



# Polk County Planning Commission

## Meeting Minutes - Final

November 06, 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. by the Chair, Robert Beltran, on Wednesday, November 6, 2024, in the County Commission Boardroom, Administration Building. In attendance were the following members: Michael Schmidt, David Dalton, Mike Hickman, and Brooke Agnini. Also, present were Randall Vogel, Deputy County Attorney, Erik Peterson, Chanda Bennett, Mark Bennett, Aleya Inglima, Kyle Rogus, Robert Bolton, Johnathan Sims, and Ian Nance of Land Development, and Lyndsay Yannone, recording secretary.

Chanda Bennett, Land Development, announced case LDCT-2024-18 has been continued to November.

<b>Present</b>	Secretary David Dalton, Linda Schultz, Mike Hickman, Mike Schmidt, Vice Chair Robert Beltran, and Chair Merle Bishop
<b>Excused</b>	Chair Rennie Heath, 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 the Chair, Robert Beltran, on Wednesday, November 4, 2024, in the County Commission Boardroom, Administration Building. In attendance were the following members: Michael Schmidt, David Dalton, Merle Bishop, Brooke Agnini, and Mike Hickman. Also, present were Randall Vogel, Deputy County Attorney, Kevin Updike, Linda Schultz, Erik Peterson, Chanda Bennett, Mark Bennett, Kyle Rogus, Robert Bolton, Johnathan Sims, Aleya Inglima, Robert Bolton, and Ian Nance of Land Development, and Lyndsay Yannone, recording secretary.

### Roll Call / Attendance

Approved

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

## Pledge of Allegiance

## Approve Minutes

Meeting Minutes October 2, 2024

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2) **Considerations of items to be withdrawn, deferred, or continued.**

LDCT-2024-18 (Section 220 and Chap 3 Warehouse separation text amendment) - Request continuance to the December Planning Commission.

## Explanation of General Procedures

## Voir Dire of Expert Witnesses

<b>Present</b>	Secretary David Dalton, Linda Schultz, Mike Hickman, Mike Schmidt, Vice Chair Robert Beltran, and Chair Merle Bishop
<b>Excused</b>	Chair Rennie Heath, and Adam Bass

Staff Resumes

## Agenda Item

## Explanation of Quasi-Judicial Proceedings

## New Business

### 1. LDCU-2024-26 (Angel Roman MH)

**Minutes:** Angel Roman, applicant and owner, are requesting a Conditional Use approval for a mobile home to be located in the Inwood Unit 6 subdivision, where fewer than 50% of developed lots have mobile homes in the Urban Growth Area (UGA) located within the Residential Medium (RM) on 0.10 +/- acres. The subject property is located north of Avenue P NW, south of Avenue Q NW, east of 42nd St NW, west of Avenue 37th St NW Winter Haven, Florida in Section 13, Township 28, Range 25.

Kyle Rogus, Land Development, introduced the case and reported 81 mailers sent to area property owners on October 22, 2024, one (1) sign posted on the property on October 23, 2024, and a legal advertisement was published in Polk Sun on October 23, 2024. No response received from the public.

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

Angel Roman, applicant spoke regarding the case and agrees with staff's recommendation.

Mr. Chair opened the public hearing.

No one from public spoke.

Mr. Chair closed the public hearing.

Approved

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

2. LDCU-2024-28 (Pinecrest mine - LDCU-2019-9 Mod)

**Minutes:** David Carter, applicant and Mims Industrial LLC., owner, are requesting a modification to LDCU-2019-9 in an Industrial (IND) land use district to operate a non-phosphate borrow pit and a reduction in setbacks from 100' to 25' on 293.82 +/- acres in the Rural Development Area (RDA). The subject property is located north of Highway 640, south of Nichols Road, east of Hillsborough County, west of Highway 37 South in Section 20, Township 30, Range 23.

Kyle Rogus, Land Development, introduced the case and reported 21 mailers sent to area property owners on October 22, 2024, three (3) signs posted on the property on October 23, 2024, and a legal advertisement was published in Polk Sun on October 23, 2024. No response received from the public.

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

Tom Mims, applicant spoke regarding the case and agrees with staff's recommendation. Robert Beltan asked of you would need to reduce the setback to 25 feet. The top right corner is 100 feet setback.

Tom Mims answered, correct.

Mr. Chair opened the public hearing.

No one from public spoke.

Mr. Chair closed the public hearing.

Approved

<b>RESULT:</b>	<b>APPROVED</b>
<b>MOVER:</b>	David Dalton
<b>SECONDER:</b>	Merle Bishop

<b>AYE:</b>	Dalton, Schultz, Hickman, Schmidt, Beltran, Agnini, and Bishop
<b>Absent:</b>	Heath

3. LDCU-2024-22 (Old Kissimmee Road MH CU)

**Minutes:** Tarik Asbar, applicant and Tissir LLC., owner, are requesting a Conditional Use approval for a mobile home to be in a subdivision where fewer than 50% of developed lots have mobile homes in the Transit Supportive Development Area (TSDA) located in the Residential Low-4X (RL-4X), Ronald Reagan Parkway SAP on .98 +/- acres. The subject property is located west side of U.S. Highway 27, south of Holly Hill Grove Road #2, north of Ridgewood Lakes Boulevard, south of I-4, east and north of Haines City, Florida in Section 30, Township 26, Range 27.

Aleya Inglima, Land Development, introduced the case and reported 21 mailers sent to area property owners on October 22, 2024, two (2) signs posted on the property on October 23, 2024, and a legal advertisement was published in Polk Sun on October 23, 2024. No response received from the public.

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

Daniel Jesus', on behalf of the applicant spoke regarding the case and agrees with staff's recommendation.

Mr. Chair opened the public hearing.

No one from public spoke.

Mr. Chair closed the public hearing.

Approved

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

4. LDCPAS-2024-20 (Mt. Pisgah Road ARR CPA)

**Minutes:** John Paris, applicant and John & Wilma Kay Paris; May Morgan, owner, are requesting a Small Scale Comprehensive Plan Map Amendment to change 15.54 +/- acres from Phosphate Mining (PM) to Agricultural/Residential Rural (A/RR) located in the Rural Development Area (RDA). The subject property is located East side of Mt. Pisgah Road, north of County Line Road E, west of Manley Road, south of Mount Pisgah Cemetery Road, and south of the City of Fort Meade, in Section 35, Township 32, Range 25.

Robert Bolton, Land Development, introduced the case and reported 16 mailers sent to area property owners on October 22, 2024, two (2) signs posted on the property on October 23, 2024, and a legal advertisement was published in Polk Sun on October 23, 2024. No response received from the public.

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

Robert Paris, applicant spoke regarding the case and agrees with staff's recommendation.

Mr. Chair opened the public hearing.

No one from public spoke.

Mr. Chair closed the public hearing.

Approved

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

5. LDCPAS-2024-21 (Parkview Christian CPA)

**Minutes:** Jerry Carter, DR Horton Inc, applicant and Parkview Christian Center Inc., owner, are requesting a Small Scale Comprehensive Plan Map Amendment from Residential Suburban (RS) to Institutional (INST-1) on 17.75 +/- acres. The subject property is located south of Mystery House Road, west of Power Line Road, north of Baker Dairy Road, east of US Highway 92 (State Road 60), and west of Haines City, Florida in Section 22, Township 27, Range 27.

Johnathan Sims, Land Development, introduced the case and reported 16 mailers sent to area property owners on October 22, 2024, two (2) signs posted on the property on October 23, 2024, and a legal advertisement was published in Polk Sun on October 23, 2024. No response received from the public.

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

Mike Schmidt asked if school was included. JP responded that is correct.

Jerry Carter, applicant spoke regarding the case and agrees with staff's recommendation.

Mr. Chair opened the public hearing.

No one from public spoke.

Mr. Chair closed the public hearing.

Approved

<b>RESULT:</b>	<b>APPROVED</b>
<b>MOVER:</b>	David Dalton

<b>SECONDER:</b>	Brooke Agnini
<b>AYE:</b>	Dalton, Schultz, Hickman, Schmidt, Beltran, Agnini, and Bishop
<b>Absent:</b>	Heath

6. LDCT-2024-19 (North Prong IND Text Amendment)

**Minutes:** An Ordinance of The Polk County Board of County Commissioners Regarding Land Development Code Amendment **LDCT-2024-19**, amending Ordinance No. 00-09, as amended, the Polk County Land Development Code; Amending Appendix E, Section E105, to limit the intensity of the Industrial (IND) activity on a 420-acre parcel; providing for severability; and providing for an effective date.

Mark Bennett, Land Development, introduced the case and a legal advertisement was published in Polk Sun on October 23, 2024. No response received from the public.

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

Mr. Beltran asked if water and sewer included, Mark said it will be a well.

Mr. Mims, owner spoke regarding the case and agrees with staff's recommendation.

Mr. Chair opened the public hearing.

No one from public spoke.

Mr. Chair closed the public hearing.

Approved

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

7. LDCPAL-2024-12 (North Prong IND CPA)

**Minutes:** David C. Carter. P.E., applicant and Diamondback Properties, LLC, Mims Ranch LLC, Mims Properties Investments, LLC, and Alafia Industrial, LLC., owner, are requesting a Large Scale Comprehensive Plan map change on 420 +/- acres from Phosphate Mining (PM) and Agricultural/Residential-Rural (A/RR) to Industrial (IND) in the Rural Development Area (RDA) and change the text of Section 2.135 of the Comprehensive Plan to limit the intensity of the IND activity on certain areas of the site. The subject property is located north and west sides of Nichols Road, south of State Road (SR) 60, east of County Line Road, south of the City of Mulberry, Florida in Sections 6, 7 & 8, Township 30, Range 23.

Mark Bennett, Land Development, introduced the case and reported 21 mailers sent to area property owners on October 22, 2024, nine (9) signs posted on the property on October 22, 2024, and a legal advertisement was published in Polk Sun on October 23, 2024. No response received from the public.

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

Mr. Bishop asked about annexation, Mark answered that will be a question for Mr. Carter.

Mike Schmidt commends the plans that were provided.

Mr. Beltran asked if water and sewer included, Mark said it will be a well.

Mr. Mims, owner spoke regarding the case and agrees with staff's recommendation.

Mr. Chair opened the public hearing.

No one from public spoke.

Mr. Chair closed the public hearing.

Approved

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

8. LDPD-2024-14 (Thornhill Road PD Mod.)

**Minutes:** Wood & Associates, applicant and LBB863 LLC and Chester Rasnake owner, are requesting a Planned Development (PD) for a modification to LDPD-2018-48 to change from a 247-lot mobile home park to a 262-lot single-family detached-unit subdivision in the Residential Low-2 (RL-2), Residential Low-3 (RL-3), Residential Medium (RM) land use district and in the Urban Growth Area (UGA) on 64.91 +/- acres. The subject property is located north and east of Thornhill Road, west of Spirit Lake Road, south of Winter Lake Road, west of Eagle Lake, Florida in Sections 2 & 3, Township 29, Range 25.

Ian Nance, Land Development, introduced the case and reported 21 mailers sent to area property owners on October 22, 2024, nine (9) signs posted on the property on October 22, 2024, and a legal advertisement was published in Polk Sun on October 23, 2024. No response received from the public.

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

Mr. Dalton asked the lot sizes. Ian replied that will be a question for Mr. Allen.

Mike Schmidt asked if the was coming from the county and Ian replied that is correct and a lift station would be there as well.

Mr. Belton asked if it were an addition 15 units and Ian replied yes.

Bart Allen, applicant spoke regarding the case and agrees with staff's recommendation.

Mr. Chair opened the public hearing.

No one from public spoke.

Mr. Chair closed the public hearing.

Approved

9. LDCT-2024-23 (Non-Conforming Number of Units on One Property)

Approved

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

### Adjournment

Approved

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