



Polk County Planning Commission

Meeting Minutes - Final

May 07, 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, May 7, 2025, in the County Commission Boardroom, Administration Building. In attendance were the following members: David Dalton, Michael Schmidt, Mike Hickman, Merle Bishop, and Brooke Agnini. Also, Kevin Updike and Linda Schultz, Planning Commission alternates. Josh McLamore, School Board. Also, present were Sandra Howard, Deputy County Attorney, Erik Peterson, Chanda Bennett, Mark Bennett, Andrew Grohowski, Aleya Inglima, Kyle Rogus, and Ian Nance of Land Development, and Margo White(sitting), 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.

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Roll Call / Attendance

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

Pledge of Allegiance

Approve Minutes

Meeting Minutes April 2, 2025

Approved

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2) Considerations of items to be withdrawn, deferred, or continued.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

Agenda Item

New Business

1 LDCU-2025-4 (Alaynah Mendoza MH)

Minutes: Alaynah Mendoza, *applicant*, and Jeremy A. Glass, *owner*, are requesting a Conditional Use approval for a mobile home to be permitted on ±1.23 acres within a Residential Suburban Future Land Use District located in the Suburban Development Area (SDA) and Residential Suburban (RS) Future Land Use district. The subject property is located at 101 Leighs Road, south of Old Dixie Road (County Road 546), east of Dixie Drive, west of Polk Parkway and Delon Court, and west of the City of Auburndale in Section 06, Township 28, Range 25.

Andrew Grohowski, Land Development, introduced the case and reported 26 mailers sent to area property owners on April 23, 2025, one (1) sign posted on the property on April 23, 2025, and a legal advertisement was published in Lakeland and Winter Haven Sun on April 23, 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

2 LDCPAS-2025-3 (Lake Gibson Estates CPA)

Minutes: Charles Brooker, Traditions Engineering, applicant and DAUGHTERY ROAD GIBSON COURT LAND TRUST, owner, are requesting a Small Scale Comprehensive Plan

Map Amendment to change 2.51 +/- acres from Residential Low (RL-3) to Residential Medium (RM) located within the Urban Growth Area (UGA). The subject property is located south of Marcum Road, west of Pearce Road, north of Daughtery Road, east of US Highway 98, and east of Lakeland, in Section 24, Township 27, Range 23.

Johnathan Sims, Land Development, introduced the case and reported 55 mailers sent to area property owners on April 23, 2025, one (1) sign posted on the property on April 23, 2025, and a legal advertisement was published in Lakeland and Winter Haven Sun on April 23, 2025. No response from the public.

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

Robert Beltran asked about facility next to request. JP responded.

Chanda Bennett spoke.

Chad Brooker, applicant spoke and had nothing to add.

Mr. Chair opened the public hearing

No one from public spoke.

Mr. Chair closed the public hearing.

Approved

3 LDCPAS-2025-5 (Lake Hancock Road CPA)

Minutes: Robert Baker, applicant and owner, is requesting a Small Scale *Comprehensive* map amendment from Business Park Center (BPC-2X) to Residential Low (RL-1X) on 2.28 +/- acres on 2.28 +/- acres located in the Transit Supportive Development Area (TSDA). The subject property is located south of State Road 540 (Winter Lake Road), west of Elam Road, north of Lake Hancock Road, east of US Highway 98, and southeast of Lakeland, in Section 11, Township 29, Range 24.

Johnathan Sims, Land Development, introduced the case and reported 18 mailers sent to area property owners on April 23, 2025, one (1) sign posted on the property on April 23, 2025, and a legal advertisement was published in Lakeland and Winter Haven Sun on April 23, 2025. No response from the public.

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

Mr. Hickman asked how many homes are on that private easement? JP answered, three (3). What is the limitation for access on private easement? JP answered, four (4).

Mr. Beltran asked id they need more if the future can they come back? JP answered, yes.

Mr. Hickman asked how they would have to come back to add more? they would have to come back in front of Planning Commission.

Ian Nance stated they would have to come back in front of Planning Commission.

Mr. Chair opened the public hearing

Maria Baker, applicant, spoke and asked questions about the sewer and septic. Stated that each home has its own easement, and that easement is connected to their home.

Mr. Hickman asked if they are all flag lots.

Mr. Chair closed the public hearing.

Approved

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

Continued

5 LDSPD-2025-1 (Old Dixie Highway SPD)

Continued

6 Comprehensive Plan - Polk Prosper 2050

Minutes: Erik Peterson spoke and presented a power point.

Adjournment