



Polk County Planning Commission

Meeting Minutes - Final

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

Rollcall

Present	Vice Chair Mike Hickman, Mike Schmidt, Robert Beltran, Chair Merle Bishop, Kevin Updike, Brooke Agnini, Secretary Cyndi Jantomaso, and Angelic Sims
Excused	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 workshop of the Polk County Planning Commission was called to order at 9:00 a.m. by the Chair, Merle Bishop, on Wednesday, February 4, 2026, in the County Commission Boardroom, Administration Building. In attendance were the following members: Julie Jackson, Mike Hickman, Angel Sims, Cyndi Jantomaso, Brooke Agnini and Robert Beltran. Also, Linda Schultz and Kevin Updike Planning Commission alternate. Also, present were Sandra Howard, Deputy County Attorney, Ben Ziskal, Erik Peterson, Chanda Bennett, Robert Bolton, Kyle Rogus, Andrew Grohowski and Ian Nance of Land Development, and Lyndsay Yannone, recording secretary.

Pledge of Allegiance

Approve Minutes

Approved

RESULT:	APPROVED
MOVER:	Robert Beltran

SECONDER:	Angelic Sims
AYE:	Hickman, Beltran, Bishop, Agnini, Jantomaso, Sims, and Jackson

January 7, 2026, Meeting 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2) Considerations of items to be withdrawn, deferred, or continued.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

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

Roll Call / Attendance

Present	Vice Chair Mike Hickman, Robert Beltran, Chair Merle Bishop, Kevin Updike, Brooke Agnini, Secretary Cyndi Jantomaso, and Angelic Sims
Excused	Adam Bass

Explanation of General Procedures

Explanation of General Procedures

Voir Dire of Expert Witnesses

Staff Resumes

Agenda Item

Explanation of Quasi-Judicial Proceedings

New Business

- 1. LDWA-2025-51 (Gabriel Road Easement)

Minutes: Tom Wodrich, applicant, 734 LMC Groves LLC., owner, are *requesting an approval* for up to 8 single family lots to have access via an easement exceeding 0.25 miles in length on 43.46 +/- acres within an Agriculture/Residential Rural (A/RR) future

land use district. The subject site is located south of Lake Buffum off Gabriel Road, north of Lake Buffum Road S, south of Lake Buffum Road North, east of Doc Lindsey Road, west of Lake Buffum Road East, east of the City of Fort Meade in Section 13, Township 31, Range 26.

Kyle Rogus, Land Development, introduced the case and reported 19 mailers sent to area property owners on January 15, 2026, two (2) sign posted on the property on January 20, 2026, and a legal advertisement was published in Polk Sun on January 21, 2026. One (1) phone call in opposition.

Merle asked a question about the development on Black Road. Kyle stated that Black Road was private.

Mike Hickman asked what was going to happen to the rest of the acreage. Kyle stated it was going to be designated as Agriculture easement.

Tom Woodrich, applicant spoke, agreed with staff.

Julie had a question on HOA.

Merle had a question about what is the open space agriculture conservation area?

Tom Woodrich answered the questions from members.

Mr. Chair opened public portion.

Gill P. is in opposition. Worried about wildlife. Stated this would take away from their community.

Barbera Nelson spoke in opposition. Asked where the easement would be. Stated if this was approved, this would set a precedent for the 200+ acres close by for something like this request. Stated the property was not being maintained and there was a snail infestation at one point.

Emmett S. had a question about the easement between his property and where it would be.

Mr. Chair closed public portion.

Approved

RESULT:	APPROVED
MOVER:	Mike Hickman
SECONDER:	Robert Beltran
AYE:	Hickman, Beltran, Bishop, Agnini, Jantomaso, Sims, and Jackson

2. LDCPAS-2025-35 (Recker Highway BPC CPA)

Minutes: An Ordinance of the Polk County board of county commissioners regarding the adoption of **LDCPAS-2025-35**, an amendment to the Polk County Comprehensive Plan, Ordinance 92-36, as amended, to change the Future Land Use designation on a total of 12.91± acres, from Residential Suburban (RS) to Business Park Center (BPC) in the Suburban Development Area (SDA). The subject property is located on the south side of Recker Highway, east of Thornhill Road, north of Highway 542 W, and west of McKean Street, south of the City of Auburndale, in Section 15, Township 28, Range 25; providing for severability; and providing for an effective date.

Robert Bolton, Land Development, introduced the case and reported 20 mailers sent to area property owners on January 15, 2026, one (1) sign posted on the property on January 20, 2026, and a legal advertisement was published in Polk Sun on January 21, 2026. No response from the public.

Julie had a question if the salvage yard will continue.

Tom Woodrich, applicant, spoke and agreed with staff.

Mr. Chair opened to the public.

No one spoke from Public.

Mr. Chair closed public portion.

Approved

RESULT:	APPROVED
MOVER:	Mike Hickman
SECONDER:	Robert Beltran
AYE:	Hickman, Beltran, Bishop, Agnini, Jantomaso, Sims, and Jackson

3. LDCD-2025-11 (Recker Highway BPC-2 Sub-District)

Minutes: Tom Woodrich, TDW Land Planning, applicant, and Computerized Auto Recycling Service, Inc., owner, are requesting a Future Land Use Map sub-district amendment from Business Park Center (BPC) to Business Park Center-2 (BPC2) on 12.91± acres located in the Suburban Development Area (SDA). Related to LDCPAS-2025-35 request for a Small Scale Future Land Use Map amendment from Residential Suburban (RS) To Business Park Center (BPC). The subject property is located on the south side of Recker Highway, east of Thornhill Road, north of Highway 542 W, and west of McKean Street, south of the City of Auburndale, in Section 15, Township 28, Range 25.

Robert Bolton, Land Development, introduced the case and reported 20 mailers sent to area property owners on January 15, 2026, one (1) sign posted on the property on January 20, 2026, and a legal advertisement was published in Polk Sun on January 21, 2026. No response from the public.

Julie had a question if the salvage yard will continue.

Tom Woodrich, applicant, spoke and agreed with staff.

Mr. Chair opened to the public.

No one spoke from Public.

Mr. Chair closed public portion.

Approved

RESULT:	APPROVED
MOVER:	Mike Hickman
SECONDER:	Robert Beltran
AYE:	Hickman, Beltran, Bishop, Agnini, Jantomaso, Sims, and Jackson

4. LDCPAS-2025-32 (Kathleen & Duff NAC)

Minutes: An Ordinance of the Polk County board of county commissioners regarding the adoption of **LDCPAS-2025-32**, an amendment to the Polk County Comprehensive Plan, Ordinance 92-36, as amended, to change the Future Land Use designation on a total of 1.13± acres, from Residential Suburban (RS) to Neighborhood Activity Center (NAC) and a Development Area change from Suburban Development Area (SDA) to Urban Growth Area (UGA). The subject property is located on the west side of Kathleen Road, south of Duff Road East of Catherine Drive, and north of Catherine Drive, northwest of the City of Lakeland, in Section 17, Township 29, Range 23; providing for severability; and providing for an effective date.

Robert Bolton, Land Development, introduced the case and reported 33 mailers sent to area property owners on January 15, 2026, one (1) sign posted on the property on December 23, 2025, and a legal advertisement was published in Polk Sun on January 21, 2026. No response from the public.

Expedited. M- Beltran 2nd- Cyndi J.

Bart Allen, application spoke and agreed with staff.

Mr. Chair opened to the public.

No one spoke from Public.

Mr. Chair closed public portion.

Approved

RESULT:	APPROVED
MOVER:	Mike Hickman
SECONDER:	Robert Beltran

AYE:	Hickman, Beltran, Bishop, Agnini, Jantomaso, Sims, and Jackson
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5. LDCT-2025-25 (Communication Towers LDC Text Amendment)

Minutes: An ordinance of the Polk County Board of County Commissioners regarding Land Development Code amendment **LDCT-2025-25**, amending Ordinance No. 00-09, as amended, the Polk County Land Development Code, Chapter 2, Section 205, Use Table for Standard Land Use Districts, to lower the level of review for communication towers in non-residential districts and higher density residential districts; Section 207, Temporary Uses, to add Mobile Communication Towers; Chapter 3, Section 303, Criteria for Conditional Uses, to modify Communication Tower conditional use standards; Chapter 4, Special Districts, to lower the level of review for communication towers in non-residential districts and higher density residential districts, and modify conditional use standards; Chapter 5, Green Swamp Area of Critical State Concern, to lower the level of review for communication towers in non-residential districts; Chapter 10, Definitions, to provide glossary updates; 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 January 21, 2026. No response from the public.

Mr. Chair opened to the public.

No one spoke from Public.

Mr. Chair closed public portion.

Approved

RESULT:	APPROVED
MOVER:	Mike Hickman
SECONDER:	Angelic Sims
AYE:	Hickman, Beltran, Bishop, Agnini, Jantomaso, Sims, and Jackson

6. LDCT-2025-26 (Car Washes LDC Text Amendment)

Minutes: An ordinance of the Polk County Board of County Commissioners regarding Land Development Code amendment **LDCT-2025-26**, amending Ordinance No. 00-09, as amended, the Polk County Land Development Code, Chapter 2, Section 205, Use Table for Standard Land Use Districts, to consolidate the number of car wash uses; Section 206, Accessory Uses, to add Incidental Car Washes; Section 207, Temporary Uses, to add Temporary Car Washes; Chapter 3, Section 303, Criteria for Conditional Uses, to modify car wash conditional use standards; Chapter 4, Special Districts, Use Tables, to consolidate the number of car wash uses; Chapter 7, Section 708, Parking Space Requirements, to adjust the parking requirements for Car Washes; Chapter 10, Definitions, to provide new definitions for Car Washes; 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 January 21, 2026. No response from the public.

Mr. Chair opened to the public.

No one spoke from Public.

Mr. Chair closed public portion.

Approved

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

7. LDCT-2025-27 (Drive-Thru Facilities Text Amendment)

Minutes: An ordinance of the Polk County Board of County Commissioners regarding Land Development Code amendment **LDCT-2025-27**, amending Ordinance No. 00-09, as amended, the Polk County Land Development Code, Chapter 2, Section 206, Accessory Uses, to add Drive-Thru Facilities; Chapter 3, Section 303, Criteria for Conditional Uses, to modify standards pertaining to Drive-Thru uses; Chapter 4, Special Districts, Use Tables, to modify standards pertaining to Drive-Thru uses; Chapter 5, Green Swamp Area of Critical State Concern, to modify standards pertaining to Drive-Thru uses. Chapter 7, Section 708, Parking Space Requirements, to modify standards pertaining to Drive-Thru uses; Chapter 10, Definitions, to modify standards pertaining to Drive-Thru uses; 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 January 21, 2026. No response from the public.

Mr. Chair opened to the public.

No one spoke from Public.

Mr. Chair closed public portion.

Approved

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

Comprehensive Plan update

Adjournment

Recommendation of Approval

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