



Polk County Planning Commission

Meeting Minutes - Final

September 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. acting Chair, Robert Beltran, on Wednesday, September 4, 2024, in the County Commission Boardroom, Administration Building. In attendance were the following members: Michael Schmidt, Tommy Addison, Brooke Agnini, Angel Sims, David Dalton, and Mike Hickman. Also, present were Randall Vogel, Assistant County Attorney, Chanda Bennett, Ian Nance, Mark Bennett, and Malissa Celestine of Land Development, and Lyndsay Yannone recording secretary.

Present	Secretary David Dalton, Brooke Agnini, Angelic Sims, Mike Hickman, Mike Schmidt, and Vice Chair Robert Beltran
Excused	Chair Rennie Heath, Linda Schultz, and Adam Bass

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 acting Chair, Robert Beltran, on Wednesday, September 4, 2024, in the County Commission Boardroom, Administration Building. In attendance were the following members: Michael Schmidt, Tommy Addison, Brooke Agnini, Angel Sims, David Dalton, and Mike Hickman. Also, present were Randall Vogel, Assistant County Attorney, Chanda Bennett, Ian Nance, Mark Bennett, and Malissa Celestine of Land Development, and Lyndsay Yannone recording secretary.

Roll Call / Attendance

Pledge of Allegiance

Approve Minutes

August 7, 2024, Minutes

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2) Considerations of items to be withdrawn, deferred, or continued.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

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2) Considerations of items to be withdrawn, deferred, or continued.

Approved

RESULT:	APPROVED
MOVER:	David Dalton
SECONDER:	Tommy Addison
AYE:	Dalton, Agnini, Sims, Hickman, Schmidt, Beltran, and Addison

LDCPAS-2024-15 (Highland City Field ROS) WITHDRAWN

Explanation of General Procedures

Explanation of Quasi-Judicial Proceedings

Approved

RESULT:	APPROVED
MOVER:	David Dalton
SECONDER:	Tommy Addison
AYE:	Dalton, Agnini, Sims, Hickman, Schmidt, Beltran, and Addison

Explanation of Quasi-Judicial Proceedings

Voir Dire of Expert Witnesses

Staff Resumes

Agenda Item

New Business

1. LDCU-2024-13 (Ave 1340 NW MH CU)

Minutes: Reynaldo Rivera, applicant and owner, is requesting a Conditional Use approval for a mobile home to be located in a subdivision where fewer than 50% of developed lots have mobile homes on .31 +/- acres in an Urban Growth Area (UGA) and Residential Medium (RM) Future Land Use designation. The subject property is located north of Avenue M NW, south of Avenue O NW, east of 42nd St NW, west of Avenue N NW and west of the City of Winter Haven Florida in Section 13, Township

28, Range 25.

Ian Nance, Land Development, introduced the case and reported 61 mailers sent to area property owners on August 15, 2024, one (1) sign was posted on the property on August 16, 2024, and a legal advertisement was published in the Polk Sun on August 21, 2024. No responses were received from the public.

Malissa Celestine, Land Development, presented a Power Point presentation with a recommendation of approval.

Krystal Morales was sworn in to translate the applicant.

Ms. Rivera, applicant agreed with staff.

Mr. Chair opened the public hearing.

No responses received.

Mr. Chair closed the public hearing.

Approved

RESULT:	APPROVED
MOVER:	Tommy Addison
SECONDER:	Mike Hickman
AYE:	Dalton, Agnini, Sims, Hickman, Schmidt, Beltran, and Addison

2. LDCT-2024-14 (US 27 SAP Full-Service Car Wash Text Amendment)

Minutes: An ordinance of the Polk County Board of County Commissioners regarding Land Development Code amendment **LDCT-2024-14**, amending ordinance no. 00-09, as amended, the Polk County Land Development Code; amending Chapter 4, Section 401.03, Table 4.8, to add Full-service Car Washes as conditional uses in the Town Center-X (TCX) land use district in the US 27 Selected Area Plan (SAP); providing for severability; and providing for an effective date.

Ian Nance, Land Development, introduced the case, a legal advertisement was published in the Polk Sun on August 21, 2024. No responses were received from the public.

Malissa Celestine, Land Development, presented a Power Point presentation with a recommendation of approval.

Ms. Rivera, applicant agreed with staff.

Mr. Chair opened the public hearing.

No responses received.

Mr. Chair closed the public hearing.

Approved

Minutes: An ordinance of the Polk County Board of County Commissioners regarding Land Development Code amendment **LDCT-2024-14**, amending ordinance no. 00-09, as amended, the Polk County Land Development Code; amending Chapter 4, Section 401.03, Table 4.8, to add Full-service Car Washes as conditional uses in the Town Center-X (TCX) land use district in the US 27 Selected Area Plan (SAP); providing for severability; and providing for an effective date.

Ian Nance, Land Development, introduced the case, a legal advertisement was published in the Polk Sun on August 21, 2024. No responses were received from the public.

Malissa Celestine, Land Development, presented a Power Point presentation with a recommendation of approval.

Ms. Rivera, applicant agreed with staff.

Mr. Chair opened the public hearing.

No responses received.

Mr. Chair closed the public hearing.

Approved

RESULT:	APPROVED
MOVER:	
SECONDER:	
AYE:	Dalton, Agnini, Sims, Hickman, Schmidt, Beltran, and Addison

3. LDCPAS-2024-3 (Spirit Lake OC CPA)

Minutes: An Ordinance of the Polk County Board of County Commissioners Regarding the adoption of **LDCPAS-2024-3**; an amendment to the Polk County Comprehensive Plan; Ordinance 92-36, as amended to change the Future Land Use Map designation on .44 +/- Acre from Residential-Low 4 (RI-4) to Office Center (OC) in the Transit Supportive Development Area (TSDA), located on the east side of Spirit Lake Road, south of Grady Polk Road, west of the City of Eagle Lake in Section 11, Township 29, Range 25, providing for severability; and providing for an effective date.

Chanda Bennett, Land Development, introduced the case and reported 36 mailers sent to area property owners on August 15, 2024, one (1) sign was posted on the property on August 20, 2024, and a legal advertisement was published in the Polk Sun on August 21, 2024. No responses were received from the public.

Mark Bennett, Land Development, presented a Power Point presentation with a

recommendation of approval.

Mike Gerr, applicant, spoke and agreed with staff.

Mr. Chair opened the public hearing.

No responses received.

Mr. Chair closed the public hearing.

Approved

RESULT:	APPROVED
MOVER:	David Dalton
SECONDER:	Tommy Addison
AYE:	Dalton, Agnini, Sims, Hickman, Schmidt, Beltran, and Addison

4. LDCPAL-2024-4 (Spirit Lake Text CPA)

Minutes: An Ordinance of the Polk County Board of County Commissioners regarding the adoption of **LDCPAL-2024-4**, an amendment to the Polk County Comprehensive Plan, Ordinance 92-36, as amended, for a text amendment To Policy 2.113-A3 Regarding Location Criteria for Office Centers; providing for severability; and providing for an effective date.

Chanda Bennett, Land Development, introduced the case, a legal advertisement was published in the Polk Sun on August 21, 2024. No responses were received from the public..

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

Mike Gerr, applicant, spoke and agreed with staff.

Mr. Chair opened the public hearing.

No responses received.

Mr. Chair closed the public hearing.

Approved

RESULT:	APPROVED
MOVER:	David Dalton
SECONDER:	Tommy Addison
AYE:	Dalton, Agnini, Sims, Hickman, Schmidt, Beltran, and Addison

5. LDCPAS-2024-13 (5955 South Florida Avenue South CPA)

Minutes: An Ordinance of the Polk County Board of County Commissioners regarding the adoption of amendment **LDCPAS-2024-13**; an amendment to the Polk County Comprehensive Plan; Ordinance 92-36, as amended to change the Future Land Use Map Designation on 11.8 Acres from Business Park Center-2 (BPC-2) to Institutional (INST) in the Transit Supportive Development Area (TSDA), located on the west side of South Florida Avenue (State Road 37), north of County Road 540A, south of the City of Lakeland in Section 13, Township 29, Range 23, providing for severability; and providing for an effective date.

Chanda Bennett, Land Development, introduced the case and reported 35 mailers sent to area property owners on August 15, 2024, one (1) sign was posted on the property on August 20, 2024, and a legal advertisement was published in the Polk Sun on August 21, 2024. No responses were received from the public.

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

Logan, a representative of the applicant spoke and agreed with staff.

Mr. Chair opened the public hearing.

No responses received.

Mr. Chair closed the public hearing.

Approved

RESULT:	APPROVED
MOVER:	
SECONDER:	
AYE:	Dalton, Agnini, Sims, Hickman, Schmidt, Beltran, and Addison

6. LDCPAS-2024-6 (Copales Market CPA)

Minutes: An ordinance of the Polk County Board of County Commissioners regarding the adoption of **LDCPAS-2024-6**, an amendment to the Polk County Comprehensive Plan, Ordinance 92-36, as amended, to change the Future Land Use Map designation on 1.58 +/- acres from Leisure/Recreational (L/R) to Linear Commercial Corridor (LCC), located south of Old Haines City/Lake Alfred Road, west of Lake Lowery Road, east of Experiment Station Road and north of US Highway 17/92, east of the city limits of Lake Alfred, in Section 27, Township 27 Range 26; providing for severability; and providing for an effective date.

Chanda Bennett, Land Development, introduced the case and reported 35 mailers sent to area property owners on August 15, 2024, one (1) sign was posted on the property on August 20, 2024, and a legal advertisement was published in the Polk Sun on August 21, 2024. No responses were received from the public.

Chanda Bennett, Land Development, presented a Power Point presentation with a

recommendation of approval.

Dean Myers, applicant spoke and agreed with staff.

Mr. Chair opened the public hearing.

No responses received.

Mr. Chair closed the public hearing.

Approved

RESULT:	APPROVED
MOVER:	David Dalton
SECONDER:	Tommy Addison
AYE:	Dalton, Agnini, Sims, Hickman, Schmidt, Beltran, and Addison

7. LDCPAS-2024-11 (US 98 Ft Meade ARR CPA)

Minutes: An Ordinance of the Polk County Board of County Commissioners regarding the adoption of amendment **LDCPAS-2024-11**; an amendment to the Polk County Comprehensive Plan; ordinance 92-36, as amended to change the Future Land Use Designation on 40.59± acres from Phosphate Mining (PM) To Agricultural/Residential Rural (A/RR). The subject site is located on the south side of US Highway 98 E, west of Pool Branch Road, north of Dishong Road, east of Edgewood Drive, and east of the City of Fort Meade, in Section 25, Township 31, Range 25; Providing for Severability; and Providing for an Effective Date.

Chanda Bennett, Land Development, introduced the case and reported 13 mailers sent to area property owners on August 15, 2024, four (4) sign was posted on the property on August 16, 2024, and a legal advertisement was published in the Polk Sun on August 21, 2024. No responses were received from the public.

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

Sarah Case, applicant spoke and agreed with staff.

Mr. Chair opened the public hearing.

No responses received.

Mr. Chair closed the public hearing.

Approved

RESULT:	APPROVED
MOVER:	David Dalton
SECONDER:	Tommy Addison
AYE:	Dalton, Agnini, Sims, Hickman, Schmidt, Beltran, and Addison

8. LDCPAS-2024-12 (Hall Communications IND CPA)

Minutes: An ordinance of the Polk County Board of County Commissioners regarding the adoption of **LDCPAS-2024-12**, an amendment to the Polk County Comprehensive Plan, Ordinance 92-36, as amended, to change the Future Land Use Map designation on 49.38 +/- acres from Phosphate Mining (PM) to Industrial (IND), located south and east of County Road 555, west of Noralyn Mine Road, and north of County Road 640, west of the city limits of Bartow, in Section 24, Township 30 Range 24; providing for severability; and providing for an effective date.

Chanda Bennett, Land Development, introduced the case and reported 16 mailers sent to area property owners on August 15, 2024, three (3) sign was posted on the property on August 16, 2024, and a legal advertisement was published in the Polk Sun on August 21, 2024. No responses were received from the public.

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

Sarah Case, applicant spoke and agreed with staff.

Mr. Chair opened the public hearing.

No responses received.

Mr. Chair closed the public hearing.

Approved

RESULT:	APPROVED
MOVER:	David Dalton
SECONDER:	Tommy Addison
AYE:	Dalton, Agnini, Sims, Hickman, Schmidt, Beltran, and Addison

9. LDCPAL-2024-11 (US 98 Nichols Mosaic PM CPA)

Minutes: An Ordinance of the Polk County Board of County Commissioners regarding the adoption of amendment **LDCPAL-2024-11**; an amendment to the Polk County Comprehensive Plan; ordinance 92-36, as amended to change the Future Land Use Designation on 420± acres from Agricultural/Residential Rural (A/RR) to Phosphate Mining (PM). The subject site is located on the North and south sides of Nichols Road (CR 676), west of Anderson Road, east of Polk / Hillsborough County Line, and south of the City of Mulberry, in Sections 08, 17, 18, Township 30, Range 23; Providing for Severability; and Providing for an Effective Date.

Chanda Bennett, Land Development, introduced the case and reported 13 mailers sent to area property owners on August 15, 2024, nine (9) sign was posted on the property on August 16, 2024, and a legal advertisement was published in the Polk Sun on August 21, 2024. No responses were received from the public.

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

Shelly Thorton, Senior Management for Mosiac, presented a slideshow.

Mr. Chair opened the public hearing.

No responses received.

Mr. Chair closed the public hearing.

Approved

RESULT:	APPROVED
MOVER:	David Dalton
SECONDER:	Tommy Addison
AYE:	Dalton, Agnini, Sims, Hickman, Schmidt, Beltran, and Addison

10. LDCPAS-2024-14 (Peace River ROS)

Minutes: An ordinance of the Polk County Board of County Commissioners regarding Land Development Code amendment **LDCT-2024-14**, amending ordinance no. 00-09, as amended, the Polk County Land Development Code; amending Chapter 4, Section 401.03, Table 4.8, to add Full-service Car Washes as conditional uses in the Town Center-X (TCX) land use district in the US 27 Selected Area Plan (SAP); providing for severability; and providing for an effective date.

Chanda Bennett, Land Development, introduced the case and reported 13 mailers sent to area property owners on August 15, 2024, one (1) sign was posted on the property on August 16, 2024, and a legal advertisement was published in the Polk Sun on August 21, 2024. No responses were received from the public.

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

Mr. Chair opened the public hearing.

Kendall Thomas spoke and asked if this was going to affect the boat ramp. Chanda replied not at all.

Mr. Chair closed the public hearing.

Approved

RESULT:	APPROVED
MOVER:	Tommy Addison
SECONDER:	Angelic Sims
AYE:	Dalton, Agnini, Sims, Hickman, Schmidt, Beltran, and Addison

11. LDCPAS-2024-17 (Homeland Park CPA)

Minutes: An ordinance of the Polk County Board of County Commissioners regarding the adoption of **LDCPAS-2024-17**, an amendment to the Polk County Comprehensive Plan, Ordinance 92-36, as amended, to change the Future Land Use Map from Rural Cluster Center-Residential (RCC-R) to Leisure/Recreation (L/R) on ±5.71 acres, located at 249 Church Avenue, south of 2nd Street, east of Old Bartow Road, north of 4th Street, west of US 17 in Homeland, south and east of Bartow in Section 04, Township 31, Range 25; providing for severability; and providing for an effective date.

Ian Nance, Land Development, introduced the case and reported 13 mailers sent to area property owners on August 15, 2024, three (3) signs were posted on the property on August 16, 2024, and a legal advertisement was published in the Polk Sun on August 21, 2024. No responses were received from the public.

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

Mr. Chair opened the public hearing.

John M. spoke and asked to hear the case again, due to hard hearing.

Mr. Chair closed the public hearing.

Approved

RESULT:	APPROVED
MOVER:	David Dalton
SECONDER:	Angelic Sims
AYE:	Dalton, Agnini, Sims, Hickman, Schmidt, Beltran, and Addison

12. LDCPAS-2024-18 (Crystal Lake Park CPA)

Minutes: An ordinance of the Polk County Board of County Commissioners regarding the adoption of **LDCPAS-2024-18**, an amendment to the Polk County Comprehensive Plan, Ordinance 92-36, as amended, to change the Future Land Use Map from Residential Low-1 (RL-1) to Recreation/Open Space (ROS) on ±2.32 acres, located at 2500 North Crystal Lake Drive, west of Combee Road, northwest of Skyview Drive, southwest of Mount Airy Avenue, east of Lakeland in Section 21, Township 28, Range 24; providing for severability; and providing for an effective date.

Ian Nance, Land Development, introduced the case and reported 31 mailers sent to area property owners on August 15, 2024, three (3) signs were posted on the property on August 16, 2024, and a legal advertisement was published in the Polk Sun on August 21, 2024. No responses were received from the public.

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

Mr. Chair opened the public hearing.

No responses received.

Mr. Chair closed the public hearing.

Approved

RESULT:	APPROVED
MOVER:	David Dalton
SECONDER:	Tommy Addison
AYE:	Dalton, Agnini, Sims, Hickman, Schmidt, Beltran, and Addison

Adjournment