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**January 03, 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 Vice Chair, Robert Beltran, on Wednesday, Wednesday, January 3, 2024, in the County Commission Boardroom, Administration Building. In attendance were the following members: Michael Schmidt, David Dalton, and Robert Beltran. Also present were Elizabeth Voss, Deputy County Attorney, Benjamin Ziskal, Erik Peterson, Chanda Bennett, Amy Little, Malissa Celestine, Mark Bennett, Johnathan Sims, and Ian Nance of Land Development, and Angela Kaufman, recording secretary.

Ian Nance, Land Development, announced cases LDCPAS-2023-20 and LDCT-2023-21 will be presented together.

**Call Public Hearing to Order 9:00 a.m. Or as soon thereafter as the particular case may be heard.**

**Minutes:** The Polk County Planning Commission was called to order at 9:00 a.m. by the Vice Chair, Robert Beltran, on Wednesday, January 3, 2024, in the County Commission Boardroom, Administration Building. In attendance were the following members: Michael Schmidt, David Dalton, Angelic Sims, Robert Beltran, Linda Schultz, and Tommy Addison. Also present were Elizabeth Voss, Deputy County Attorney, Benjamin Ziskal, Erik Peterson, Chanda Bennett, Malissa Celestine, Mark Bennett, Amy Little, Johnathan Sims, and Ian Nance of Land Development, and Angela Kaufman, recording secretary.

**Roll Call / Attendance**

<b>Present</b>	Secretary David Dalton, Tommy Addison, Angelic Sims, Linda Schultz, Mike Schmidt, and Vice Chair Robert Beltran
<b>Excused</b>	Chair Rennie Heath, and Brooke Agnini
<b>Absent</b>	Mike Hickman

**Pledge of Allegiance**

**Approve Minutes**

Approve Minutes

<b>RESULT:</b>	<b>APPROVED</b>
<b>MOVER:</b>	Tommy Addison

<b>SECONDER:</b>	David Dalton
<b>AYE:</b>	Dalton, Addison, Sims, Schultz, Hickman, and Beltran
<b>Excused:</b>	Heath, and Agnini
<b>Absent:</b>	Schmidt

December 6, 2023, Planning Commission Meeting Minutes

**Reordering of the Agenda**

**Explanation of General Procedures**

**Voir Dire of Expert Witnesses**

Voir Dire of Expert Witnesses

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

Staff Resumes

**Explanation of Quasi-Judicial Proceedings**

**Agenda Item**

- 1. LDCPAS-2023-20 (Graceway Thornhill INST CPA)

**Minutes:** An ordinance of the Polk County Board of County Commissioners regarding the adoption of amendment LDCPAS 2023-20; an amendment to the Polk County Comprehensive Plan; Ordinance 92-36, as amended to change the Future Land Use designation on 5.8 +/- acres from Residential Low (RL), Neighborhood Activity Center (NAC), and Business Park Center (BPC) to Institutional (INST) in the Transit Supportive Development Area (TSDA) and amend Section 2.135 Parcel Specific Future Land Use Map Amendments with Conditions. The subject site is located west of Spirit Lake Road, south of Thornhill Road, east of Varner Heights subdivision and east of Summerview Circle, and north of Grady Polk Road, west of the city of Eagle Lake, in Section 02 and 11, Township 29, Range 25; providing for severability; and providing for an effective date.

Chanda Bennett, Land Development, introduced the case and reported 62 mailers sent to area property owners on December 14, 2023, two (2) signs were posted on the property on December 19, 2023, and a legal advertisement was published in the Lakeland Ledger on December 19, 2023. No responses were received from the public.

Chanda Bennett, Land Development, presented a PowerPoint presentation with a recommendation of conditional approval for both LDCPAS-2023-20 and LDCT-2023-21.

Mike Schmidt asked for clarification of the application.

Chanda Bennett, Land Development, explained that this is for a religious institution.

Chris Young, pastor of the church, agrees with staff's recommendation and spoke briefly regarding the request.

Vice Chair opened the public hearing.

No response received.

Vice Chair closed the public hearing.

1. LDCPAS-2023-20 (Graceway Thornhill INST CPA) - Forward a recommendation of approval to the Board of County Commissioners on February 20, 2024.

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

2. LDCT-2023-21 (Graceway Thornhill INST Appendix E text change)

**Minutes:** Presented with LDCPAS-2023-20.

2. LDCT-2023-21 (Graceway Thornhill INST Appendix E text change) - Forward a recommendation of approval to the Board of County Commissioners on February 6, 2024, for the First Reading and February 20, 2024, for the Second Reading.

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

3. LDCPAS-2023-27 (St. Matthews CPA)

**Minutes:** An ordinance of the Polk County Board of County Commissioners regarding the adoption of **LDCPAS-2023-27**, an amendment to the Polk County Comprehensive Plan, Ordinance 92-36, as amended, to change the Future Land Use Map designation on 29.34 +/- acres from Residential Medium (RM) to Institutional (INST-1), located south of Dundee Road, west and north of Overlook Drive Southeast, and east of Carl

Floyd Road, near the city limits of Winter Haven, in Section 25, Township 28, Range 26; providing for severability; and providing for an effective date.

Chanda Bennett, Land Development, introduced the case and reported 148 mailers were sent to area property owners on December 14, 2023, four (4) signs were posted on the property on December 15, 2023, and a legal advertisement was published in the Lakeland Ledger on December 19, 2023. No responses have been received.

A motion to expedite the case was made by Tommy Addison and seconded by David Dalton. A unanimous vote was received.

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

Nathan Milch, representing the applicant, agrees with staff's recommendation and spoke regarding the case.

Vice Chair opened the public hearing.

Natalie Solomon spoke in opposition stating she had not received notification of this case.

Vice Chair closed the public hearing.

Nathan Milch provided a rebuttal stating that this is compatible with the surrounding area.

3. LDCPAS-2023-27 (St. Matthews CPA) - Forward with a recommendation of approval to the Board of County Commissioners on February 20, 2024.

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

4. LDCPAL-2023-9 (RCC Text Change)

**Minutes:** An ordinance of the Polk County Board of County Commissioners regarding the adoption of amendment **LDCPAL-2023-9**; an amendment to the Polk County Comprehensive Plan, Ordinance 92-36, as amended, to change Policy 2.110-B1, 2.110-B2, 2.110-B3, and Policy 2.110-B4, regarding Rural Cluster Centers; Policy 2.110-J1, existing Activity Center Expansion and Policy 2.110-L3 Activity Center Plan Expansion (Initiated By A Property Owner); providing for severability; and providing for an effective date.

Chanda Bennett, Land Development, introduced the case and reported a legal advertisement was published in the Lakeland Ledger on December 19, 2023. No

responses were received.

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

This is a county-initiated request.

Vice Chair opened the public hearing.

Sue Nelson spoke in opposition stating it has a broad application. She provided a PowerPoint presentation and spoke regarding the case.

Mark Bennett, Land Development, provided a rebuttal explaining that there is criteria that needs to be met.

Mike Schmidt asked for further clarification and, also, stated that he would appreciate a work session or something to have more explanation and review these cases.

Mark Bennett, Land Development, stated that most requests will have to come back before this board for review and consideration.

Angelic Sims stated that this was very broad and should be fine-tuned.

Mike Schmidt asked of staff asked why this is being proposed.

Mark Bennett, Land Development, provided a slide showing an example of why this is being proposed which was a property along Highway 60 East and Boy Scout Road.

Mike Schmidt stated that his concerns with this proposal.

Chanda Bennett, Land Development, provided an explanation using the example Mark Bennett provided on the screen along with an explanation that this case provides criteria and limitations and requires population supports.

Mike Schmidt thanked Chanda Bennett for the explanation.

Angelic Sims, she asked about the location criteria of this proposed policy.

Chanda Bennett, Land Development, provided further information about how this would reduce these situations.

Mark Bennett, Land Development, provided further explanation.

Angelic Sims made a statement of the type of broad applications.

Linda Schultz asked about the requirement of a definition of the proposed uses.

Chanda Bennett, Land Development, stated that the proposed uses would be defined .

Vice Chair asked of staff if this could occur today with a Land Use Change as a summarization.

Chanda Bennett, Land Development, confirmed.

Mike Schmidt asked for clarification of the Vice Chair’s statement.

Vice Chair clarified that he was summarizing staff’s statement.

Vice Chair closed the public hearing.

4. LDCPAL-2023-9 (RCC Text Change) - Forward to the Board of County Commissioners for the First Reading on February 20, 2024, and the Second Reading on April 16, 2024.

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

5. LDCT-2023-14 (US 27 SAP RACX Storage & Car Wash)

**Minutes:** An ordinance of the Polk County Board of County Commissioners regarding Land Development Code amendment **LDCT-2023-14**, amending ordinance no. 00- 09, as amended, the Polk County Land Development Code; amending Chapter 4, Section 401.03, Table 4.8, to add Self-storage Facilities and Full-service Car Washes as conditional uses in the Regional Activity Center (RACX) 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 and reported a legal advertisement was published in the Lakeland Ledger on December 19, 2023. No response was received.

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

Mike Schmidt asked staff if the request for one location.

Ian Nance, Land Development, displayed an explanation on the map overhead stating it was for this one location and part of a larger development.

Tommy Addison asked how many out parcels were in this proposed development.

Ian Nance, Land Development, explained that this as currently being constructed and was for the US 27 SAP.

Logan Opsal, applicant, agrees with staff’s recommendation and spoke briefly regarding the request.

Vice Chair opened the public hearing.

No response.

Vice Chair closed the public hearing.

5. LDCT-2023-14 (US 27 SAP RACX Storage & Car Wash) - Forward with a recommendation of approval to the Board of County Commissioners on February 20, 2024, for the First Reading and March 5, 2024, for the Second Reading.

<b>RESULT:</b>	<b>APPROVED</b>
<b>MOVER:</b>	Tommy Addison
<b>SECONDER:</b>	Linda Schultz
<b>AYE:</b>	Dalton, Addison, Sims, Schultz, Schmidt, and Beltran
<b>Excused:</b>	Heath, and Agnini
<b>Absent:</b>	Hickman

6. LDCT-2023-15 (Mine and Mill Text Amendment)

**Minutes:** An Ordinance of the Board of County Commissioners, Polk County, Florida, Land Development Code amendment **LDCT-2023-15**, amending Ordinance No. 00-09, as amended, The Polk County Land Development Code, amending Appendix E, Section E105.E CPA 16C-02, Subsection 3 to add additional defined area to the boundaries depicted for Construction Aggregate, Processing and Storage area; providing for severability; providing an effective date.

Ian Nance, Land Development, introduced the case and reported 167 mailers were sent to area property owners on December 14, 2023, two (2) signs were posted on the property on December 17, 2023, and a legal advertisement was published in the Lakeland Ledger on December 19, 2023. 53 responses in opposition received, one petition with 251 signatures, and another petition with 32 signatures was received.

Amy Little, Land Development, provided a PowerPoint presentation with a recommendation of approval.

Tommy Addison asked if staff could show the wetlands on the property with the County’s GIS viewer.

Amy Little, Land Development displayed the site with the wetland layer.

Mike Schmidt asked staff to identify what exists immediately to the left of the property.

Amy Little, Land Development, explained that it is a salvage yard.

Mike Schmidt asked of staff since this is aggregate if there were setbacks for dust. Amy Little, Land Development, for processing it is required to be 200 feet. She stated there is over 800 feet to the north and over 400 feet to the east.

Tommy Addison stated the property to the east used to be Mid-State Construction and they sandblasted there for years.

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

Vice Chair opened the public hearing.

Ted Harms, President of the Skyview Estates HOA, stated the Skyview Estates is a senior mobile home park and the dust particles that will be created by an aggregate processing facility will medically affect the residents of this community and affect the air quality for all.

Derrick Bag spoke in opposition stating that this would set a precedent and to consider what is best for the greater good of the residents versus the profits of a corporation or a few residents.

Bonnie Shalof spoke in opposition stating although this might meet Land Development Code the air quality will be greatly reduced, and traffic issues will occur. She expressed concerns that if there are restrictions to aggregate processing, who will enforce those restrictions. She stated that the notices were not received in a timely manner allowing the residents to thoroughly review and attend the hearing.

Robert Shepherd spoke in opposition stating his wife has a medical breathing problem. The poor air quality and traffic issues could potentially require them to move, and B.S. Ranch is already an existing issue for the residents in this area.

Janice Moore spoke in opposition and stated that air quality is a major medical issue for her and is very concerned for her health if this is allowed. Robert Bowen stated he lives at the very south end of the community and feels he will probably be affected the most.

Michael Branch stated he lives to the left of the property, and he stated that his measurements stated that it is less than 300 feet from his property. He stated that he provided a petition with over 238 signatures opposing this case. He stated there is a public school in close proximity to this case. He voiced concerns with air quality and that there are wetlands on the property and is concerned about water run-off from the property.

Susan Johnson spoke in opposition providing a map with the location of the public

school pointing out that “as a bird flies” the school is only 3/10 of a mile away. She stated concerns with poor air quality, noise, and how it would not only affect the local residents but the children of the local school, as well.

Dave Carter, applicant, provided a rebuttal. He stated that there is a larger distance with this new location versus what was previously approved. He stated they have tried to make this as far away as existing residences as possible. There are letters of support from existing businesses. They will comply with county and state regulations regarding their emissions and water discharge.

Tommy Addison asked is product would be stockpiled at the location and then refined. And if OSAH and DEP will regulate to address the environmental concerns.

Dave Carter stated large chunks would be deposited and then go through the machines to become fine materials and then this is trucked offsite. He stated that OSHA and DEP have very strict regulations regarding all environmental concerns and this facility, and its operations will need to comply with those regulations. A full layout of the site will come before the board later.

Mike Schmidt asked the applicant about the water from the dust mitigation.

Dave Carter responded stating they will either use well or county water but probably a small well system.

Mike Schmidt asked about a traffic review of this project.

Dave Carter responded stating most of the traffic is projected to occur outside of peak trip hours and the PM trip counts for Combee Road is approximately 130 or 140 trips.

Mike Schmidt asked about the protection of ground water.

Dave Carter responded stating will be contained in a 100 year no discharge pond. None of these waters will be transmitted to the wetlands.

Mike Schmidt asked about a noise abatement of processes of the facility.

Amy Little, Land Development responded stating there is nothing in Section 303 that addresses requirement for noise abatement. If there were issues, they would have to go through Code Enforcement if they went about the decibels.

David Dalton asked staff if there was anything heard within this hearing that changed their opinion about this case and that the request is compliant with the current version of the Land Development Comp Plan.

Amy Little, Land Development, responded no, it had not changed her opinion and that the request met the current Comp Plan requirements.

Vice Chair clarified with the applicant that this was an expansion of the appendix as

was mentioned and nothing more and the applicant will come back at a later date with specific plans and details for the board to review. And asked if the applicant was currently doing similar activities on the southern region of this proposed site.

Dave Carter stated that he doubted that this would occur in that area due to the soil types, it goes downhill, and is in a flood zone. They do not foresee any of this processing occurring on the rest of the property.

Vice Chair closed the public hearing.

6. LDCT-2023-15 (Mine and Mill Text Amendment) - Forwarded with a recommendation of approval to the Board of County Commissioners on January 23, 2024, for the First Reading and February 6, 2024, for the Second Reading.

<b>RESULT:</b>	<b>APPROVED</b>
<b>MOVER:</b>	David Dalton
<b>SECONDER:</b>	Tommy Addison
<b>AYE:</b>	Dalton, Addison, Schultz, and Beltran
<b>NAY:</b>	Sims, and Schmidt
<b>Excused:</b>	Heath, and Agnini
<b>Absent:</b>	Hickman

7. LDWA-2023-58 (Silver Fox Path Access Waiver)

**Minutes:** Sarah Case, applicant, and CFG Retail LLC and Tyrone King, owner, requests a Waiver to Chapter 8, Section 821.A of Polk County's Land Development Code (LDC) to access through a platted residential lot with the intent of creating four (4) residential lots. The property is located west of Bendelow Drive, east of Kathleen Road, south of Duff Road, north of Spivey Road, northwest of the city of Lakeland in Section 16, Township 27, Range 23.

Ian Nance, Land Development, introduced the case and reported 129 mailers were sent to area property owners on December 14, 2023, two (2) signs were posted on the property on December 18, 2023, and a legal advertisement was published in the Lakeland Ledger on December 19, 2023. 27 responses were received and a petition with 41 signatures was received in opposition.

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

Vice Chair clarified with staff the waiver request and that this is just to access four lots.

Malissa Celestine, Land Development, confirmed.

Sarah Case, applicant, agrees with staff's recommendation and spoke regarding the case.

Vice Chair opened the public hearing.

James Paxton spoke in opposition stating the property has protected wetlands and the property is very wet. He voiced concerns with drainage and flooding of the property and its effects of neighboring residences and traffic concerns. He, also, stated that a tree existing in the path of the proposed easement and asked what would occur with this tree.

Chuck Hoffman asked a question about the RL-1 designation and how it relates to lot sizes but not the type of structures that can be placed on the property.

Darla Willheld spoke in opposition and expressed concerns with the type of structures that would be built. She expressed concern with these lots accessing Bendelow Drive along with concerns about visual appearance and noise pollution. The streets including Silver Fox Path are narrow.

Cindy Pennington lives in Huntington Hills and stated the existing farm is beautiful. There are small houses existing in this area and these homes have small children right next to the proposed access area. Duff Road is a major thoroughfare, and this would increase the traffic issues. She stated she feared these 25 acres will be developed into a subdivision.

Conrad Clark spoke in opposition stating he is a Huntington Hill resident and voiced concerns with traffic on Duff Road, the quantity of home sites, issues with well and septic in the area, and property values of existing homes.

James Grant spoke in opposition stating he lives on the south side of this property and voiced concerns for the existing wildlife in this area.

Mike Heiss spoke in opposition stating he owns property adjacent to the proposed property. He asked if these lots would have single-family residences. He expressed concerns about the wooded area and how this development would affect this area, and traffic concerns on Duff Road.

Kenneth Baker spoke in opposition stating concerns with drainage and flooding issues within Huntington Hills due to the development of this property.

Kimberly Snow lives in Huntington Hills and spoke in opposition stating concerns with existing flooding issues on the property and the environmental impact of developing this property.

Max Colnick spoke in opposition stating existing traffic concerns on Duff Road and how this will impact this traffic.

Tony Morelli spoke in opposition stating concerns about the property being developed with more than four houses and traffic issues.

Mike McCurall lives in Huntington Hills stating that Bendelow Drive is owned by the

HOA of Huntington Hills and is a private road and Huntington Hills is a gated community. Since the HOA funds their own roads and these projected lots/houses have not paid into the HOA road fund, they should not be allowed access to Bendelow Drive.

Willam McCorkel lives in Huntington Hills and spoke in opposition citing the number 2 item and number 4 items justifying approval of the case (referring to the overhead slide on the PowerPoint presentation).

Michelle Casterlin spoke in opposition stating the conditions of approval needs to include limitations. She voiced concerns with the existing wildlife, potential density, and flooding/water runoff from the property.

Irma Coal lives in Huntington Hills spoke in opposition. They have collected letters in opposition. They are concerned with the number of structures that can be built on the property, the environmental impact, traffic, and their property values.

Judy New spoke in opposition stating she would prefer to have a community meeting with the applicant and the neighboring residents.

Stephen Lipsy lives adjacent to the property and voiced concerns with wildlife and preservation of the natural environment that currently exists. He stated that if they property owner splits the lots, this would cause more density in the future. Then he stated he did not receive a notification letter.

Hugh Roberts spoke in opposition stated that he does not want this to access their private roads at Bendelow Drive.

James Clay is the direct neighbor to this easement and expressed concerns about what could occur in the future if this is allowed.

Vice Chair closed the public hearing.

Sarah Case provided a rebuttal. Mr. King purchased the property from CGS Retail. Mr. King lives in the house in the cul-de-sac and only owns the two properties. This easement will not be used to access Bendelow Drive through Huntington Hills. The conditions of approval is for four single-family residence lots. The proposed lots meet the minimum lot requirements for RL-1 40,000 square feet and the request is for only four lots. The traffic issues with Duff Road are a concern for the Board of County Commissioners to address.

Mike Schmidt clarified the property owner owns both a house in the cul-de-sac and the 25 acres behind the house he owns and asked that if the property owner splits this into 4 lots and if the property owner could sell the lots once they are split.

Sarah Case stated that the lots could be sold after they are split.

Mike Schmidt state that there is a restriction of size of the proposed buildings.

Sarah Case stated these are proposed to be large estate lots. If more lots were created, then they would have to come before the board to allow access by the easement again.

Angelic Sims asked who owns the tree that was previously mentioned in the public hearing portion.

Sarah Case explained that the property owner owns the tree and could remove the tree at any time.

7. LDWA-2023-58 (Silver Fox Path Access Waiver) - Recommendation of approval will be forwarded to the Board of County Commissioners on February 20, 2024.

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

8. LDCT-2023-7 (Planned Development Text Amendment)

**Minutes:** An ordinance of the Board of County Commissioners, Polk County, Florida, Land Development Code amendment LDCT-2023-7, amending Ordinance No. 00-09, as amended, the Polk County Land Development Code, amending Chapter 2, Table 2.1 Use Table For Standard Land Use Districts to enable administrative approval of multifamily uses in, Residential Medium (RM) and Residential High (RH) districts; amending Chapter 3, Section 303, Planned Development, by replacing the current the requirements with new requirements; amending Chapter 4 Special Districts to enable administrative approval of multifamily uses in, Residential Medium-X (RMX) and Residential High-X (RHX) Districts to Selected Area Plan (SAP) use tables in Table 4.1c of The I-4 Northeast Parkway SAP, Table 4.3 of the Ronald Reagan Parkway SAP, Table 4.8 of the North U.S. Highway 27 SAP, and Table 4.16 of The North Ridge SAP; amending Chapter 7, Section 750, to clarify open space requirements; amending Chapter 9, Section 903.G, Planned Developments, and Table 9.1, removing the impact assessment statement requirement and including the open space and amenity plans in the Planned Development application requirements; amending Chapter 10 to add definitions for emergency medical care and general mercantile; providing for severability; providing an effective date.

Ian Nance, Land Development, introduced the case and reported a legal advertisement was published in the Lakeland Ledger on December 24, 2023. No responses were received.

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

This is a County-initiated request.

Vice Chair clarified the approach Polk County is making with this proposal.

Erik Peterson, Land Development, stated Polk County focusses on planning not on zoning.

Vice Chair asked about a score card for the basis of approval.

Erik Peterson, Land Development provided an explanation along with some examples.

Tommy Addison asked about Senate Bill 250 and how the PD accomplishes.

Erik Peterson, Land Development, explained that this occurred with accompanying stakeholders' meetings.

Mike Schmidt asked if this was moving objectives or subjective.

Erik Peterson, Land Development, stated this would be quantifying.

Mike Schmidt stated that substantial quantitative evidence does not always come from professionals. Is this moving more toward subjective or objective?

Erik Peterson, Land Development, that this will frame the question better with each proposed review. Experts from School Board, Roads and Drainage weigh in and is substantial quantitative analysis.

Mike Schmidt state some analysis has more value than others.

Erik Peterson, Land Development, this is why the section is being brought forward.

Mr. Chair opened the public hearing.

Sue Nelson stated that this should be used in Planned Developments or subdivisions and related this to another case that is currently under litigation. The environmental designation related to the Planned Developments was used within the example. She expressed the traffic issue is not completely addressed.

Mr. Chair closed the public hearing.

Erik Peterson, Land Development, declined to provide a rebuttal.

8. LDCT-2023-7 (Planned Development Text Amendment) - Recommendation of approval will be forwarded to the Board of County Commissioners on January 23, 2024, for the First Reading and February 6, 2024, for the Second Reading.

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

## Adjournment

### Adjournment

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