



Polk County Planning Commission

Meeting Minutes - Final

August 05, 2026 Regular Planning Meeting

Call Agenda Workshop to Order 8:50 a.m.

Minutes: Meeting went into Recess

Meeting Reconvened

Call Public Hearing to Order 9:00 a.m. Or as soon thereafter as the particular case may be heard 9:00 a.m.

Roll Call / Attendance

Approve Minutes

Draft meeting minutes for June 3, 2026, for approval

Draft meeting minutes for July 8, 2026, for approval

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2) Considerations of items to be withdrawn, deferred, or continued.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

LDCU-2026-3 (Recreation High-Intensity CU) Continued

LDCU-2026-11 (Mulberry Concrete) Continued

LDCT-2026-11 (Docks LDC Text Amendment) Continued

Pledge of Allegiance

Explanation of General Procedures

Voir Dire of Expert Witnesses

Explanation of Quasi-Judicial Proceedings

Agenda Item

Staff resumes

Approved

Old Business

1. LDPD-2026-4 (Berkley Crossings PD)

Minutes: LDPD-2026-4 - (Berkley Crossings PD)

Logan Opsahl Lowndes, Law, applicant, requested a Planned Development approval for a combined 170 single-family and multi-family units. The purposed of this request is to allow -foot-wide single-family detached lots, up to six (6) attached dwelling units, and reduced setbacks. The property is located east of Polk Parkway, west of Berkley Road, south of Berkley Knights Drive, north of Pace Road and northwest of the City of Auburndale in , Section 17, Township 27, Range 25.

Ian Nance, Land Development, presented the case, showed a power point presentation, has a recommendation of approval and stood for questions.

The applicant, showed a revised power point presentation, and stood for questions.

Mr. Chairman opened the public hearing.

There was neither support nor opposition in the audience.

Mr. Chairman closed the public hearing.

New Business

2. LDCPAS-2026-12 (Pavers Road CPA)

Minutes: LDCPAS-2026-12 - (Pavers Road CPA)

Zachary Thornton, applicant, WHS Visions of Lakeland LLC., owners, are requesting to change 38.22 acres of Rural Development Area (RDA) to Urban Growth Area (UGA) on 38.22 acres out of 58.91 acre parent parcel. The site is located at 2925 Pavers Road, south of SR 570 (Polk Parkway) and east of SR 35 (US 98), approximately 1.3 miles east of Bartow Road, near the city limits of Lakeland.

Tyler Daniels, Land Development, presented the case, showed a power point presentation, has a recommendation of approval and stood for questions.

Zackery Thornton, Engineer of Record, spoke on the development of the property, and stood for questions.

Mr. Chairman opened the public hearing.

There was neither support nor opposition in the audience.

Mr. Chairman closed the public hearing.

3. LDCPAL-2025-7 (Mims Crossing CPA)

Minutes: LDCPAL-2025-7 (Mims Crossing CPA)

Applicant-initiated Comprehensive Plan Amendment (CPA) to change from Rural Development Area (RDA) to Suburban Development Area (SDA); change from Phosphate Mining (PM), Agricultural/Residential Rural (A/RR), Industrial (IND), and Leisure/Recreation (L/R) to Rural Cluster Center (RCC), Residential Suburban (RS), and Industrial (IND); and amend Section 2.135 of the Comprehensive Plan, to provide for the establishment of the Mims Crossing RCC 640 Activity Center Plan, and the establishment of a 200-ft. wide buffer area within the proposed (RS) district adjacent to the proposed IND district. This case is related to LDCT-2025-15, an LDC text amendment for the same property.

Continued to September 2, 2026.

4. LDCT-2025-15 (Mims Crossing LDC Text Amendment)

Minutes: LDCT-2025-15 - (Mims Crossing LDC Text Amendment)

This is an applicant-initiated amendment to change the text of the Land Development Code Appendix E, Section E105, Parcel Specific Comprehensive Plan Amendments with Conditions, to establish a 200- foot conservation buffer within the Residential-Suburban Land Use District adjacent to the Industrial Future Land Use designation, establish a Rural Cluster Center (RCC) at the intersection of State Road 37 and County Road 640, implement the Mims Crossing RCC Activity Center Plan (ACP) to guide development within the RCC, and provide for additional development standards. This case is related to LDCPAL-2025-7.

Continued to September 2, 2026.

5. LDCPAS-2026-6 (Eloise Main Street Corridor CPA)

Minutes: LDCPAS-2026-6 (Eloise Main Street Corridor CPA)

Amend the Comprehensive Plan Future Land Use Map from ResidentialLow (RL) to Main Street Corridor (MSC), Community Activity Center (CAC), and Institutional (INST) and change the text of Section 2.135 of the Comprehensive Plan to provide additional development standards and list specific uses in the MSC Land Use District. This case is related to LDCT-2026-13, an LDC text amendment for the same property.

Continued to September 2, 2026.

6. LDCT-2026-13 (Eloise Main Street Corridor LDC Text Amendment)

Minutes: LDCT-2026-13 (Eloise Main Street Corridor LDC Text Amendment)

County initiated amendment to change the text of the Land Development Code Appendix E, Section E105, Parcel Specific Comprehensive Plan Amendments with Conditions, to establish the permitted, conditional, and prohibited uses in the Main Street Corridor (MSC) land use district and implement additional development standards. This case is related to LDCPAS-2026-6.

Continued to September 2, 2026.

7. LDCT-2026-10 (Airport Impact Districts)

Minutes: LDCT-2026-10 (Airport Impact District)

This is a County-initiated request to amend Chapter 6, Section 641, Airport Impact District (AID), to include standards for permit and notice requirements under the Polk County Airport Zoning Regulations and Joint Airport Zoning Board (JAZB); include airport height zones and amend airport names.

Aleya Inglima, Land Development, presented the case, showed a power point presentation, has a recommendation of approval and stood for questions.

Mr. Chairman opened the public hearing.

There was neither support nor opposition in the audience.

Mr. Chairman closed the public hearing.

Approved

8. LDCPAL-2026-7 (FS 163 CIE Comprehensive Plan Update)

Minutes: LDCPAL-2026-7 (FS 163 CIE Comprehensive Plan Update)

County initiated text amendment to the Polk County Comprehensive Plan, Ordinance 92-36, as amended, to review the Capital Improvements Element and reference the adopted five-year schedule of Capital Improvements, to reflect the timing and funding of capital projects to meet or maintain adopted Level-Of-Service (LOS) standards for certain public facilities; reference the adopted Transportation Improvement Program (TIP) Five-Year Study and the adopted Polk County School Board Five-Year Work Plan.

Robert Bolton, Land Development, presented the case, showed a power point presentation, has a recommendation of approval and stood for questions.

Mr. Chairman opened the public hearing.

There was neither support nor opposition in the audience.

Mr. Chairman closed the public hearing.

Approved

Comprehensive Plan Update

Minutes: No Updates

Right-of-Way Presentation

Minutes: Right-of-Way Presentation was presented by Planning Intern Abigail Hutchinson.

Southwest Polk Phosphate District Presentation

Minutes: Southwest Polk Phosphate District Presentation was presented by Planning Intern Robert Lisenby.

Message from the Land Development Director

Minutes: Ben Ziskal, spoke about the Urban Planning Internship program, and thanked staff and the interns on their presentation.

He presented plaques to Julie Jackson and Robert Beltran in recognition to their service as Planning Commissioners.

Mr. Beltran, gave thanks to staff and the commissioners.

Adjournment

Minutes: 10:17 am