



## Polk County Planning Commission

### Meeting Minutes - Final

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December 04, 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 the Chair, Robert Beltran, on Wednesday, December 4, 2024, in the County Commission Boardroom, Administration Building. In attendance were the following members: Michael Schmidt, David Dalton, Mike Hickman, and Brooke Agnini. Also, present were Sandra Howard, Deputy County Attorney, Erik Peterson, Chanda Bennett, Mark Bennett, Aleya Inglima, Kyle Rogus, 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 Polk County Planning Commission was called to order at 9:00 a.m. by the Chair, Robert Beltran, on Wednesday, December 4, 2024, in the County Commission Boardroom, Administration Building. In attendance were the following members: Michael Schmidt, David Dalton, Merle Bishop, Brooke Agnini, and Mike Hickman. Also, present were Randall Sandra Howard, Deputy County Attorney, Kevin Updike, Linda Schultz, Erik Peterson, Chanda Bennett, Mark Bennett, Kyle Rogus, Aleya Inglima, Robert Bolton, and Ian Nance of Land Development, and Lyndsay Yannone, recording secretary.

#### Roll Call / Attendance

<b>Present</b>	Chair Rennie Heath, Secretary David Dalton, Linda Schultz, Mike Hickman, Mike Schmidt, Vice Chair Robert Beltran, Adam Bass, and Chair Merle Bishop
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#### Pledge of Allegiance

#### Approve Minutes

Approved

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

Meeting Minutes November 6, 2024

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**2) Considerations of items to be withdrawn, deferred, or continued.**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

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

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<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, Bass, Bishop, and Agnini

LDCPAL-2024-15 (Indian Lakes Estates Comprehensive Plan Text Amendment)

LDCT-2024-24 (ILE Standards) - Request to move to January

LDCU-2024-29 Apartments @ US-27 & Minute Maid Ramp Road 1 - Withdrawn

**Explanation of General Procedures**

**Explanation of Quasi-Judicial Proceedings**

**Voir Dire of Expert Witnesses**

Approved

<b>RESULT:</b>	<b>APPROVED</b>
<b>MOVER:</b>	David Dalton
<b>SECONDER:</b>	Merle Bishop

<b>AYE:</b>	Heath, Dalton, Schultz, Hickman, Schmidt, Beltran, Bass, Bishop, and Agnini
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## Staff Resumes

## Agenda Item

### New Business

#### 1. LDCU-2024-21 (E Main Street Quadplexes)

**Minutes:** Angela Inzerillo, applicant and owner are requesting a Conditional Use approval for two quadplexes on approximately 1.89 +/- acres in a Transit Supportive Development Area (TSDA) and Residential Low-4 (RL-4) Future Land Use designation. The subject property is located south of Main St E, west of Reynolds Rd, east of Combee Rd S, east of the City of Lakeland, Florida in Section 15, Township 28, Range 24.

Aleya Inglima, Land Development, introduced the case and reported 14 mailers sent to area property owners on November 20, 2024, one (1) sign posted on the property on November 15, 2024, and a legal advertisement was published in Polk Sun on November 20, 2024. No response received from the public. Aleya Inglima, Land Development, presented a Power Point presentation with a recommendation of approval.

Angela Inzerillo, applicant spoke regarding the case and agrees with staff's recommendation.

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>	Rennie Heath
<b>SECONDER:</b>	David Dalton
<b>AYE:</b>	Heath, Dalton, Hickman, Schmidt, Beltran, Bishop, and Agnini
<b>Excused:</b>	Schultz, and Bass

#### 2. LDSP-2024-1 (Champions Crossing Monument Signs)

**Minutes:** Nisit Sapparkhao, applicant and Savi Tri County LLC., owner, are requesting an approval to amend LDSP-2018-3 for six outparcel monument signs at the Champions Crossing development on 7.5 +/- acres in a Transit Supportive Development Area (TSDA) and Residential Town Center-X (TCX) Future Land Use designation. The subject property is located South of Bella Citta Blvd, north of Double Eagle Dr, east of Hwy 27, north of the City of Haines City in Section 36, Township 25, Range 26.

Aleya Inglima, Land Development, introduced the case and reported 52 mailers sent to area property owners on November 20, 2024, two (2) signs posted on the property on November 15, 2024, and a legal advertisement was published in Polk Sun on November 20, 2024. No response received from the public. Mr. Heath to expedite.

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

Nisit Sapparkhao, applicant spoke regarding the case and agrees with staff's recommendation.

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>	Merle Bishop
<b>AYE:</b>	Heath, Dalton, Hickman, Schmidt, Beltran, Bishop, and Agnini
<b>Excused:</b>	Schultz, and Bass

### 3. LDCU-2024-31 (Milestone Towers Monopole)

**Minutes:** Mary Solik, applicant, and Robert Konger, owner, are requesting a Conditional Use approval for a 150-foot monopole telecommunication tower to be placed in a Residential Medium (RM) future land use district on 6.58 +/- acres located in the Transit Supportive Development Area (TSDA). The subject property is located at 4754 Cypress Garden Road north of Cypress Gardens Boulevard SE, south of Dundee Road, east of Highway 17, west of US Highway 27 in Section 01, Township 29, Range 26.

Kyle Rogus, Land Development, introduced the case and reported 145 mailers sent to area property owners on November 20, 2024, one (1) sign posted on the property on November 15, 2024, and a legal advertisement was published in Polk Sun on November 20, 2024. No response received from the public.

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

Mary Solik, applicant spoke regarding the case and agrees with staff's recommendation.

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>	Merle Bishop
<b>AYE:</b>	Heath, Dalton, Hickman, Schmidt, Beltran, and Bishop
<b>NAY:</b>	Agnini
<b>Excused:</b>	Schultz, and Bass

### 4. LDCU-2024-34 (RCMA Mulberry Schools)

**Minutes:** Kimley-Horn and Associates, applicant, and Redlands Christian Migrant Association, Inc.,

owner, are requesting a Conditional Use approval for an elementary and middle school facility on 33.71 +/- acres in a Suburban Development Area (SDA) and Residential Suburban (RS) Future Land Use designation. The subject property is located at 4440 Academy Drive, south of State Road 60, east of Coronet Road, west of Bailey Road, west of Mulberry, Florida in Section 29, Township 29, Range 23.

Ian Nance, Land Development, introduced the case and reported 112 mailers sent to area property owners on November 20, 2024, three (3) signs posted on the property on November 15, 2024, and a legal advertisement was published in Polk Sun on November 20, 2024. One (1) email in opposition.

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

Mr. Bishop asked if staff has approved the Elementary school yet. Ian replied no sir.

Mr. Dalton asked if there were any plans for nighttime lighting on existing site plan. Ian replied no sir that comes with their Level 2.

Mr. Hickman asked about trips. Ian replied they have, and it is 88 peak trips. However, that is for PM hour trips. We usually judge traffic impacts on afternoon hours from 4-6PM.

Richard Mills, applicant spoke regarding the case and agrees with staff's recommendation. Also stated this is not going to be a private institution.

Mr. Hickman asked this is public attendance but private owned. Mr. Mills replied yes sir.

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

## 5. LDCU-2024-33 (Bradley Junction Farmworker Housing Addition)

**Minutes:** Sarah Case, applicant, and Pittman On Mulberry LLC, owner, are requesting a Conditional Use modification of an approved Barrack Style Farmworker Dormitory from a capacity of 100 workers to 120 in 16,000 square feet of buildings on 13.33 acres in a Phosphate Mining (PM) district located in the Rural Development Area (RDA). The subject property is located 6980 State Road 37 Bradley Junction, west of SR 37, south of Main Avenue and Forbes Road, north of CR 630, south of CR 640, south of the city of Mulberry, Florida in Section 11 and 14, Township 31, Range 28.

Erik Peterson, Land Development, introduced the case and reported 25 mailers sent to area property owners on November 20, 2024, three (3) signs posted on the property on November 15, 2024, and a legal advertisement was published in Polk Sun on November 20, 2024. No response received from the public.

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

Mr. Dalton asked, the reason why we are here today is because we condition the number of works in the

previous case. Erik, replied, that is correct.

Mr. Bishop asked, who regulated or overseas the number of people living in the facility. Erik replied, zoning wise, we set a cap by the land use district.

Mr. Hickman said they could probably apply to the county for over 200? Erik said yes sir, that is correct.

Sarah Case, applicant spoke regarding the case and agrees with staff's recommendation. Also stated this is not going to be a private institution.

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 Hickman
<b>AYE:</b>	Heath, Dalton, Hickman, Schmidt, Beltran, Bishop, and Agnini
<b>Excused:</b>	Schultz, and Bass

## 6. LDCPAS-2024-25 (Boy Scout Road RCC CPA)

**Minutes:** Tom Wodrich, AICP, applicant and Goff Properties, LLC owner, are requesting a Small Scale Comprehensive Plan Map Amendment to change 6.5 +/- acres from Agricultural/Residential-Rural (A/RR) to Rural Cluster Center (RCC) and change the text of Section 2.135 of the Comprehensive Plan to allow for the adoption of the State Road 60 & Boy Scout Road RCC Activity Center Plan (ACP). The subject property is located northeast corner of the Boy Scout Road and the State Road (SR) 60 intersection, east of the City of Lake Wales, Florida in Section 8, Township 30, Range 29.

Mark Bennett, Land Development, introduced the case and reported 15 mailers sent to area property owners on November 20, 2024, eight (8) signs posted on the property on November 18, 2024, and a legal advertisement was published in Polk Sun on November 20, 2024. No response received from the public.

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

Tom Woodrich, applicant spoke regarding the case and agrees with staff's recommendation. He also presented a Power Point.

Mr. Bass asked to look at a specific slide. Asking about future growth.

Mr. Bass asked if an environmental study has been completed. Mr. Woodrich stated they will have to do a site walk.

Mr. Schmidt asked if there was going to be any intersection improvements from FDOT.

Chanda Bennett stated she attended the meeting that FDOT held and stated that the conflict point that the issue is south and north bound issues.

Mr. Bennett stated that if a site plan comes in FDOT will be involved.

Mr. Chair opened the public hearing.

Ronald Knowingham is against this case.

Kim Welch is against this case.

Mr. Chair closed the public hearing.

Mr. Woodrich spoke and answered any questions from the public.

Mr. Bass stated if he were voting it would be against due to the environmental concerns.

Mr. Chair closed the public hearing.

Approved

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

7. LDCT-2024-27 (SR 60 & Boy Scout Road RCC Activity Center Plan (ACP) Text Amendment)

**Minutes:** Tom Wodrich, AICP, applicant and Goff Properties, LLC owner, are requesting a Small Scale Comprehensive Plan Map Amendment to change 6.5 +/- acres from Agricultural/Residential-Rural (A/RR) to Rural Cluster Center (RCC) and change the text of Section 2.135 of the Comprehensive Plan to allow for the adoption of the State Road 60 & Boy Scout Road RCC Activity Center Plan (ACP). The subject property is located northeast corner of the Boy Scout Road and the State Road (SR) 60 intersection, east of the City of Lake Wales, Florida in Section 8, Township 30, Range 29.

Mark Bennett, Land Development, introduced the case and reported 15 mailers sent to area property owners on November 20, 2024, eight (8) signs posted on the property on November 18, 2024, and a legal advertisement was published in Polk Sun on November 20, 2024. No response received from the public.

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

Tom Woodrich, applicant spoke regarding the case and agrees with staff's recommendation. He also presented a Power Point.

Mr. Bass asked to look at a specific slide. Asking about future growth.

Mr. Bass asked if an environmental study has been completed. Mr. Woodrich stated they will have to do a site walk.

Mr. Schmidt asked if there was going to be any intersection improvements from FDOT.

Chanda Bennett stated she attended the meeting that FDOT held and stated that the conflict point that the issue is south and north bound issues.

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Mr. Chair opened the public hearing.

Ronald Knowingham is against this case.

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Mr. Chair closed the public hearing.

Mr. Woodrich spoke and answered any questions from the public.

Mr. Bass stated if he were voting it would be against due to the environmental concerns.

Mr. Chair closed the public hearing.

Approved

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

#### 8. LDCT-2024-26 (Record Drawings and Appendix A Minor Changes)

**Minutes:** Erik Peterson, Land Development, introduced the case and stated a legal advertisement was published in Polk Sun on November 20, 2024. No response received from the public.

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

Tom Woodrich, applicant spoke regarding the case and agrees with staff's recommendation. He also presented a Power Point.

Mr. Chair opened the public hearing.

No one to speak for the public.

Mr. Chair closed the public hearing.

Approved

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

#### 9. LDCT-2024-18 (Section 220 Loading Areas and Docking Bays)

**Minutes:**

Chanda Bennett, Land Development, introduced the case and stated a legal advertisement was published in Polk Sun on November 20, 2024. No response received from the public.

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



Mr. Chair opened the public hearing.

No one to speak for the public.

Mr. Chair closed the public hearing.

Approved

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

## Adjournment

Approved

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