



Polk County Planning Commission

Meeting Minutes - Final

December 03, 2025 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, December 3, 2025, in the County Commission Boardroom, Administration Building. In attendance were the following members: Michael Schmidt, 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, Erik Peterson, Chanda 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, December 3, 2025, in the County Commission Boardroom, Administration Building. In attendance were the following members: Michael Schmidt, 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, Erik Peterson, Chanda Bennett, Robert Bolton, Kyle Rogus, Andrew Grohowski and Ian Nance of Land Development, and Lyndsay Yannone, recording secretary.

Roll Call / Attendance

Approved

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

Pledge of Allegiance

Approve Minutes

Meeting Minutes October 1, 2025

Continued

Meeting Minutes November 5, 2025

Continued

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2) Considerations of items to be withdrawn, deferred, or continued.

Explanation of General Procedures

Voir Dire of Expert Witnesses

Staff Resumes

Agenda Item

Explanation of Quasi-Judicial Proceedings

Roll Call / Attendance

New Business

1. LDCU-2025-32 (Colonial Avenue Duplex)

Minutes: Antonio Ramon Araque, applicant and Mexvez LLC., owner, are *requesting Conditional Use* approval for a duplex in a Residential Low-1 future land use designation on approximately 0.33 +/- acre within the Transit Supportive Development Area (TSDA). The subject site is located at 2345 Colonial Avenue, west of South Combee Road, east of Longfellow Boulevard, south of East Main Street, east of Lakeland in Section 21, Township 28, Range 24.

Ian Nance, Land Development, introduced the case and reported 94 mailers sent to area property owners on November 19, 2025, one (1) sign posted on the property on November 18, 2025, and a legal advertisement was published in Polk Sun on November 19, 2025. No response from the public.

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

Mr. Chair opened public portion.

Mr. Chair closed public portion.

Approved

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

2. LDCU-2025-30 (Hardin Combee Church)

Minutes: Tom Wodrich, applicant and Iglesia Oasis Casa De Adoracion INC., owner, are requesting *Conditional Use* approval for a Religious Institution to be located in the Residential Low-3 land use district and a reduction in primary structure right of way setback from 35 feet to 15 feet on approximately 1.00 +/- acre within the Transit Supportive Development Area (TSDA). The subject site is located at 2729 Hardin Combee Road, north of the Polk Parkway, south of US Highway 92, east of Lake Parker Avenue, west of Combee Road in Section 15, Township 28, Range 24.

Kyle Rogus, Land Development, introduced the case and reported 86 mailers sent to area property owners on November 19, 2025, two (2) signs posted on the property on November 18, 2025, and a legal advertisement was published in Polk Sun on November 19, 2025. No response from the public.

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

Tom Woodrich, applicant spoke and answered any questions.

Mr. Chair opened public portion.

Someone from the public spoke against due to flooding issues.

Mr. Chair closed public portion.

Approved

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

3. LDCU-2025-31 (Old Hwy 37 CU)

Minutes: Tom Wodrich, applicant, Mims/Alafia LLC., owner, are *requesting Conditional Use* approval for a concrete batch plant (aggregate storage and processing) on approximately 16.06 +/- acres to be located in the Industrial (IND) land use district within the Rural Development Area (RDA). The subject site is located south of Old Hwy 37, north of Jamison Road, west of the City of Mulberry in Section 35, Township 30, Range 23.

Aleya Inglima, Land Development, introduced the case and reported 14 mailers sent to area property owners on November 19, 2025, one (1) sign posted on the property on November 18, 2025, and a legal advertisement was published in Polk Sun on November 19, 2025. No response from the public.

Aleya Inglima, Land Development, presented a Power Point presentation with a recommendation of approval.

Tom Woodrich, applicant spoke and presented a power point.

Owner spoke on how this will have little to no noise. 65 decimals/ 50 feet setback.

Mr. Chair opened public portion.

Mr. Chair closed public portion.

Approved

RESULT:	APPROVED
MOVED:	Angelic Sims
SECONDER:	Cyndi Jantomaso
AYE:	Hickman, Schmidt, Beltran, Bishop, Agnini, Sims, and Jantomaso

4. LDCD-2025-10 (Poinciana-Bayberry St PPP Sub-District Change)

Minutes: An ordinance of the Polk County Board of County Commissioners regarding the adoption of **LDCD-2025-10**, an amendment to the Polk County Comprehensive Plan, Ordinance 92-36, as amended, to change the Sub-District designation on 72.27 +/- acres from Institutional (INST-1) to Institutional (INST-2) in the Utility Enclave Area (UEA), located south of Bayberry Street, west of Lake Hatchineha, east of Marigold Avenue, and north of County Road 542 (Lake Hatchineha Road), in the Poinciana Master Plan, east of the city limits of Haines City, in Section 14, Township 28, Range 28; providing for severability; and providing for an effective date.

JP Sims, Land Development, introduced the case and reported 103 mailers sent to area property owners on November 19, 2025, two (2) signs posted on the property on November 18, 2025, and a legal advertisement was published in Polk Sun on November 19, 2025. No response from the public.

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

Mr. Chair opened public portion.

No one from the public spoke.

Mr. Chair closed public portion.

Approved

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

5. LDCPAS-2025-30 (Lake Gibson Estates CPA)

Minutes: An ordinance of the Polk County Board of County Commissioners regarding the adoption of **LDCPAS-2025-30**, an amendment to the Polk County Comprehensive Plan, Ordinance 92-36, as amended, to change the Future Land Use Map designation on 2.52 +/- acres from Residential Low (RL) to Residential Medium (RM) and a Comprehensive Plan text amendment to Section 2.135 Parcel Specific Future Land Use Map Amendments With Conditions. The subject site is located south of Marcum Road, east of US Highway 98, west of Norton Road, and north of Daugherty Road, east of the city limits of Lakeland, in Section 24, Township 27, Range 23; providing for severability; and providing for an effective date.

JP Sims, Land Development, introduced the case and reported 58 mailers sent to area property owners on November 19, 2025, one (1) sign posted on the property on November 18, 2025, and a legal advertisement was published in Polk Sun on November 19, 2025. No response from the public.

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

Sarah Case, applicant spoke and spoke more on the application.

Mr. Chair opened public portion.

No one from the public spoke.

Mr. Chair closed public portion.

Mr. Bishop asked a question about density.

Approved

RESULT:	APPROVED
MOVER:	Robert Beltran
SECONDER:	Cyndi Jantomaso
AYE:	Hickman, Schmidt, Beltran, Bishop, Agnini, Sims, and Jantomaso

6. LDCT-2025-21 (Lake Gibson Estates LDC Text Amendment)

Minutes: An ordinance of the Polk County Board of County Commissioners regarding Land Development Code amendment **LDCT-2025-21**, amending Ordinance No. 00-09, as amended, the Polk County Land Development Code to amend Appendix E Parcel Specific Comprehensive Plan Amendments with Conditions to add standards for development on property subject to LDCPAS-2025-30 and located south of Marcum Road, east of US Highway 98, west of Norton Road, and north of Daugherty Road, east of the city limits of Lakeland, in Section 24, Township 27, Range 23; providing for severability; and providing for an effective date.

Approved

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

7. LDSPD-2025-7 (Skyview Drive SPD)

Minutes: Matthew Johnson, applicant, and Jolly A. Babu, owner, are Proposing a Suburban Planned Development to develop sixty single family lots on approximately 20 acres in the Suburban Development Area (SDA) located in the Residential Suburban (RS). The subject property is located south of Skyview Drive, west of Reynolds Road, east of the city of Lakeland in Section 27, Township 28, Range 24.

Aleya Inglima, Land Development, introduced the case and reported 87 mailers sent to area property owners on November 19, 2025, two (2) sign posted on the property on September 16, 2025, and a legal advertisement was published in Polk Sun on November 19, 2025. 1 email in opposition and 58 signatures in opposition.

Aleya Inglima, Land Development, presented a Power Point presentation with a recommendation of approval.

Mr. Chair asked about the lots close to the manmade lake.

Matthew Johnson, applicant, spoke and answered questions.

Cyndi asked about the buffer.

Mr. Beltran asked about the lake and the culver.

Mr. Chair opened public portion.

Mrs. Everett spoke and stated she is for the project but has questions.

Mr. Chair closed public portion.

Matthew Johnson spoke and answered questions.

Approved

RESULT:	APPROVED
MOVED:	Mike Hickman
SECONDER:	Robert Beltran
AYE:	Hickman, Schmidt, Beltran, Bishop, Agnini, Sims, and Jantomaso

8. LDCU-2025-29 (Mammoth Grove Mine)

Minutes: Dick Crockett, applicant and PH Citrus LLC, owner, are *requesting a Conditional Use* approval for a Non-Phosphate Mining (Borrow Pit) on approximately 855 +/- acres within an Agricultural/Residential Rural (A/RR) and Industrial (IND) land use district. The subject site is located north and south of State Road 60, south of Camp Mack Road, east and west of Mammoth Grove Road, north of Griffith Road, east of Dude Ranch Road, west of Saddlebag Lake Road, east of the City of Lake Wales in Sections 1, 2, 11, 12 & 35, Townships 30 & 29, Range 28.

Andrew Grohowski, Land Development, introduced the case and reported 246 mailers sent to area property owners on November 19, 2025, twenty-six (26) signs posted on the property on November 18, 2025, and a legal advertisement was published in Polk Sun on November 19, 2025. 71 emails in opposition and 12 phone calls in opposition.

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

Bart Allen, Petterson and Myers, representing applicant, David Crockett spoke and presented a power point. Mr. Allen provided resumes for this expert witness.

Mr. Chair opened public portion.

Many residents from Saddleback spoke in opposition. A 3-minute video was played. Many to all public comments were about the traffic, lighting, habitat. Flooding is a concern. Saddleback does not find this to be comparable to their neighborhood.

Concern about air quality and asking to concerning denying this application.

Danny has concerns about sediment ponds, where the water was going to go. Will it be pumped back into the creek. How will the heavy equipment be handled on the roads?

Concerning the 1267 residents on protection when the 20 employees will be required to wear PPE equipment. Concerned about silica dust and how it travels. Stated without air quality analysis, their application would be incomplete.

It was brought to attention that a lawyer was hired and wrote a statement.

Health concerns are a big issue from the public. Concerned about property values.

Mr. Bart Allen spoke and answered many questions from the public. Provided a traffic study.

Mrs. Sims spoke and asked about the dialogue between landowners and developers.

Mr. Chair closed public portion.

Mr. Beltran asked if Lake Wales was in contact with Land Development.

Andrew made a statement that there is a condition on number 2 if staff report to maintain the roadways.

Denied

RESULT:	DENIED
MOVER:	Angelic Sims
SECONDER:	Cyndi Jantomaso
AYE:	Schmidt, Beltran, Bishop, Agnini, Sims, and Jantomaso
NAY:	Hickman

9. LDCT-2025-24 (Powerline Landscaping Buffers)

Minutes: An ordinance of the Polk County Board of County Commissioners regarding Land Development Code Amendment **LDCT-2025-24**, amending Ordinance No. 00-09, as amended, the Polk County Land Development Code; amending Chapter 3, Section 303, Solar Electric-power Generation Facility, to modify landscaping requirements; amending Chapter 7, Section 720, Landscaping and Buffering, to include a Utility Buffer; amending Chapter 9, Section 932, Waiver to Technical Standards, to modify for the proposed amendments; providing for severability; and providing for an effective date.

Approved

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

10. LDCT-2025-23 (Alcohol Separation Requirements & Hours)

Minutes: An ordinance of the Polk County Board of County Commissioners regarding Land Development Code Amendment **LDCT-2025-23**, amending Ordinance No. 00-09, as amended, the Polk County Land Development Code; amending Chapter 2, Section 224, Alcohol Sales to amend separation distance measurements from property/lease line to shortest legal pedestrian route; to reduce distance separations for 1COP, 2COP, 4COP, and 3PS licenses; and to allow package sales on Sundays and adjust COP Sunday hours; amending Chapter 10 to add definitions as needed; providing for severability; and providing for an effective date.

Approved

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

Comprehensive Plan update

Adjournment