



## Polk County Planning Commission

### Meeting Minutes - Final

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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

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

#### Pledge of Allegiance

#### Approve Minutes

Meeting Minutes April 2, 2025

Approved

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

Meeting Minutes May 7, 2025

Approved

<b>RESULT:</b>	<b>APPROVED</b>
<b>MOVER:</b>	Rennie Heath
<b>SECONDER:</b>	Mike Hickman
<b>AYE:</b>	Heath, Dalton, Schultz, Hickman, Schmidt, Beltran, and Bishop
<b>Excused:</b>	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

<b>RESULT:</b>	<b>APPROVED</b>
<b>MOVER:</b>	Rennie Heath
<b>SECONDER:</b>	David Dalton
<b>AYE:</b>	Heath, Dalton, Schultz, Hickman, Schmidt, Beltran, and Bishop
<b>Excused:</b>	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 due to applicant not showing.

Opposition from public. Concerns about capacity. Concerns how property looks.  
Continued

<b>RESULT:</b>	<b>CONTINUED</b>
<b>MOVER:</b>	Merle Bishop
<b>SECONDER:</b>	David Dalton
<b>AYE:</b>	Heath, Dalton, Schultz, Hickman, Schmidt, Beltran, and Bishop
<b>Excused:</b>	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.

Mark Bennett, Land Development, introduced the case and reported 26 mailers sent to area property owners on May 20, 2025, one (1) sign posted on the property on May 18, 2025, and a legal advertisement was published in Lakeland and Winter Haven Sun on May 20, 2025. One phone call in opposition.

Mark Bennett, 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

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

#### LDCD-2025-1 (Stuart Property Sub-district)

**Minutes:** Jason A. Alligood, PE, applicant, and Lenore Crosland Stuart & Margaret Kennedy Stuart Satterfield, owners, *are requesting an* applicant-initiated Future Land Use Map

Sub-District change for 326.92 acres from Agricultural/Residential-Rural (A/RR) to Residential-Low-4 (RL-4) on the Future Land Use Map. The case is related to LDCPAL-2024-17, a request to the change the Future Land Use Map from Agricultural/Residential-Rural (A/RR) to Residential-Low (RL), RL to Residential-Medium (RM) and from Rural Development Area (RDA) to Urban Growth Area (UGA) on the Future Land Use Map. *The subject property is located* on the south of Thornhill Road, East of Lake Hancock, and north of the City of Bartow, in Sections 3 & 10, Township 29, Range 25

Mark Bennett, Land Development, introduced the case and reported 26 mailers sent to area property owners on May 20, 2025, one (1) sign posted on the property on May 18, 2025, and a legal advertisement was published in Lakeland and Winter Haven Sun on May 20, 2025. One phone call in opposition.

Mark Bennett, 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.

Continued

#### LDSPD-2025-1 (Old Dixie Highway SF)

**Minutes:** Charles Brooker, applicant, and Xe T Maresca owner, are requesting a Suburban Planned Development to develop eleven single family lots on approximately 5.3 +/- acres in the Suburban Development Area (SDA) located in the Residential Suburban (RS). The subject property is located at 2610 Old Dixie Highway, South of Saddle Creek Road, west of Old Dixie Highway, west of the city of Auburndale in Section 6, Township 28, Range 25.

Aleya Inglima, Land Development, introduced the case and reported 26 mailers sent to area property owners on May 20, 2025, one (1) sign posted on the property on May 18, 2025, and a legal advertisement was published in Lakeland and Winter Haven Sun on May 20, 2025. One phone call in opposition.

Aleya Inglima, 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:**

**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)

**Minutes:** An ordinance of the Board of County Commissioners, Polk County, Florida, Land Development Code amendment LDCT-2025-10, amending Ordinance No. 00-09, as amended, the Polk County Land Development Code, amending Chapter 2, Section 207 Temporary Uses, subsection 207.L, Road Construction Materials/Equipment, to include utilities construction, and add a subsection 207.M, Temporary Storage of Vegetative Debris Collected from Major Storms, to allow for temporary organic debris storage sites after major storm events for a limited time in non-residential land use districts; providing for severability; providing an effective date.

Ian Nance, Land Development, introduced the case and reported 26 mailers sent to area property owners on May 20, 2025, and a legal advertisement was published in Lakeland and Winter Haven Sun on May 20, 2025. No opposition.

Ian Nance, 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

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

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

**Minutes:** An Ordinance of Polk County, Florida adopting LDCPAL-2025-4, an amendment to the Polk County Comprehensive Plan (Ordinance 92-36, as amended); modifying certain policies in all elements of the Comprehensive Plan pursuant to the requirements of Florida Statutes 163.3191, Evaluation and Appraisal of Comprehensive Plan, to reflect a minimum planning period of at least ten (10) years and to reflect changes in state requirements since the County's last Evaluation and Appraisal Report; modifying Section 2.124-G Historic-Preservation Sites to update policy based on recent historical data and more planning work to be performed by Polk County; and modifying policies under Objective 3.102-E to reference the feasibility analysis of connecting homes on sewer to the nearest wastewater treatment plant; providing for severability; and providing an effective date.

Approved

<b>RESULT:</b>	<b>APPROVED</b>
<b>MOVER:</b>	David Dalton
<b>SECONDER:</b>	Merle Bishop
<b>AYE:</b>	Dalton, Schultz, Hickman, Schmidt, Beltran, and Bishop
<b>Excused:</b>	Bass, Updike, and Agnini

<b>Absent:</b>	Heath
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**Adjournment**