



Polk County Planning Commission

Meeting Minutes - Final

March 04, 2026 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, Merle Bishop, on Wednesday, March 4, 2026, in the County Commission Boardroom, Administration Building. In attendance were the following members: Julie Jackson, Angel Sims, Cyndi Jantomaso, Brooke Agnini and Robert Beltran. Also, Linda Schultz Planning Commission alternate. Also, present were Sandra Howard, Deputy County Attorney, Ben Ziskal, Erik Peterson, Chanda Bennett, Mark Bennett, Robert Bolton, Kyle Rogus, Andrew Grohowski 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, Merle Bishop, on Wednesday, March 4, 2026, in the County Commission Boardroom, Administration Building. In attendance were the following members: Julie Jackson, Angel Sims, Cyndi Jantomaso, Brooke Agnini and Robert Beltran. Also, Linda Schultz Planning Commission alternate. Also, present were Sandra Howard, Deputy County Attorney, Ben Ziskal, Erik Peterson, Chanda Bennett, Mark Bennett, Robert Bolton, Kyle Rogus, Andrew Grohowski and Ian Nance of Land Development, and Lyndsay Yannone, recording secretary.

Pledge of Allegiance

Roll Call / Attendance

Approved

RESULT:	APPROVED
MOVER:	Angelic Sims
SECONDER:	
AYE:	Beltran, Bishop, Agnini, Jantomaso, Sims, Schultz, and Jackson
AYE:	Beltran, Bishop, Agnini, Jantomaso, Sims, Schultz, and Jackson
Excused:	Hickman, and Updike
Excused:	Hickman, and Updike
Absent:	Bass
Absent:	Bass

Approve Minutes

Approved

February 4, 2026, meeting minutes

Approved

RESULT:	APPROVED
MOVER:	Angelic Sims
SECONDER:	Cyndi Jantomaso
AYE:	Beltran, Bishop, Agnini, Jantomaso, Sims, Schultz, and Jackson

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2) **Considerations of items to be withdrawn, deferred, or continued.**

LDCU-2025-25 (Hudson MH) - Continued

Explanation of General Procedures

Voir Dire of Expert Witnesses

Approved

RESULT:	APPROVED
MOVER:	Angelic Sims
SECONDER:	Robert Beltran
AYE:	Beltran, Bishop, Agnini, Jantomaso, Sims, Schultz, and Jackson

Staff Resumes

Agenda Item

Explanation of Quasi-Judicial Proceedings

New Business

1. LDWA-2025-49 (Hatch Easement)

Minutes: Joey Manning, applicant, James and Lisa Hatch, owners, are requesting approval to allow a newly split lot to have access via an easement exceeding 0.25 miles in length on 1.63 +/- acres within a Residential Low-1 (RL-1) within an Urban Growth Area (UGA). The subject site is located west of the City of Bartow off Gaskin Road South, north of Highway 640, south of Clower Street, east of Highway 555, west of Noralyn Mine Road, west of the City of Bartow

in Section 13, Township 30, Range 24.

Kyle Rogus, Land Development, introduced the case and reported 17 mailers sent to area property owners on February 13, 2026, one (1) sign posted on the property on February 13, 2026, and a legal advertisement was published in Polk Sun on February 18, 2026. No response from the public.

Merle asked how many parcels this included. Kyle stated three.

Joey Manning, applicant spoke, agreed with staff.

Mr. Chair opened public portion.

No one spoke from the public.

Mr. Chair closed public portion.

Approved

RESULT:	APPROVED
MOVER:	Robert Beltran
SECONDER:	Angelic Sims
AYE:	Beltran, Bishop, Agnini, Jantomaso, Sims, Schultz, and Jackson

2. LDCPAS-2025-38 (Toho Marigold INST/NAC CPA)

Minutes: Allision Schultz, Toho Water Authority, applicant, and Marigold Development LLC, owner, are requesting a Small Scale Comprehensive Plan map amendment from Development of Regional Impact-X (DRIX) to Institutional-X (INST-X), and Neighborhood Activity Center-X (NACX) on 12.39± acres located within the Utility Enclave Area (UEA). The property is located on the north side of Marigold Avenue and Hemlock Avenue, east of Flounder Road, south of Halibut Road, and west of Laurel Avenue east of the City of Haines City, in Sections 02, and 28, Township 28, Range 28.

Robert Bolton, Land Development, introduced the case and reported 111 mailers sent to area property owners on February 13, 2026, four (4) signs posted on the property on February 13, 2026, and a legal advertisement was published in Polk Sun on February 18, 2026. No response from the public.

Micha Smart, representee for the application, spoke and agreed with staff.

Mr. Chair opened public portion.

No one spoke from the public.

Mr. Chair closed public portion.

Approved

RESULT:	APPROVED
MOVER:	Angelic Sims

SECONDER:	Cyndi Jantomaso
AYE:	Bishop, Agnini, Jantomaso, Sims, Schultz, and Jackson
Recused:	Beltran

3. LDGPAS-2025-37 (Hwy 17/92 LCC CPA)

Minutes: Tom Wodrich, TPW Land Planning, applicant, and Fortress Property Management Group LLC., owner, are requesting a Future Land Use Map change from Leisure/Recreation (LR) to Linear Commercial Corridor (LCC) on approximately 1.32+/- acres located within the Urban Growth Area (UGA). The property is located on the South of Old Haines City Lake Alfred Road, east of Experiment Station Road, west of Lake Lowery Road, north of US Highway 17/92, and northeast of the City of Lake Alfred, in Section 27, Township 27, Range 26.

Andrew Grohowski, Land Development, introduced the case and reported 16 mailers sent to area property owners on February 13, 2026, one (1) sign posted on the property on February 13, 2026, and a legal advertisement was published in Polk Sun on February 18, 2026. No response from the public.

Tom Woodrich representee for the application, spoke and agreed with staff.

Merle asked if this was used for the property right now. Maybe self-storage.

Mr. Chair opened public portion.

No one spoke from the public.

Mr. Chair closed public portion.

Approved

RESULT:	APPROVED
MOVER:	Cyndi Jantomaso
SECONDER:	Angelic Sims
AYE:	Beltran, Bishop, Agnini, Jantomaso, Sims, Schultz, and Jackson

4. LDCT-2026-1 Wahneta Main Street Overlay (MSC) LDC Text Amendment

Minutes: This was continued to April 1, 2026.

Continued

RESULT:	CONTINUED
MOVER:	Robert Beltran
SECONDER:	Julie Jackson
AYE:	Beltran, Bishop, Agnini, Jantomaso, Sims, Schultz, and Jackson

5. LDCT-2025-28 (Flex Space & Retail Plazas)

Minutes: An ordinance of the Polk County Board of County Commissioners regarding Land

Development Code amendment **LDCT-2025-28**, amending Ordinance No. 00-09, as amended, the Polk County Land Development Code, Chapter 2, Section 221, Principal Uses and Buildings, to add standards for Flex Space Building and Retail Plazas; Chapter 10, Definitions, to add definitions; providing for severability; and providing for an effective date.

Ian Nance, Land Development, introduced the case and stated a legal advertisement was published in Polk Sun on February 18, 2026. No response from the public.

Mr. Chair opened public portion.

No one spoke from the public.

Mr. Chair closed public portion.

Approved

RESULT:	APPROVED
MOVER:	Robert Beltran
SECONDER:	Brooke Agnini
AYE:	Beltran, Bishop, Agnini, Jantomaso, Sims, Schultz, and Jackson

6. LDCT-2025-29 (Storage Yards)

Minutes: An ordinance of the Board Of County Commissioners, Polk County, Florida, Land Development Code amendment **LDCT-2025-29**, amending Ordinance No. 00-09, as amended, the Polk County Land Development Code, amending Chapter 2, Section 205, Table 2.1, adding a storage yard land use category; Chapter 3 Conditional Uses, Section 303, Criteria For Conditional Uses, adding conditions for storage yards; Chapter 4, Section 401.02, Table 4.3, Use Table For Standard Land Use Districts for the Ronald Reagan Selected Area Plan and Section 401.08, Table 4.01.08.01, Use Table for South East Polk Selected Area Plan adding a storage yard land use category; Chapter 10, Definitions, defining Storage Yards to allow for the outdoor storage of raw materials and finished goods as a primary use of property; providing for severability; providing an effective date.

Erik Peterson, Land Development, introduced the case and stated a legal advertisement was published in Polk Sun on February 18, 2026. No response from the public.

Robert Belton asked what time timing for the property would be for this change?

Mr. Chair opened public portion.

No one spoke from the public.

Mr. Chair closed public portion.

Approved

RESULT:	APPROVED
MOVER:	Robert Beltran

SECONDER:	Cyndi Jantomaso
AYE:	Beltran, Bishop, Agnini, Jantomaso, Sims, Schultz, and Jackson

7. LDCT-2025-30 (Administrative Plat Approval)

Minutes: An ordinance of the Board of County Commissioners, Polk County, Florida, Land Development Code amendment **LDCT-2025-30**, amending Ordinance No. 00-09, as amended, the Polk County Land Development Code, amending Chapter 8, Section 806, Plats, Section 810, Replats and Modifications, Section 903, Review Procedures, and Section 908 Level 5 Review, to change the procedure of approving subdivision plats from the Board of County Commissioners to the Land Development Director in accordance with new requirements of Chapter 177-071 of the Florida Statutes and amending Section 909.B Applicability, and Section 909.C Amount of Security, to adjust the minimum construction cost threshold and location of financial institution for Performance and Maintenance Securities; providing for severability; providing an effective date.

Erik Peterson, Land Development, introduced the case and stated a legal advertisement was published in Polk Sun on February 18, 2026. No response from the public.

Mr. Chair opened public portion.

No one spoke from the public.

Mr. Chair closed public portion.

Approved

RESULT:	APPROVED
MOVER:	Cyndi Jantomaso
SECONDER:	Robert Beltran
AYE:	Beltran, Bishop, Agnini, Jantomaso, Sims, Schultz, and Jackson

Comprehensive Plan update

Adjournment

Recommendation of Approval

RESULT:	RECOMMENDATION OF APPROVAL
MOVER:	Robert Beltran
SECONDER:	Cyndi Jantomaso
AYE:	Beltran, Bishop, Agnini, Jantomaso, Sims, Schultz, and Jackson