



# Polk County Planning Commission

## Meeting Minutes - Final

April 02, 2025 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

**Minutes:** Meeting went into Recess

Meeting Reconvened

Approved

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

### Pledge of Allegiance

### Approve Minutes

Approved

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

**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**2) Considerations of items to be withdrawn, deferred, or continued.**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>	Kevin Updike
<b>SECONDER:</b>	Mike Hickman
<b>AYE:</b>	Heath, Dalton, Hickman, Schmidt, Bishop, Updike, and Agnini
<b>Absent:</b>	Schultz, Beltran, and Bass

LDCU-2025-3 - MOVED TO JUNE 4, 2025

LDCPAS-2024-29 (Rifle Range Road CPA) - Continued to May 7th, 2025.

**Explanation of General Procedures**

**Explanation of Quasi-Judicial Proceedings**

**Voir Dire of Expert Witnesses**

Staff Resumes

**Agenda Item**

**New Business**

1. LDWA-2024-67 (Donald V Bell)

**Minutes:** Donald Bell, applicant and owner, is requesting a Waiver to Section 705.B for approval for a residential lot with access through a private road easement accessed by more than four lots on .92 +/- acres in a Urban Growth Area (UGA) and Residential Low-1 (RL-1) Future Land Use designation. The subject property is located on Sunset Lane, west of County Road 559, north of Reflection Boulevard, south of Sutton Road, north of the City of Auburndale, in Section 22, Township 27, Range 25.

Andrew Grohowski, Land Development, introduced the case and reported 44 mailers sent to area property owners on March 11, 2025, one (1) sign posted on the property on D March 11, 2025, and a legal advertisement was published in Polk Sun on March 19, 2025. No response received from the public.

Andrew Grohowski, Land Development, presented a Power Point presentation with a recommendation of approval.

Approved

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

2. LDCU-2025-5 (S.A.W. Properties MH)

**Minutes:** Steven Williams, *applicant*, and S.A.W. properties LLC., *owner*, are requesting a *Conditional Use* approval for a mobile home to be located in the V. V. Sykes subdivision, where fewer than 50% of developed lots have mobile home *in the* Residential Low-4 (RL-4) Future Land Use *district on .12 +/- acres in the* Transit Supportive Development Area (TSDA). *The subject property is located at 117 4th Street north of Highway 60 E, south of US Highway 92, east of Highway 17, west of US Highway 27 in Section 05, Township 29, Range 26.*

Kyle Rogus, Land Development, introduced the case and reported 89 mailers sent to area property owners on March 11, 2025, one (1) sign posted on the property on D March 11, 2025, and a legal advertisement was published in Polk Sun on March 19, 2025. No response received from the public.

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

Approved

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

3. LDCPAL-2024-19 (Minute Maid Ramp Road 1 CPA)

**Minutes:** William Maki, Daly Design Group, applicant and GPK SE Holding LLC, owner, are requesting a Large Scale Comprehensive Plan map amendment from Residential High (RHX) to Tourism Commercial Center (TCCX) on 3.2 +/- acres located within the Transit Supportive Development Area (TSDA). The subject property is located south of Minute Maid Ramp Road 1, west of US Highway 27, north of Holly Hill Grove Road 3, east of FDC Grove Road, and east of Haines City, in Section 19, Township 26, Range 27.

JP Sims, Land Development, introduced the case and reported 13 mailers sent to area property owners on March 11, 2025, five (5) signs posted on the property on March 11, 2025, and a legal advertisement was published in Polk Sun on March 19, 2025. No response

received from the public.

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

Approved

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

4. LDCPAS-2025-1 (Richard Munday CPA)

**Minutes:** Albert Baker, applicant and Richard Munday, owner, are requesting a Small Scale Comprehensive Plan map amendment from Residential Suburban (RS) to Linear Commercial Corridor (LCC) on 1.47 +/- acres in the Suburban Development Area (RDA). The subject property is located west side of State Road 60, north of Shady Hammock Drive, in Section 33, Township 29, Range 23.

Mark Bennett, Land Development, introduced the case and reported 13 mailers sent to area property owners on March 11, 2025, five (5) signs posted on the property on March 11, 2025, and a legal advertisement was published in Polk Sun on March 19, 2025. No response received from the public.

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

Approved

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

5. LDCPAL-2024-13 (Alderman Rd BPC)

**Minutes:** Stantec Consulting Services, Diane Chadwick, applicant, and Keith D. Knight, and James E. & Noel Morgan Kelso, owner, are requesting a Large Scale Comprehensive Plan Future Land Use designation change from Agricultural/ Residential Rural (A/RR) and Residential Low (RL) to Business Park Center (BPC) on 75.0± acres of a parent tract of 166.0± acres, and a text amendment to Appendix 2.135 adding a reference that the subject site has development conditions in Appendix E of the Land Development Code (LDCT-2024-20), and a sub-district change from Business Park Center-1 (BPC1) to Business Park Center-2 (BPC2) on 51.0± acres (LDCD-2024-7). The subject property is located on the north side of Swindell Road, east of N. Alderman Rd., south of Musket Drive, and west of Swindell Road, north of Lakeland city limits, in Section 18, Township 28 and Range 23.

Robert Bolton, Land Development, introduced the case and reported 13 mailers sent to area property owners on March 11, 2025, six (6) signs posted on the property on March 14, 2025, and a legal advertisement was published in Polk Sun on March 19, 2025. No response received from the public.

Robert Bolton, Land Development, presented a Power Point presentation with a recommendation of denial.

Denied

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

6. LDCCD-2024-7 (Alderman Rd BPC-1 to BPC-2)

**Minutes:** Stantec Consulting Services, Diane Chadwick, applicant, and Keith D. Knight, and James E. & Noel Morgan Kelso, owner, *are requesting a* Sub-district change from Business Park Center-1 (BPC1) to Business Park Center-2 (BPC2) on 51.0± acres (LDCCD-2024-7) on a portion of the related Large Scale Comprehensive Plan Future Land Use designation change (LDCCPAL-2024-13) from Agricultural/ Residential Rural (A/RR) and Residential Low (RL) to Business Park Center (BPC) on 75.0± acres of a parent tract of 166.0± acres, and a text amendment to Appendix 2.135 adding a reference that the subject site has development conditions in Appendix E of the Land Development Code (LDCT-2024-10). *The subject property is located* on the north side of Swindell Road, east of N. Alderman Rd., south of Musket Drive, and west of Swindell Road, north of Lakeland city limits, in Section 18, Township 28 and Range 23.

Robert Bolton, Land Development, introduced the case and reported 13 mailers sent to area property owners on March 11, 2025, six (6) signs posted on the property on March 14, 2025, and a legal advertisement was published in Polk Sun on March 19, 2025. No response received from the public.

Robert Bolton, Land Development, presented a Power Point presentation with a recommendation of denial.

Denied

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

7. LDCT-2024-20 (Alderman Rd LDC Text Change)

**Minutes:** Robert Bolton, Land Development, introduced the case and reported 13 mailers sent to area property owners on March 11, 2025, six (6) signs posted on the property on March 14, 2025, and a legal advertisement was published in Polk Sun on March 19, 2025. No response received from the public.

Robert Bolton, Land Development, presented a Power Point presentation with a recommendation of denial.

Denied

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

8. LDPD-2024-23 (Winslow’s Point RMD Modification)

**Minutes:** Alex Madison, Poulos & Bennett, applicant and Forestar USA Real Estate Group, Inc., owner, are requesting a Planned Development (PD) Modification request to allow 40-foot-wide single-family detached lots within a previously approved 533-unit Rural Residential Development (RRD) in the Agricultural/Residential Rural-X (A/RRX) and Southeast Polk Selected Area Plan (SAP) Future Land Use which included single-family and multi-family townhome uses on 268.2 +/- acres. The subject property is located South of CR 640, east of US Highway 27, south of Lake Wales, in Sections 19, 26, & 35, Township 30, Range 27.

Ian Nance, Land Development, introduced the case and reported 185 mailers sent to area property owners on March 11, 2025, six (6) signs posted on the property on March 14, 2025, and a legal advertisement was published in Polk Sun on March 19, 2025. No response received from the public.

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

Approved

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

9. LDCT-2025-5 (Chicken Coops & Roosters LDC Text Amendment)

**Minutes:** An ordinance of the Polk County Board of County Commissioners regarding Land Development Code amendment LDCT-2025-5, amending Ordinance No. 00-09, as amended, the Polk County Land Development Code, amending Chapter 2, Section 222, Agricultural, to

allow structures for the sheltering and feeding of animals at ten feet from property lines; prohibiting roosters and other disruptive fowl on residential properties under one-half acre; amending Chapter 9, Section 930, Variances and Special Exceptions, to allow a variance process for structure setbacks; amending Chapter 10 to provide for definitions; providing for severability; and providing for an effective date.

Approved

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

10. LDCPAS-2025-4 (Bradley Junction Fire Station)

**Minutes:** Polk County Facilities Management, applicant and Polk County, owner, are requesting a Future Land Use Map change from Rural Cluster Center-Residential (RCC) to Institutional-1 (INST) on ±8.13 acres to recognize an existing Water Treatment Facility and County Fire Rescue Station in the Rural Development Area (RDA) Southeast Polk SAP. The subject property is located 6800 Old Highway 37 in Bradley Junction, north of Main Avenue, south of Bay Avenue East and West, east of State Road 37, south of the town of Mulberry, west of Fort Meade in Section 11, Township 31, Range 23.

Erik Peterson, Land Development, introduced the case and reported 52 mailers sent to area property owners on March 11, 2025, one (1) sign posted on the property on March 18, 2025, and a legal advertisement was published in Polk Sun on March 19, 2025. No response received from the public.

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

Approved

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

11. LDCPAS-2025-6 (ABC Road Caloosa Fire Station)

**Minutes:** Polk County Facilities Management, applicant and Polk County, owner, are requesting a Future Land Use Map change from Agricultural/Residential Rural (A/RRX) to Institutional-1 (INSTX) on ±5.82 acres for a new County Fire Rescue Station in the Rural Development Area (RDA) Southeast Polk SAP. The subject property is located south side of Alturas-Babson Park Cutoff Road just over ½ mile west of U.S. Highway 27, North of Warner Southern College, South of the city of Lake Wales, North of the city of Frostproof in Section 26, Township 30, Range 27.

Erik Peterson, Land Development, introduced the case and reported 52 mailers sent to area property owners on March 11, 2025, one (1) sign posted on the property on March 18, 2025, and a legal advertisement was published in Polk Sun on March 19, 2025. No response received from the public.

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

Approved

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

12. LDCT-2025-3 (Stressed Basins and Stormwater Management)

**Minutes:** Development Code amendment **LDCT-2025-3**, amending Ordinance No. 00-09, as amended, (also known as the Polk County Land Development Code); providing findings; amending Chapter 1, Section 105, Relationship To Other Regulations, to incorporate the “Stressed Drainage Basin Map” into the code by reference, amending Chapter 2, Section 227, Filling and Excavating; to require stem wall foundations under certain circumstances; amending Chapter 7, Section 703, Concurrency, and Section 740, Storm Water Management, to add standards for stressed drainage basins; amending Chapter 10, Definitions, to add, a definition of Stressed Drainage Basins; amending Appendix A, Section A102.E, Seasonal High-Water Table, to require crushed concrete in high ground water table conditions, providing for severability; providing an effective date.

Approved

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

13. LDCT-2025-4 (1,000 Feet Public Hearing Mailer Radius)

**Minutes:** An ordinance of the Board of County Commissioners, Polk County, Florida, Land Development Code amendment **LDCT-2025-4**, amending Ordinance No. 00-09, as amended, the Polk County Land Development Code, amending Chapter 9, Section 960, Public Notice, subsection 960.A Types of Public Notice, to change the distance for which mail notices are to be sent to area property owners from 500 feet to 1,000 feet; providing for severability; providing an effective date.

Approved

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

14. LDCT-2025-6 (Mobile Homes allowed in all plats prior to 5/20/1971)

**Minutes:** An ordinance of the Board of County Commissioners, Polk County, Florida, Land Development Code amendment **LDCT-2025-6**, amending Ordinance No. 00-09, as amended, the Polk County Land Development Code, amending Chapter 3 Conditional Uses, Section 303, Criteria for Conditional Uses, Individual Mobile Homes, to allow mobile homes by right in subdivision plats recorded prior to May 20, 1971; providing for severability; providing an effective date.

Approved

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

Comprehensive Plan update

### Adjournment

Approved

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