 multifamily units in the Residential High (RH) land use district and in the Urban Growth Area (UGA) on 14.48 +/- acres. The subject property is located South of Shepherd Road, north of Imperial Lakes Boulevard, north of Village Court, west of Imperial Parkway, east of Sundance Boulevard, west of State Road 37, north of the City of Mulberry, south of the City of Lakeland in Section 27, Township 29, Range 23.

Ian Nance, Land Development, introduced the case and reported 77 mailers sent to area property owners on May 13, 2024, three (3) signs were posted on the property on May 17, 2024, and a legal advertisement was published in the Ledger on May 22, 2024. One (1) email

in opposition and three (3) letters with four (4) people on opposition.

Malissa Celestine, Land Development, presented a Power Point presentation with a recommendation of approval.

Tommy Addison asked if there was a binding site plan. Malissa Celestine replied yes. Parking would be shared parking with overflow.

Mr. Hickman asked how that would work. Malissa ensured that the parking would support both. There is also public parking. Addison asked if there were two (2) parking spaces per unit. Malissa stated yes sir.

Tommy Addison stated that the unites would need to drop.

Angel Sims asked if you are expecting people to park and walk from the commercial spaces. Malissa said there are a lot of one (1) bedroom and studio apartments.

Mr. Hickman asked what is the ratio to studio to others?

Ian Nance stated protocol is two (2) spaces per unit. Angel Sims asked for clarity it's a two (2) parking spot per unit? Ian Nance replied correct.

Applicant was not present.

Mr. Chair opened the public hearing.

Patricia Robertson- We have a lift station we take care of privately. This emergency entrance would go over lift station and be damaged. SE corner- lift station? Imperial Lakes flooding is a concern.

Judy Swim- April 24th was last inspection and said no more to be built. They have paid to maintain that area and now this will be a new nightmare if this new development goes in.

Motion to table to see if application.
Motion- Dalton 2nd- Angel Sims

Mr. Chair closed the public hearing.

Malissa gave a quick overview.

John McVay stated this was approved for PD 6 months ago. Buildings back up to water or common area. Permit to put a crossing over creek. Have a driveway with private access for fire and emergent vehicles. Working with Road and Drainage. Putting buffers on Shepherd Road.

Mr. Hickman- what other projects have the same density?

Malissa- Apartment complex behind parcel that is proposed.

Mr. Hickman asked what the height restrictions? John replied 50 feet.

Mr. Schmidt asked if buffers were between? John stated 100 feet from property line.

Mr. Schmidt asked if floodplain was an issue. John McVay stated that will be discussed in Level

2.

Mr. Schmidt asked if other floodplain issues nearby that are adjacent to this parcel.

John McVay stated it went from 168 to 200 to 32 more units for land use change. All these issues will be help in Level 2. Would be modified down, not up.

Mr. Addison stated he was not sure how the parking can be shared with the commercial business when built.

Mr. Hickman said CIP approved months ago was 12 or 13 million.

John McVay stated overflow parking in commercial parcel.

Mr. Hickman asked I any limitations on parking in commercial. Malissa stated that determines what the code states and what the CAC can have. Depends on what the owner wants to go in there. Only reason we are here is due to the site area.

David Dalton asked if you were comfortable with the parking being a tad short? Malissa replied I am.

Mr. Chair opened the public hearing.

Bill Geesa has 2 concerns- 1 way in, 1 way out. Any construction to north with overflow pond by Publix. We do not need any additional traffic. Entrance via Shepherd Road.

John McVay stated that was an emergency exit only for Fire, police, and utilities. Gate will be up to the lift station. Overflow will be under Shepherd Road. Drainage will put in new ponds by clubhouse. That will take majority from the storms. Lift station- no easement needed. Commercial site is in TSDA along with Publix. Traffic, Drainage, Sewer will be handles.

Mr. Hickman asked if the lift station adjacent to property? John stated the lift station on property that serves condos. Serves 60/70 units.

Mr. Hickman asked when your process what are you proposing to do? John McVay stated yes, new lift station. Replace old one. As of now we have not agreed on a shared cost.

Mr. Hickman asked no easement to lift station. How did it get there? John McVay stated probably who ever installed it didn't know where the property line was, but I don't know.

Mr. Hickman asked if that parcel was a part of Imperial Lakes at one time? John McVay stated it was a part of the overall Imperial Lakes PD

Mr. Schmidt asked what you are proposing is an improvement on what they already have.

Mr. Schmidt asked where does the outfall flow? John McVay stated through the county across the property.

Mr. Beltran stated there is parking is a concern. Malissa stated that won't approve that today, will need a waiver during Level 2.

Angel Sims concerned that this seems like a ram, jam, and cram as many as we can.

Mr. Beltran- Looking to approve a higher density.

Mr. Chair closed the public hearing.

Denied

RESULT:	DENIED
MOVER:	David Dalton
SECONDER:	Angelic Sims
AYE:	Hickman
NAY:	Dalton, Addison, Sims, Schmidt, Beltran, and Bass
Excused:	Heath, Agnini, and Schultz

8. LDCPAS-2024-2 (Outdoor Sales Land Use Change CPA)

Minutes: An ordinance of the Polk County Board of County Commissioners regarding the adoption of **LDCPAS-2024-2**, an amendment to the Polk County Comprehensive Plan, Ordinance 92-36, as amended, to change the Future Land Use Map designation on 2 +/- acres from Residential Suburban (RS) to Commercial Enclave (CE), located south of State Road 60, west of Bailey Road, east of County Line Road, and north of Turner Road, west of the city limits of Mulberry, in Section 32, Township 29, Range 23; providing for severability; and providing for an effective date.

Chanda Bennett, Land Development, introduced the case and reported 31 mailers sent to area property owners on May 7, 2024, one (1) sign was posted on the property on May 17, 2024, and a legal advertisement was published in the Ledger on May 22, 2024. No responses were received from the public.

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

David Dalton asked why the change to Enclave. Jonathan Sims responded Lanier could not be expanded on roads anymore.

Mr. Chair opened the public hearing.

No responses received.

Mr. Chair closed the public hearing.

Approved

RESULT:	APPROVED
MOVER:	David Dalton
SECONDER:	Angelic Sims
AYE:	Dalton, Addison, Sims, Hickman, Schmidt, Beltran, and Bass
Absent:	Heath, Agnini, and Schultz

10. LDCPAL-2024-8 (Smokey Groves Comprehensive Plan Text Amendment)

Minutes: An Ordinance of the Polk County Board of County Commissioners regarding the adoption of **LDCPAL-2024-08**, an amendment to the Polk County Comprehensive Plan, Ordinance 92-36, as amended, to amend Policy 2.130-E1.1A in Section 2.130-E1 of the Grenelefe Utility Enclave Area (UEA) to add a historic area reference and replace UEA in the

last sentence of the policy. Grenelefe is south of Hwy 544, west of Lake Marion Road, on both sides of Kokomo Road, north of Lake Hatchineha Road, east of the City of Haines City, in Sections 05, 06, 07, 08, and 18 Township 28, Range 28; providing for severability; and providing for an effective date

Chanda Bennett, Land Development, introduced the case and stated one (1) email and one (1) letter in opposition and a legal advertisement was published in the Ledger on May 22, 2024.

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

Mr. Addison reading out of staff report to Chanda. Concern in the last sentence about lot sizes.

Chanda Included the concepts from Chapter 4. Different types of lot sizes.

David Dalton asked if this would bring the same thing under umbrella of previous ordinances, we passed over the last 2 years so this would be correct. Chanda Bennett responded yes.

Bart Allen stated Chanda covered almost all slides he had. With me I have Scott House, Jonathan Hall, Don Skelton, Danny Kovacs, and Keith Burgess present as well.

Mr. Chair opened the public hearing.

Robert Lewis- Head of Planning Board. I am for this. Supports new growth.

Ed stated he has been there for over 20 years. There has been a decline. I support this. I want to go forward, not backwards.

Alice Rodriguez stated she is for this. There are no amenities in area. We need this growth. Apart of the planning board. To see these changes will help our community.

Katheren Tidwell has concerns- the most beautiful in Polk County. We need these improvements for our community.

Saidia Rodriguez stated she is here for this change. Our community is run down and needs new. Need improvements on roads. Traffic is a concern to please keep future development in mind.

Jonathan Badgent- stated he lives on south side of smokey groves and realizes it is deteriorating. Concerned about infrastructure. Wants to know what the advantages who does not live in grenelefe.

Paulo stated he lives across Grenelefe- by changing how does it effect with the golf course? If putting 4/5 house on acre. I am not against just concern on how many houses per acre.

Don F stated a 2009 vote that spoke about it was shady. Spoke with GA state- said should be a statue of limitation. Water Plant- 48 years old. In disrepair.

Kim Frittle stated he lives 100 yards to entrance. Sewage- 340000 gallons per day. Treating 150000 gallons a day now. Read from letter Mr. House sent.

Jose Givona stated he was not against moving forward. Issue is Mr. House with empty promises. Said he was going to fix gold course. Worked for 1 week then stopped. 1900 houses moving in will not fix the issue. Fix the infrastructure.

Debra Spaulding- Rural area in the county. Not a lot left in state of Florida. Please consider the impact to the people that moved there decades ago.

Ralf P- Concerned with wetlands. Ponds have overflowed. Floods backyards. Have lots of wild animals in area. What will happen? Have lots of gopher turtles. Worried about drainage and traffic.

Glenn Lawnhorn- Back in 2008/2009 and denovo the DRI for Grenelefe. If you are going to change this area it will not be Rural any longer. The roads can't handle what we have now. Went to DOT. Will not change road and neither will the county.

Mr. Chair closed the public hearing.

Bart Allen- this parcel has been residential. The unit counts were agreed upon to acquire the Grenele UEA. This will not affect anything that will be built to the north. The concerns from public should not affect the text amendment change today. They have done a traffic study. All issues will be addressed in Level 2 if approved. This development will not impact the wetlands.

Mr. Schmidt request for school board to speak.

Bart Allen stated this was a part of the original area since 1973 for the PD. These units 753 were to agree upon in Grenelefe UEA.

Josh McLemore- Final determination will be made in Level 2. Bart Allen stated they have a binding school concurrency. Letter states there was capacity.

Keith Berdge stated the permit allows 340000 gallons per day as of today.

Don Skelton stated a traffic study is running satisfactory. Working with the county staff.

Tommy Addison disagrees with utility consultant. Nothing has improved under Mr. Houses time. Mr. House to refuse membership on golf course. DRI used to be 460 acres. I will not be in support,

Bart Allen submitted a letter from the EPA dated 11/16/2022- Has copy of the DEP permit.

Mr. House stated it will be private. SW water district.

Mr. Beltran said .68 to .34 for disposal for treatment.

Mr. Schmidt stated he was concerned about water? What city, what district. Read from LDCT-2024-7

Adam Bass asked what the intended purpose of the home?

Bart Allen stated this is still going to have to go through a Level 2.

David Dalton asked if Chanda heard anything that changes for approval. Chanda stated no.

Tommy Addison addressed that they are wanting to develop the golf course.

Elizebth Voss advised there is no golf course development, so this is not relevant.

Adam Bass- If approved Smokey Groves would go to a Level 2? Chanda replied correct.

Mr. Hickman asked if it impact the acreage for Grenefe? Gold Course or amenities. Bart Allen replied no sir.

Bart Allen stated it will come back with other approvals in the future.

Mr. Hickman stated he was in favor for this it will be an approvement for Grenefe. Looking at homes and will no enhance or take away? Bart Allen replied no, this does not have anything to do with Grenefe and their improvements.

Tommy Addison- will not be voting to approve this due to comments.

Approved

RESULT:	APPROVED
MOVER:	David Dalton
SECONDER:	Mike Hickman
AYE:	Dalton, Agnini, Sims, and Schultz
NAY:	Addison, Schmidt, and Bass
Excused:	Heath, Hickman, and Beltran

11. LDCPAL-2024-1 (Socrum Loop Rd PRESV)

Minutes: An ordinance of the Polk County Board of County Commissioners regarding the adoption of **LDCPAL-2024-1**, an amendment to the Polk County Comprehensive Plan, Ordinance 92-36, as amended, to change the Future Land Use Map change from Residential Low-1X (RL-1X) and Office Center-X (OCX) to Preservation-X (PRESVX) on ±6.88 acres, located north of Socrum Loop Rd, east of Socrum Loop Rd N, west of Grady Mock Rd, north of the City of Lakeland in Section 18, Township 27, Range 24. Providing for severability; and providing for an effective date.

Chanda Bennett, Land Development, introduced the case and reported 18 mailers sent to area property owners on May 7, 2024, one (1) sign was posted on the property on May 17, 2024, and a legal advertisement was published in the Ledger on May 22, 2024. No responses were received from the public.

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

Mr. Chair opened the public hearing.

No responses received.

Mr. Chair closed the public hearing.

Approved

RESULT:	APPROVED
MOVER:	David Dalton
SECONDER:	Tommy Addison

AYE:	Dalton, Addison, Sims, Hickman, Schmidt, Beltran, and Bass
Absent:	Heath, Agnini, and Schultz

12. LDCT-2024-13 (Green Swamp Density Measurement LDC Text)

Minutes: An ordinance of the Board of County Commissioners, Polk County, Florida, Land Development Code amendment **LDCT-2024-13**, amending Ordinance No. 00-09, as amended, (also known as the Polk County Land Development Code); providing findings; amending Chapter 5, Section 502 Table 5.3. Density and Dimensional Regulations for Green Swamp Area of Critical State Concern, to increase the density transferred out of wetlands in the A/RRX district from one (1) unit per 20 acres to one (1) unit per 10 acres; amending Section 506 Rural Special Protection Area to specify the measurement of density in The Agricultural/Residential Rural (A/RRX) and Conservation Core (COREX) Future Land Use Map designations, address wetland density transfer, and correct the vesting date in the Green Swamp Area of Critical State Concern; providing for severability; providing an effective date.

Ian Nance, Land Development, introduced the case and reported no responses to the advertising of the case and a legal advertisement was published in the Ledger on May 22, 2024. No responses were received from the public.

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

Mr. Chair opened the public hearing.

Tom Palmer stated the Alafia River starts in Mulberry, Bradley area for the record. No maps where these lots are.

Mr. Hickman asked if they would have to do a wetland delineation.

Mr. Bass stated he had a statement to make- I don't see how we are impacting people now. Maybe moving forward in the Green Swamp. This does have impacts outside of the county.

Mr. Beltran as why are we switching to 1 in 20 to 1 in 10? Erik stated only district with 2 ratios. Wetland credit is the same as district you are in.

Mr. Beltran stated Lake County have restrictions for wetland credits. Erik Peterson stated 1 per 20. We have not discussed this with neighboring counties.

Angel Sims asked if looking to simplify why not bring the 1 in 10 to 1 in 20. Erik Peterson replied It would be a difficult thing to do politically.

Mr. Addison asked Erik if we were changing anything in the Core? Erik replied no sir.

Mr. Bass commented I don't think there is a need for this change.

Mr. Schmidt- Can we simplify the math without changing that to 20. Erik stated it won't amount to a huge issue.

Mr. Chair closed the public hearing.

Approved

RESULT:	APPROVED
MOVER:	David Dalton
SECONDER:	Tommy Addison
AYE:	Dalton, Addison, Hickman, and Beltran
NAY:	Sims, Schmidt, and Bass
Excused:	Heath, Agnini, and Schultz

13. LDCT-2024-7 (Water & Energy Star Ordinance)

Minutes: An ordinance of the Board of County Commissioners, Polk County, Florida, Land Development Code Amendment **LDCT-2024-7**, amending Ordinance No. 00-09, as amended, (also known as the Polk County Land Development Code); providing findings; adding Chapter 2, Section 212, Plumbing Fixtures And Appliances, to introduce Water Sense and Energy Star requirements, amending Chapter 2, Section 226, Irrigation Systems, to implement uniform procedures that promote water conservation through more efficient landscapes and irrigation systems and methods; amending Section 720.E, Water-Efficient Landscaping, to recognize requirements of Section 226; amending Chapter 10, Definitions, to add, modify, and delete definitions for consistency with proposed amendment and the Florida Water Star program; providing for severability; providing an effective date.

Ian Nance, Land Development, introduced the case and reported no responses to the advertising of the case and a legal advertisement was published in the Ledger on May 22, 2024. No responses were received from the public.

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

Mr. Addison made a comment about grass.

Mr. Hickman made a comment about grass.

Mr. Addison and Mr. Hickman spoke regarding grass.

Mr. Chair opened the public hearing.

Cindy Rodreguiz- Polk is seeing annual savings in this program already.

Tom Palmer stated 40-foot lots won't need much irrigation.

Mr. Schmidt is in favor of water conservation. Don't want to pass this then pat on back if it doesn't work out.

Mr. Bass agreed with Mike Schmidt comment.

Mr. Beltran stated we are moving in right direction. Work is not done with this.

Angel Sims asked a question about growing own food, how much water can I put on this food I am growing.

Cindy Rodriguez replied I don't believe this is addressed with this ordinance.

Chanda Bennett stated last January a presentation was made and will forward for some

information.

Mr. Chair closed the public hearing.

Approved

RESULT:	APPROVED
MOVER:	Tommy Addison
SECONDER:	Mike Hickman
AYE:	Dalton, Addison, Sims, Hickman, Schmidt, Beltran, and Bass
Excused:	Heath, Agnini, and Schultz

Adjournment