



Polk County Planning Commission

Meeting Minutes - Final-revised

April 01, 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, April 1, 2026, in the County Commission Boardroom, Administration Building. In attendance were the following members: Julie Jackson, Angel Sims, Cyndi Jantomaso, Brooke Agnini and Kevin Updike. Also, Linda Schultz Planning Commission alternate. Also, present were Sandra Howard, Deputy County Attorney, Ben Ziskal, Erik Peterson, Chanda Bennett, Mark Bennett, Robert Bolton, Kyle Rogus, Tyler Daniels 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 9:00a.m. by the Chair, Merle Bishop, on Wednesday, April 1, 2026, in the County Commission Boardroom, Administration Building. In attendance were the following members: Julie Jackson, Angel Sims, Cyndi Jantomaso, Brooke Agnini and Kevin Updike. Also, Linda Schultz Planning Commission alternate. Also, present were Sandra Howard, Deputy County Attorney, Ben Ziskal, Erik Peterson, Chanda Bennett, Mark Bennett, Robert Bolton, Kyle Rogus, Tyler Daniels and Ian Nance of Land Development, and Lyndsay Yannone, recording secretary.

Roll Call / Attendance

Present	Vice Chair Mike Hickman, Chair Merle Bishop, Kevin Updike, Brooke Agnini, Secretary Cyndi Jantomaso, Angelic Sims, Linda Schultz, and Julie Jackson
Absent	Robert Beltran

Pledge of Allegiance

Approve Minutes

Meeting Minutes March 4, 2026

Approved

RESULT:	APPROVED
MOVER:	
SECONDER:	
AYE:	Hickman, Bishop, Updike, Agnini, Jantomaso, Sims, and Jackson
Absent:	Beltran, and Schultz

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2) Considerations of items to be withdrawn, deferred, or continued.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

Old Business

1. LDCT-2026-1 Wahneta Main Street Overlay (MSC) LDC Text Amendment

Minutes: An Ordinance of the Polk County Board of County Commissioners regarding Land Development Code Amendment **LDCT-2026-1**, Amending Ordinance No. 00-09, As Amended, The Polk County Land Development Code; Amending Chapter 403.01 Wahneta Neighborhood Plan, to add the Main Street Commercial Overlay and reinstating Table 3 Wahneta Neighborhood Plan Temporary Uses and Modifications; providing for severability; and providing for an effective date.

Mark Bennett, Land Development, introduced the case and stated a legal advertisement was published in Polk Sun on February 18, 2026. No response from the public.

Mr. Chair opened public portion.

No one spoke from the public.

Mr. Chair closed public portion.

Approved

RESULT:	APPROVED
MOVER:	Mike Hickman
SECONDER:	Cyndi Jantomaso
AYE:	Hickman, Bishop, Updike, Agnini, Jantomaso, Sims, and Jackson

New Business

2. LDCPAS-2025-40 (Poinciana Commercial CPA)

Minutes: Ryan Behren, Esq., applicant, and Titan Land Company LLC., owner, are requesting a Small Scale Comprehensive Plan map amendment to change 12.6. +/- acres from Development of Regional Impact (DRI) to Neighborhood Activity Center (NAC) and change the text of Section 2.135 of the Comprehensive Plan to allow for the adoption of the Poinciana Commercial NAC Activity Center Plan (ACP). The subject site is located north side of Pine Street, between Mackerel Road and Laurel Avenue, east of the City of Haines City, in Section 2, Township 28, Range 28.

Mark Bennett, Land Development, introduced the case and reported 93 mailers sent to area property owners on March 17, 2026, one (1) sign posted on the property on March 12, 2026, and a legal advertisement was published in Polk Sun on March 18, 2026. No response from the public.

Mr. Bishop asked about separation, zoning, and set backs.

Mr. Chair opened public portion.

No one spoke from the public.

Mr. Chair closed public portion.

Approved

RESULT:	APPROVED
MOVER:	Mike Hickman
SECONDER:	Cyndi Jantomaso
AYE:	Hickman, Bishop, Updike, Agnini, Jantomaso, Sims, and Jackson

3. LDCT-2026-4 (Poinciana Commercial Activity Center Plan LDC Text Amendment)

Minutes: An ordinance of the Polk County Board of County Commissioners regarding Land Development Code Amendment LDCT-2026-4, amending Ordinance No. 00-09, as amended, The Polk County Land Development Code, Modifying Appendix E, Section E105 Parcel Specific Comprehensive Plan Amendments with Conditions. This case is related to LDCPAS 2025-40. The subject site is located on the north side of Pine Street and Laurel Avenue, east side of Mackerel Road, 3.3 Miles east of The City

of Haines City, in Section 2, Township 28, Range 28; providing for severability; and providing for an effective date.

Mark Bennett, Land Development, introduced the case and stated a legal advertisement was published in Polk Sun on March 18, 2026. No response from the public.

Mr. Chair opened public portion.

No one spoke from the public.

Mr. Chair closed public portion.

Approved

RESULT:	APPROVED
MOVER:	Kevin Updike
SECONDER:	Mike Hickman
AYE:	Hickman, Bishop, Updike, Agnini, Jantomaso, Sims, and Jackson

4. LDCPAS-2025-39 (Braddock Road CPA)

Minutes: Bart Allen, Peterson & Myers, P.A., applicant, and Braddock Road Land Partners LLC., owner, are requesting a Future Land Use designation change from Mixed-Use (MUX) on 54.74 +/- with the inclusion of the isolated 2.04 +/- northwest most acres from Preservation (PRESVX) within the I-4/NE Parkway Plan District Selected Area Plan to Business Park Center (BPC-X). The site is located south of Interstate 4, west of the Polk Parkway (SR 570), north of Old Dixie Highway (CR 546), east of Tenoroc Mine Road, near the city limits of Auburndale, in Section 29, Township 27 and Range 25.

Kyle Rogus, Land Development, introduced the case and reported 14 mailers sent to area property owners on March 17, 2026, four (4) signs posted on the property on March 13, 2026, and a legal advertisement was published in Polk Sun on March 18, 2026. 1 e-mail in support from the public

Julie Jackson asked about floodzones.

Bart Allen, applicant, spoke and agreed with staff.

Mr. Chair opened public portion.

No one spoke from the public.

Mr. Chair closed public portion.

Approved

RESULT:	APPROVED
MOVER:	
SECONDER:	
AYE:	Hickman, Bishop, Updike, Agnini, Jantomaso, Sims, and Jackson

5. LDCPAS-2026-1 (US 27/Deer Creek Blvd INST)

Minutes: Tom Woodrich, TDW Land Planning, applicant, and Polk County Deal LLC., owner, are requesting a Small Scale Comprehensive Plan map amendment from Leisure Recreation-X (LRX) to Institutional-1X (INST-1X) on 1.01± acres located within the North Ridge SAP and Transit Supportive Development Area (TSDA). The site is on the east side of US Highway 27 south of Ernie Caldwell Blvd. west of Spotted Fawn Drive and north of Citrus Ridge, north of the City of Haines City, in Section 17, Township 26, Range 27.

Robert Bolton, Land Development, introduced the case and reported 29 mailers sent to area property owners on March 17, 2026, one (1) sign posted on the property on March 13, 2026, and a legal advertisement was published in Polk Sun on March 18, 2026. No response from the public

Tom Woodrich, applicant, spoke and agreed with staff.

Mr. Chair opened public portion.

No one spoke from the public.

Mr. Chair closed public portion.

Approved

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

6. LDCU-2025-37 (Temple Circle Duplex)

Minutes: Richard McIntee, applicant, and RDM Construction & Development LLC, owner, are *requesting* a Conditional approval for a duplex to be located on 0.40 +/- acres within a Residential Low-2 (RL-2) future land use district. The subject site is located at 268 Temple Circle South, north of Highway 540 West, south of K-Ville Avenue, east of Thornhill Road, west of Spirit Lake Road in Section 28, Township 28, Range 25.

Kyle Rogus, Land Development, introduced the case and reported 52 mailers sent to area

property owners on March 17, 2026, one (1) sign posted on the property on March 13, 2026, and a legal advertisement was published in Polk Sun on March 18, 2026. No response from the public

Richard McIntee, applicant, spoke and agreed with staff.

Mr. Chair opened public portion.

Ronnie Jones spoke in opposition concerned about his value if he sells in future.

Mr. Chair closed public portion.

Mike Hickman asked about mobile homes in the area.

Denied

RESULT:	DENIED
MOVER:	Cyndi Jantomaso
SECONDER:	Merle Bishop
AYE:	Hickman, Updike, Agnini, Sims, and Jackson
NAY:	Bishop, and Jantomaso

7. LDSPD-2025-2 (Old Dixie Highway SPD)

Minutes: Charles Brooker, applicant, and HB & CT LLC., owner, are Proposing a Suburban Planned Development to develop thirty-one single family lots on approximately 20.29 +/- acres in the Suburban Development Area (SDA) located in the Residential Suburban (RS). The subject property is located north of Old Dixie Hwy, west of Polk Pkwy, west of the city of Auburndale in Section 05, Township 28, Range 25.

Aleya Inglima, Land Development, introduced the case and reported 35 mailers sent to area property owners on March 17, 2026, one (1) sign posted on the property on March 13, 2026, and a legal advertisement was published in Polk Sun on March 18, 2026. No response from the public

Julie Jackson asked about flood zone A.

Merle Bishop had a question about the soils.

Chad Brooker, applicant spoke and agreed with staff.

Mr. Chair opened public portion.

Ms. Ronda spoke in opposition on how it will fit with the area.

John Kennard spoke in opposition about concerns.

Donald Waldon spoke in opposition about concerns and privacy issues.

John Wayne Phillips spoke with concern about gas line near his property.

Mr. Chair closed public portion.

Chad Brooker answered the publics concerns.

Merle Bishop had a follow question about floodplain.

Approved

RESULT:	APPROVED
MOVER:	
SECONDER:	
AYE:	Hickman, Bishop, Agnini, Jantomaso, and Sims
NAY:	Jackson
Absent:	Updike

8. LDCU-2025-38 (Highlands Street MHP)

Minutes: Chad Brooker, Traditions Engineering, applicant, and Eric Brown Jr., owner, are *requesting* a Conditional use approval for a 19-unit Mobile Home Park in a Residential Low-4 future land use district on 4.93 +/- acres within the Transit Supportive Development Area (TSDA). The subject site is located at 2730 West Highland Street, east of Wilkinson Road, west of Lebanon Road, south of New Tampa Highway, south and east of Lakeland in Section 22, Township 28, Range 23.

Ian Nance, Land Development, introduced the case and reported 34 mailers sent to area property owners on March 17, 2026, one (1) sign posted on the property on March 13, 2026, and a legal advertisement was published in Polk Sun on March 18, 2026. No response from the public

Chad Brooker, applicant spoke and agreed with staff.

Mr. Chair opened public portion.

Chey Alfred spoke in opposition to issues of flooding.

Frencheco spoke in opposition to issue of flooding.

Kyle Brown spoke in opposition to issue of flooding.

Mr. Chair closed public portion.

Angelic Sims ask what was able to be built today.

Chad Brooker answered the publics concerns.

Denied

RESULT:	DENIED
MOVER:	Mike Hickman
SECONDER:	Julie Jackson
AYE:	Hickman, Bishop, Updike, Agnini, Jantomaso, Sims, and Jackson

9. LDCU-2025-39 (Thomas Landing Fish Camp Expansion)

Minutes: Chad Booker, applicant, and KDC Forever LLC and Scott L Henderson, owners, are *requesting* a Conditional approval for expansion of a non-conforming Recreational Camping Facility per Section 120.J of the LDC to increase the number of RV/Cabin sites from 20 to 40 and add more accessory buildings on 15.65 +/- acres within a Agriculture/Residential Rural (A/RR) Future Land Use District. The subject site is located Between Thomas Fish Camp Road and the shore of Lake Kissimmee, five miles northeast of Sam Keen Road, east of Lightsey Ranch Road, and 17 miles northeast of the city of Lake Wales in Section 3, Township 30, Range 30.

Erik Peterson, Land Development, introduced the case and reported 16 mailers sent to area property owners on March 17, 2026, one (1) sign posted on the property on March 16, 2026, and a legal advertisement was published in Polk Sun on March 18, 2026. No response from the public

Merle asked if this is approved what exactly will happen on this property.

Austin Evans spoke and agreed with staff and added what will accrue on the property.

Mr. Chair opened public portion.

Kerrie Lightsey, Kevin Henery, Jessica Post spoke all in opposition stating they do not agree with what is being asked.

Mr. Chair closed public portion.

Denied

RESULT:	DENIED
MOVER:	Kevin Updike
SECONDER:	Mike Hickman
AYE:	Hickman, Updike, Jantomaso, and Jackson
NAY:	Bishop, Agnini, and Sims

10. LDCPAS-2025-19 (PRWC Receiving Facility CPA)

Minutes: Polk County Facilities Management, applicant and Polk County, owner, are requesting a Future Land Use Map change from Residential Low-X (RLX) to Institutional-X (INSTX) on 9.91 +/- acres for a future County potable water storage and interconnect facility in the Urban Growth Area (UGA). The subject property is located east of Holly Hill Road and Sugarwood Street, West of Del Webb Boulevard and

Castellon Court, north of Forest Lake Drive and Navarra Lane, north of the Haines City, north of the town of Davenport in Section 32, Township 26, Range 27.

Erik Peterson, Land Development, introduced the case and reported 142 mailers sent to area property owners on March 17, 2026, one (1) sign posted on the property on March 16, 2026, and a legal advertisement was published in Polk Sun on March 18, 2026. No response from the public

Julie Jackson asked a question.

Mr. Chair opened public portion.

No one spoke from the public.

Mr. Chair closed public portion.

Approved

RESULT:	APPROVED
MOVER:	Kevin Updike
SECONDER:	Cyndi Jantomaso
AYE:	Hickman, Bishop, Updike, Agnini, Jantomaso, Sims, and Jackson

11. LDCD-2025-4 (PRWC Receiving Facility District Change)

Minutes: Polk County Facilities Management, applicant and Polk County, owner, are requesting a Future Land Use Map change from Institutional-1X (INST-1X) to Institutional-2X (INST-2X) on 9.91 +/- acres for a future County potable water storage and interconnect facility in the Urban Growth Area (UGA). The subject property is located east of Holly Hill Road and Sugarwood Street, West of Del Webb Boulevard and Castellon Court, north of Forest Lake Drive and Navarra Lane, north of the Haines City, north of the town of Davenport in Section 32, Township 26, Range 27.

Erik Peterson, Land Development, introduced the case and reported 142 mailers sent to area property owners on March 17, 2026, one (1) sign posted on the property on March 16, 2026, and a legal advertisement was published in Polk Sun on March 18, 2026. No response from the public

Julie Jackson asked a question.

Mr. Chair opened public portion.

No one spoke from the public.

Mr. Chair closed public portion.

Approved

RESULT:	APPROVED
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MOVER:	Kevin Updike
SECONDER:	Cyndi Jantomaso
AYE:	Hickman, Bishop, Updike, Agnini, Jantomaso, Sims, and Jackson

12. LDCPAL-2026-1 (Office Center Text Amendment CPA)

Approved

RESULT:	APPROVED
MOVER:	Kevin Updike
SECONDER:	Angelic Sims
AYE:	Hickman, Bishop, Updike, Agnini, Jantomaso, Sims, and Jackson

13. LDCT-2026-2 (Office Center Consistency)

Minutes: An ordinance of the Board of County Commissioners, Polk County, Florida, Land Development Code amendment **LDCT-2026-2**, amending Ordinance No. 00-09, as amended, the Polk County Land Development Code, amending Chapter 2, Section 205, Table 2.1, Use Table for Standard Land Use Districts of the Polk County Land Development Code, Chapter 4, Section 401.02, Table 4.3, Use Table for Standard Land Use Districts for the Ronald Reagan Selected Area Plan, Chapter 4, Section 401.03, Table 4.8, Use Table for U.S. 27 Selected Area Plan Land Use Districts, Chapter 4, Section 401.04, Table 4.12, Allowable Uses for US Highway 98 SAP, and Chapter 4, Section 401.08, Table 401.08.01 Use Table for Southeast Polk SAP to achieve consistency with the Office Center (OC) and (OCX) Future Land Use Map designations in the Comprehensive Plan; amending Chapter 3, Conditional Uses, Section 303, Criteria for Conditional uses for Off-Site Agricultural Support Activities, Childcare Center, Financial Institutions, Governmental Facility, Research and Development, Sit-Down/Take-Out Restaurant, Leisure/Special Interest School, Technical/Vocational/Trade & Training School, and Veterinary Service to achieve consistency with the Office Center Future Land Use Map designation and Development Criteria in the Comprehensive Plan; providing for severability; providing an effective date.

Erik Peterson, Land Development, introduced the case and stated a legal advertisement was published in Polk Sun on March 18, 2026. No response from the public.

Mr. Chair opened public portion.

No one spoke from the public.

Mr. Chair closed public portion.

Approved

RESULT:	APPROVED
MOVER:	Cyndi Jantomaso

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

Comprehensive Plan update

Adjournment

Recommendation of Approval

RESULT:	RECOMMENDATION OF APPROVAL
MOVER:	Kevin Updike
SECONDER:	Angelic Sims
AYE:	Hickman, Bishop, Updike, Agnini, Jantomaso, Sims, and Jackson