



Polk County Planning Commission

Meeting Minutes - Final-revised

November 05, 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, November 5, 2025, in the County Commission Boardroom, Administration Building. In attendance were the following members: Michael Schmidt, Mike Hickman, Angel Sims, Cyndi Jantomaso, Kevin Updike and Robert Beltran. Also, Linda Schultz, Planning Commission alternate. Also, present were Sandra Howard, Deputy County Attorney, Erik Peterson, Chanda Bennett, Robert Bolton, JP Sims, 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, November 5, 2025, in the County Commission Boardroom, Administration Building. In attendance were the following members: Michael Schmidt, Mike Hickman, Angel Sims, Cyndi Jantomaso, Kevin Updike and Robert Beltran. Also, Linda Schultz, Planning Commission alternate. Also, present were Sandra Howard, Deputy County Attorney, Erik Peterson, Chanda Bennett, Robert Bolton, JP Sims, Kyle Rogus, Andrew Grohowski and Ian Nance of Land Development, and Lyndsay Yannone, recording secretary.

Roll Call / Attendance

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

Pledge of Allegiance

Approve Minutes

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2) Considerations of items to be withdrawn, deferred, or continued.

LDCU-2025-21 Stericycle Reconstruction on Maine Avenue - Continued

LDSPD-2025-7 (Skyview Drive SPD) - Continued to December

Explanation of General Procedures

Explanation of Quasi-Judicial Proceedings

Voir Dire of Expert Witnesses

Staff Resumes

Agenda Item

New Business

1. LDCU-2025-27 (PRWC Wells #9 and #14)

Recommendation of Approval

2. LDCU-2025-20 (Reynolds CU)

Minutes: Good morning, Andrew.

presenting LDCU 2025 20, the Reynolds Mobile Home case.

The applicant is requesting a conditional use approval to install a mobile home located on Reynolds Road on approximately 3.75 acres in the Residential Low 1 Future Land Use District.

On October 17, one board was posted on the subject site, and 34 mailers were sent to area property owners.

On October 22, an ad was published in the Lakeland and Winter Haven sun with no public response.

Staff is recommending approval.

So the proposed mobile home will meet all setback requirements in the R01 Land Use District and utilize a shared driveway easement for the property.

Directly to the south, two mobile home parks, the village of Lakeland and Anglers Cove, are less than a quarter mile from the subject site off of Reynolds.

So have a mobile home been located adjacent to the subject parcel?

Or if the property was greater than 5 acres, additional approval by the planning commission would not be necessary.

The proposal is consistent with the LVC and comprehensive plan as well as compatible with surrounding uses.

Mr. Chair opened the public portion.

No one from public to speak.

Approved

RESULT:	APPROVED
MOVER:	Robert Beltran
SECONDER:	Mike Hickman
AYE:	Schultz, Hickman, Schmidt, Beltran, Bishop, Updike, and Agnini
Excused:	Heath, and Bass

3. LDCU-2025-22 (Robert Weed MH)

Minutes: Good morning.

Andrew G. presenting LDCU 2025 22.

The Robert Lee Mobile Home Gap is requesting a conditional use approval for a mobile home to be located on approximately 1.88 acres within a residential low.

Future land use history.

On October 22, 16 members were sent to area to property

owners. One board was posted on the property on October 21.

Illegal ad was published in Lakeland and Winter haven sun on October

22nd. We have received no response from the public.

Staff finds this request compatible with the surrounding area, consistent with the Comprehensive Plan and Land Development Code.

Staff recommends approval.

This mobile home request is compatible with the surrounding area approximately 104ft to the north and 65ft to the south of the Suffolk site.

Measured from property line to property line are two mobile

homes. Both mobile homes obtain ingress and egress off of King

Road.

Proposed mobile home will meet the required setbacks of the Land Development code.

And with that I will stand for questions.

Mr. Chair opened the public portion.

No one from public to speak.

Approved

RESULT:	APPROVED
MOVER:	Mike Hickman
SECONDER:	Angelic Sims
AYE:	Schultz, Hickman, Schmidt, Beltran, Bishop, and Agnini
NAY:	Updike
Excused:	Bass
Absent:	Heath

4. LDCU-2025-14 (Laura Downs MH)

Minutes: Good morning again.

Andrew G., again with LDCU 2025-14.

The lower gallons mobile home.

The applicant is requesting a conditional use approval for a mobile home to be located on approximately 2.45 acres within a residential suburban future land use district.

On October 22, 30 mailers were sent to area property

owners. One board was posted on the property October

20th.

Illegal ad was published in the Lakeland, Winter Haven Sun

Oct 22. We have received no response from the public.

Staff find this request compatible with the surrounding area and consistent with the comprehensive plan and Land Development Code.

Staff recommends approval.

This sub site is located north of Winter Haven Lake road, south of U.S. highway 22, east of Comy Road, west of Thornhill road and section 24 towns at 28 range 24.

The subject site is located within a residential suburban land use district within the suburban development area.

This is not the first mobile home within the surrounding area.

Approximately 834ft to the east and 556ft to the southeast of the subject site are two mobile homes mobile home to the east of Kings Ingress and Ingress off of Trail Drive while the mobile home to the southeast of Kings Ingress and Egress off of Josh Reynolds Road.

If at least one of the mobile homes were abutting the subject's property side lot lines, the application would not be required.

The proposed mobile home will be replacing an existing barndominium as the primary dwelling unit.

The barnminium will be an accessory dwelling unit providing housing for the applicant's son while the mobile home will be providing housing for the applicant's daughter.

The barndominium will meet requirements of the LVC per section 200.

The accessory dwelling unit resides within a 3200 square foot steel metal accessory

structure.

An additional 800 square feet accessory structure is located on the property. Both structures will be located on the side and rear of the principal dwelling unit, meaning accessory structure setbacks in residential suburban of 5ft side and 10ft rear.

This provides an approximation of where the foundation of the mobile home will go and the LOC location of the barndominium within this field metal structure.

These next two slides further illustrate the barndominium.

The total square footage under the roof is 800 square feet below the maximum 1,000 square feet of heated floor space and staff recommends approval.

The mobile home request is compatible with the surrounding area approximately 834ft to the east and 556ft to the southeast east of the subject site are two mobile homes.

Proposed mobile home will meet the required setbacks for the Land Use District and all other applicable setbacks in the UGA.

Mobile home will replace the existing barn medium as the primary dwelling unit. The barn medium will meet accessory dwelling units per section LDC 206A.

The proposed request is consistent with the Land Development Building comprehensive plan and with that I would stand for questions.

Mr. Chair opened the public portion.

No one from public to speak.

Approved

RESULT:	APPROVED
MOVER:	Mike Hickman
SECONDER:	Angelic Sims
AYE:	Schultz, Beltran, Bishop, Updike, and Agnini
NAY:	Hickman, and Schmidt
Excused:	Bass
Absent:	Heath

5. LDCU-2025-16 (Childcare Center CU)

Minutes: Kyle Rogus development presenting LDCU 2025-16 the Main Street Child Care center the applicant is requesting a conditional use approval for a childcare center to be located in the residential Low 3 Land Use District on approximately 0.44 acres.

On October 22, 63 mailers were sent to area property

owners. Two boards were posted on the property

October 20.

A legal ad was published in the Lakeland and Winter haven sun on October

22nd. We have received no response from the public.

Staff find this request compatible with the surrounding area consistent with the Comprehensive Plan Land Development Code.

Staff recommends approval.

The subject site is located at 2552445 Main Street north of Polk Parkway, south of the Interstate 4, east of Florid Florida Avenue, west of Thornhill Road, west of the City of lakeland in section 16 townset 28 range 24.

The subject site is located in a residential low 3 land use district within the Transit Supportive Development Area.

The subject site is considered last 1, 2 and 3 of the Lake Bonney Addition subdivision planted in 1925 with residences with residences constructed soon thereafter in the 50s and later.

The subject site has served as a religious institution since at least 1976. The 3,575 square foot building was constructed in 1966.

According to the applicant, their current childcare center, Shakespeare is seen a high wait list and therefore intends to revitalize the site by providing child care services to surrounding residential neighbors.

The service will provide support services for from children from the morning to late afternoon.

Child care centers are additionally permitted in Residential Load 3 Land Use District following a Level 3 review by county staff and a public hearing before the Planning.

The site is situated in a predominantly non residential area along Main street which is conducive to the applicants intent for the proposed conditional use.

The adjacent area is comprised of automotive wholesale business to the west and mobile home residences to the south.

Across Eastside Drive is commercial automotive repair shop and mobile home residence with commercial uses further to the south.

Per section 708 child care centers require one space for five children permitted plus five employee spaces.

According to the applicant, the request anticipates a maximum of 47 students. At least 15 paid parking spaces are required.

Given this request, parking waivers may be requested under different circumstances with administrative approval.

The Proposed site is to be accessing off of Main street and one access off of east side Drive, allowing for circulation with child care pickup and drop off schedules.

This conditional use is projected to produce on average 125 trips a day and 38 trip trips during peak hours.

A minimum traffic study will be required as a result of the anticipated trips to identify if any off site improvements are required.

A key fact is that drop off and pickup times will be concentrated at the beginning of the

day and later in the afternoon.

According to Polk County's road inventory, Main street is county maintained urban Collector Road approximately four miles a night and a paved surface width of 20ft and right of way width of 60.

Eastside Drive is a county maintained urban Collector Road approximately 0.45 miles in length, a paved surface width of 20 and right of way width of 60.

Main street between U.S. 98 and Cumbee Road has the capacity of 790pm Peak hour vehicle trips in two separate links in each direction.

This road link is currently operating within about 64% capacity left.

The current level of service is operating above the minimum county standard.

This is an adequate.

There's adequate sidewalk network which runs along both sides of Main street and east side Drive.

There is mass transit available with a Citrus connection stop approximately 2.6 miles west of the southern site and staff recommends approval.

The request is compatible with the surrounding area as the property previously served as a religious institution.

The child care center functions to provide caretaking and supervision services to local and adjacent communities.

Like the previous use, this request operates as a similar intensity and functional use.

The proposed request is consistent with the Land Development Code and comprehensive plan.

With that I will stand for questions.

Mr. Chair opened the public portion.

No one from public to speak.

Approved

RESULT:	APPROVED
MOVER:	Mike Schmidt
SECONDER:	Robert Beltran
AYE:	Schultz, Hickman, Schmidt, Beltran, Bishop, Updike, and Agnini
Excused:	Bass
Absent:	Heath

6. LDPD-2025-10 (Southern Storage TAD)

Minutes: Ian Nance, LDPD-2025-10. Subject site is located at 1410 Lanier Road west and South of U.S. highway 98, North Banana Road and east of Parkburg Road north of Lakeland. Section 11, township 27, range 23.

For the record, one board was posted on site on October 20 and 17 mailers were sent and a legal ad was published on October 27th.

Staff has long no response.

These tads ultimately require board approval and the date has been set for December 2nd. To the right of the slide is.

This is north of Lakeland off the US 98. To the left is a closer view.

As you can see, the first two phases of the sub storage facility have been constructed. Electric substation is located to the south.

Development approved through planned development in 2020 and a handful of Site build and mobile homes are located to the north and south.

The Applet wants to expand the self storage facility into the blue highlighted area here. One option for doing so is to expand the linear commercial corridor district in which the existing facility is located to the west.

Comprehensive Plan policies for the expansion of the LCC are prohibited. However, this TAB route was chosen.

The TAB allows a limited number of. Self storage is a natural option in TAB as it's complementary to single family residential development and is not an intense use if the layout is designed properly.

These are also subject to LDC section. 220 for compatibility standards which include 50 foot setbacks for non residential structures.

For residential property, site plans show easily meets these standards and offers additional screening buffering techniques in accordance with Comprehensive Plan land development criteria.

The expansion property is approximately 9.4 acres. The applicant plans single story structures to a maximum floor area ratio of 0.25, the maximum which is allowed more on one we utilize an existing driveway onto the near road. A stormwater pond to the south provides space between the facility and residential property.

Additional landscaping and fencing will also be provided here. To the west will be landscaping and.

The requisite 50 foot setback. The type A buffer will be provided.

Speaker 9 (58:58)
This application meets the standards for TADs.

And self storage facilities are found in LDC section 3 and 3.

This is a newer Google Earth photo.

Self storage facilities are land intense, but the day-to-day activity is minimal compared to other than residential uses.

Lot of separation between the existing residential uses nearby.

Given the proposed layout nature of the use, staff finds this request accountable.

Surrounding development, these facilities create limited impacts on public services.

The application meets the relevant standards of Comprehensive Plan and Land Development Code and staff recommends approval.

Mr. Chair opened the public portion.

No one from public to speak.

Approved

RESULT:	APPROVED
MOVER:	Mike Schmidt
SECONDER:	Kevin Updike
AYE:	Schultz, Hickman, Schmidt, Beltran, Bishop, Updike, and Agnini
Excused:	Bass
Absent:	Heath

7. LDCD-2025-6 (Hamilton Road Sub-district)

Minutes: Good morning, Aleya Inglema with land development presenting number seven on the agenda.

LDCD-2025-6 the Lake Hamilton Road sub district.

This is a future in land use Mac sub district change from Business Park Center 1 to Business Park Center 2 to allow for outdoor storage.

The subject site is located south of Drainfield Road, north of Madolo Road, east of county Line Road, west of the city of Lakeland and Section 6 Township 29 Range 23.

On October 22, 26 mailers were sent to property owners.

Three signs were posted on October 17, and a legal ad was published in the Polk sun on Oct 22 with no responses from the public.

So the subject site is located in the west side of the county near Lakeland International Airport.

The properties in this area are warehouses and are used for industrial purposes for the airport.

And this is what the change would look like with the surrounding area.

And the site is consistent with all policies and objectives in the comprehensive plan and land development code.

And I'll stand for any questions.

Have we heard any.

Did you hear anything from the city of Lakeland?

I did, I did email them and they just would like a buffer landscape buffer off of Hamilton Road.

James Ortiz

225 East Lo Street, Lakeland, FL 33801. With the law from Peterson and Myers. We're here on path.

We got applicant Ruth Green. We support staff review.

We do think that this is in line with the uses surrounding the property. There's BBC1 to the east, BBC, I'm sorry BBC2 to the east, BBC2 to the west.

And then Ms. Ling was right concerning the city of Lakeland zoning for the property to the south which is industrial.

So that you'll have any questions.

Okay, well you come forward and we'll and I think you were warning. Your name and address please.

Evan Benedict, 3939 Hamilton Road, Lakeland, Florida.

And I'm next to the roof and property.

My concern has been continually and I've been dealing with this issue with roofing.

And they run electric is the lighting that they put on their rental lightings apparently is what they told me.

And neither are responsible for their improper what I consider improper.

Even they mentioned it initially that the person that designed it kind of messed up.

But the problem I've got is they use stadium style lighting to looks like this and it's directed above and towards the road and it's difficult to drive because it's so dark elsewhere there's no other lighting.

So if you look it distracts you and I'm a 50 year pilot and I come in landing on Runway 10 and they're so bright that they make it difficult to spot other aircraft too.

So I would be very concerned and I've been concerned or I'm not paying it to the FAA or anything.

But it's one of those, where is it my battle?

You know what you end up putting up this stuff.

The, the other part is the lack of a bumper or a screen. Their, their parking has no bumper or screen with residential.

So I'm proud that the city of Lakeland is stepping up and mentioning that about the buffer.

The third item is there is an easy way to do it with the light and that's regular parking light pointing down.

All these lights are high intensity stadium style lights pointing vertically, horizontally where the light is directly in your eyes all the time.

It's, the glare is almost painful.

I won't say it's painful, but it's certainly annoying.

And all they would have to do, and I've asked him is to tilt the light down like all other warehouses in the area.

No, no, they said we can, you can put up poles and paper, any kind of stuff. And I just gave up.

So in your reviews of these going future, a lighting plan with these development of all these high intensity lights may be a good idea to require because it's hard to drive for us older people.

We, we are very sensitive.

I'm, I'm approaching 70 and yeah, get, get in front of somebody, let their frights on and that's what we're dealing with.

Approved

RESULT:	APPROVED
MOVER:	Kevin Updike
SECONDER:	Mike Hickman
AYE:	Schultz, Hickman, Schmidt, Beltran, Bishop, Updike, and Agnini
Excused:	Bass
Absent:	Heath

8. LDCPAL-2025-9 (US 98 ECX CPA Text Amendment)

Minutes: JP Sims, LDCPAL-2025-9

Both of them are preferred together because what we're doing is making changes both in operational plan and the land development code of text that will basically provide cohesion between the two when it comes to allowing more than 30% cap of retail, personal services and commercial uses within the ECS use of the US 98 SAP. So we're only looking at US 98 SAP and what we're doing is in confidence plan. So we're just amending it to allow for us to exceed the 30% limit on those services within that land use district with the approval of a conditional use. So you can't just go and like throw in more additional retail and commercial.

Services without going through a conditional process. This gives us a mechanism that we.

Can then control the process of having this condition use. So is just go Willy Milly in that land use.

So like I said, we are in.

The US 98 selected area plan.

So the US 98 selected area plan it was created back in 2004 with a separate ordinance.

The point of it was to create an ability to have multi use districts within the Highland city corridor.

It's a very high growth, high attraction area when it comes to development that's still occurring as of today.

The selected area plan was originally intended to support like Volk State College, the vocational schools, the residential that was developing in the area.

So allowing the commercial usages to grow based on market demands would actually

be compatible with the surrounding areas developing and around the pace.
And allowing us to see the 30% cap within the ECX would give more commercial, more retail, more persons service availability within that area.
So if you're looking at the future land use map, you can see there's a lot of different land uses in this area.
The ones we're particularly concerned about are the six ECX's that are scattered throughout the SAP.
They range anywhere from 109 acres down to 0.59 acres.
Now just a couple months ago we did have a case where we took an employment center, sorry a town center.

Use converted into an employment center and.

That is the 5.5 acres site listed here as ECX6 on the top right.
The justification for the change, like I said, it will create cohesion between the two conference plan and the land development code and give us the ability to still approve additional retail, commercial and personal sources within the ecx but has to go through a conditional use process in.

Order for us to do so.

That's the change.
So you can do the 30% but right now you can't. That's it.
You can't do anything based on hatred.

So this, this gives us the ability to exceed that with justification and meeting the criteria with board approval.
Back in Merle day the wisdom was not to exceed 30% and now we're just throw all that out the window for something else.
What is the new not to exceed?

Well, you can exceed it except at 30%.
You went to 100 of the total ECX with the retail, commercial, and personal services.
But like I said, it does have to go through the additional conditional use process which you kind of just for bringing project in there.
There has to be a market demand for the actual project.
But yes, it would allow you to go up well beyond 30% in ECS but it has to be based on what's needed in the area.

Any other comments or questions?
Seeing that, I'll open the public a comment portion of this and ask is the applicant present?

Morning.

Commissioners' director Bart Allen leans attorney Peterson and Mars Law Firm, 225 East Lindley Street, Lakeland, Florida here this morning on behalf of the applicant ECP, Mr.

Jacob Moss Holder with me in the back of the room.

Mr. Sims has given you exactly what this case is all about.

It doesn't lift the 30% cap unless we come back before this board with the binding site plan with the justification for additional uses which will also likely include additional buffering and things of that nature that becomes part of the binding site plan.

This is this area, Highland City area usa.

Area has really blossomed over the past few years, particularly with the expansion of the

U.S. 98 clubhouse intersection.

That rebuilding of that, that signal with the cooperation of a number of developers in this county, you're seeing a lot of growth in that area.

This is also something that we've done and applied in other parts of this county. We did similarly minutes to the conference of planning, Lenovo and Cody.

But I'll probably get the SAP wrong, but I believe it was the US 27 SAP on the east side to allow these kinds of, this kind of flexibility.

When you have some smaller sites, it's difficult to limit a 5.5 acre site to 30.

30% of 5.5 acres those smaller sites so that it makes a lot of sense to provide this place and of course the subjects that are discretionary.

So that's what all I got.

Mr. Chair opened the public portion.

No one from public to speak.

Approved

RESULT:	APPROVED
MOVER:	Robert Beltran
SECONDER:	Cyndi Jantomaso
AYE:	Schultz, Hickman, Beltran, Bishop, Updike, and Agnini
NAY:	Schmidt
Excused:	Bass
Absent:	Heath

9. LDCT-2025-20 (US 98 ECX LDC Text Amendment)

Minutes: JP Sims, LDCPAL-2025-9

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When you have some smaller sites, it's difficult to limit a 5.5 acre site to 30.
30% of 5.5 acres those smaller sites so that it makes a lot of sense to provide this place and of course the subjects that are discretionary.
So that's what all I got.

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Approved

RESULT:	APPROVED
MOVER:	Mike Hickman
SECONDER:	Robert Beltran
AYE:	Schultz, Hickman, Beltran, Bishop, Updike, and Agnini
NAY:	Schmidt
Excused:	Bass
Absent:	Heath

10. LDCPAS-2025-26 (Natural Encounters CPA)

Minutes: JP Sims, LDCPAS-2025-16

This is a request to change the future land use designation and the development area on a development of regional impact in the rural development area to residential low in the utility enclave area on 17.48 acres of England Poinciana master plan.

Subject property is located south and east of Marigold Avenue north of County Road 542 Lake Hatchenhaus Road and west of Osceola County line east of Haynes city limits in section 01 township 28 range 28 staff does recommend approval 28 mailers are sent to area property owners on September September 15, 2025.

There's been no response from the public.

Buying signs were posted on September 15, 2025.

A legal ad was published in the Lakeland anywhere even sun on 10-22-2025. So we're going out to the Point Sienna area.

As you can see the Marigold Avenue right there.

So taking a little bit of a closer look at the site, we're looking at two separate tracks that are within the Poinciana Master Plan that already been part of an approval plan development.

LDPD 2023-29 did already get approved.

That allows for Osprey Creek to develop on the site and you'll see in some pictures that the ground has already been broken.

But the reason why we're here is because these two particular tracts were slated as

commercial and institutional uses within the Poincota master plan policy.

2.130 a of the conference plan.

Does state in point sienna dri that if a land use is going to be changed from its original intent of the Point Sienna Master Plan it has to go through an official land use change or the conference plan amendment.

So that's why we're doing this for these two particular tracks.

Taking a closer look at it and say like there's two tracks.

Currently there is no road that leads to these sites but they are part of an overall approved plan development that is already in place.

Future land use is currently DRI development of regional impact. We'll be changing it to residential load.

So this is a screenshot from the original POINC master plan.

The two highlighted areas over here on the right. One is listed for commercial, the other.

Like submission four.

Because we are changing the uses of the original Poinch plan on these two tracks, we have to come through the conference plan amendment to actually change the future land use.

This is a site plan from the plan development that was already approved in 2023-29.

Again you can see that there's the two spots right here that there's commercial listed, the original PD and then there's institutional over here which we're going to be changing the two of those to residential.

So looking south on Marigold Havner, like I said, you can exceed the ground has already been broken on the site off to the east.

There is construction currently going on looking north on Marigold Avenue.

And as far as concurrency is concerned it is within distance of sheriff and fire availability.

We do have a letter from Toho Water Authority showing that it can connect the water in the sewer and that there is available capacity in the area.

And there is there will be some issues with the school concurrency to my understanding as I believe two of the schools are actually over capacity.

So that's something that they'll have to come up with concurrency wise when the development is completed.

The justification for the approval from DRI and the utility enclave area would be compatible has already been approved with planned development with mix of residential, recreation and commercial uses.

Marigold Avenue is an urban major collector that is currently being improved and widened to accommodate future growth in the area.

This is an appropriate type of road for a large scale development.

Access onto the change of future land.

Use would allow for the construction of.

Residential uses and it is consistent with our confidence plan and land build code.

As I said before there the mechanism from the mon ERI of why we're having to do this in the first place.

With that stop the same question.

Mr. Chair opened the public portion.

No one from public to speak.

Approved

RESULT:	APPROVED
MOVER:	Mike Schmidt
SECONDER:	Angelic Sims
AYE:	Schultz, Hickman, Schmidt, Beltran, Bishop, Updike, and Agnini
Excused:	Bass
Absent:	Heath

11. LDCT-2025-18 (Natural Encounters LDC Text Amendment)

Minutes: JP Sims, LDCPAS-2025-16

This is a request to change the future land use designation and the development area on a development of regional impact in the rural development area to residential low in the utility enclave area on 17.48 acres of England Poinciana master plan.

Subject property is located south and east of Marigold Avenue north of County Road 542 Lake Hatchenhaus Road and west of Osceola County line east of Haynes city limits in section 01 township 28 range 28 staff does recommend approval 28 mailers are sent to area property owners on September September 15, 2025.

There's been no response from the public.

Buying signs were posted on September 15, 2025.

A legal ad was published in the Lakeland anywhere even sun on 10-22-2025. So we're going out to the Point Sienna area.

As you can see the Marigold Avenue right there.

So taking a little bit of a closer look at the site, we're looking at two separate tracks that are within the Poinciana Master Plan that already been part of an approval plan development.

LDPD 2023-29 did already get approved.

That allows for Osprey Creek to develop on the site and you'll see in some pictures that the ground has already been broken.

But the reason why we're here is because these two particular tracts were slated as commercial and institutional uses within the Poinciana master plan policy.

2.130 a of the conference plan.

Does state in point sienna dri that if a land use is going to be changed from its original intent of the Point Sienna Master Plan it has to go through an official land use change or the conference plan amendment.

So that's why we're doing this for these two particular tracks.

Taking a closer look at it and say like there's two tracks.

Currently there is no road that leads to these sites but they are part of an overall approved plan

development that is already in place.

Future land use is currently DRI development of regional impact. We'll be changing it to residential load.

So this is a screenshot from the original POINC master plan.

The two highlighted areas over here on the right. One is listed for commercial, the other. Like submission four.

Because we are changing the uses of the original Poinch plan on these two tracks, we have to come through the conference plan amendment to actually change the future land use.

This is a site plan from the plan development that was already approved in 2023-29.

Again you can see that there's the two spots right here that there's commercial listed, the original PD and then there's institutional over here which we're going to be changing the two of those to residential.

So looking south on Marigold Havner, like I said, you can exceed the ground has already been broken on the site off to the east.

There is construction currently going on looking north on Marigold Avenue.

And as far as concurrency is concerned it is within distance of sheriff and fire availability.

We do have a letter from Toho Water Authority showing that it can connect the water in the sewer and that there is available capacity in the area.

And there is there will be some issues with the school concurrency to my understanding as I believe two of the schools are actually over capacity.

So that's something that they'll have to come up with concurrency wise when the development is completed.

The justification for the approval from DRI and the utility enclave area would be compatible has already been approved with planned development with mix of residential, recreation and commercial uses.

Marigold Avenue is an urban major collector that is currently being improved and widened to accommodate future growth in the area.

This is an appropriate type of road for a large scale development.

Access onto the change of future land.

Use would allow for the construction of.

Residential uses and it is consistent with our confidence plan and land build code.

As I said before there the mechanism from the mon ERI of why we're having to do this in the first place.

With that stop the same question.

Mr. Chair opened the public portion.

No one from public to speak.

Approved

RESULT:	APPROVED
MOVER:	Kevin Updike

SECONDER:	Mike Schmidt
AYE:	Schultz, Hickman, Schmidt, Beltran, Bishop, Updike, and Agnini
Excused:	Bass
Absent:	Heath

12. LDCPAS-2025-16 (Osprey Creek CPA)

Minutes: JP Sims, LDCPAS-2025-16

This is a request to change the future land use designation and the development area on a development of regional impact in the rural development area to residential low in the utility enclave area on 17.48 acres of England Poinciana master plan.

Subject property is located south and east of Marigold Avenue north of County Road 542 Lake Hatchenhaus Road and west of Osceola County line east of Haynes city limits in section 01 township 28 range 28 staff does recommend approval 28 mailers are sent to area property owners on September September 15, 2025.

There's been no response from the public.

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A legal ad was published in the Lakeland anywhere even sun on 10-22-2025. So we're going out to the Point Sienna area.

As you can see the Marigold Avenue right there.

So taking a little bit of a closer look at the site, we're looking at two separate tracks that are within the Poinciana Master Plan that already been part of an approval plan development. LDPD 2023-29 did already get approved.

That allows for Osprey Creek to develop on the site and you'll see in some pictures that the ground has already been broken.

But the reason why we're here is because these two particular tracts were slated as commercial and institutional uses within the Poinciana master plan policy.

2.130 a of the conference plan.

Does state in point sienna dri that if a land use is going to be changed from its original intent of the Point Sienna Master Plan it has to go through an official land use change or the conference plan amendment.

So that's why we're doing this for these two particular tracks.

Taking a closer look at it and say like there's two tracks.

Currently there is no road that leads to these sites but they are part of an overall approved plan development that is already in place.

Future land use is currently DRI development of regional impact. We'll be changing it to residential load.

So this is a screenshot from the original POINC master plan.

The two highlighted areas over here on the right. One is listed for commercial, the other. Like submission four.

Because we are changing the uses of the original Poinc plan on these two tracks, we have to come through the conference plan amendment to actually change the future land use.

This is a site plan from the plan development that was already approved in 2023-29.

Again you can see that there's the two spots right here that there's commercial listed, the

original PD and then there's institutional over here which we're going to be changing the two of those to residential.

So looking south on Marigold Havner, like I said, you can exceed the ground has already been broken on the site off to the east.

There is construction currently going on looking north on Marigold Avenue.

And as far as concurrency is concerned it is within distance of sheriff and fire availability.

We do have a letter from Toho Water Authority showing that it can connect the water in the sewer and that there is available capacity in the area.

And there is there will be some issues with the school concurrency to my understanding as I believe two of the schools are actually over capacity.

So that's something that they'll have to come up with concurrency wise when the development is completed.

The justification for the approval from DRI and the utility enclave area would be compatible has already been approved with planned development with mix of residential, recreation and commercial uses.

Marigold Avenue is an urban major collector that is currently being improved and widened to accommodate future growth in the area.

This is an appropriate type of road for a large scale development.

Access onto the change of future land.

Use would allow for the construction of.

Residential uses and it is consistent with our confidence plan and land build code.

As I said before there the mechanism from the mon ERI of why we're having to do this in the first place.

With that stop the same question.

Mr. Chair opened the public portion.

No one from public to speak.

Approved

RESULT:	APPROVED
MOVER:	Kevin Updike
SECONDER:	Robert Beltran
AYE:	Schultz, Hickman, Schmidt, Beltran, Bishop, Updike, and Agnini
Excused:	Bass
Absent:	Heath

13. LDCPAS-2025-27 (Highway 542 E Property CPA)

Minutes: JP Sims, LDCPAS-2025-27 and LDCD-2025-7. For the record, more than land development, I'll be presenting agenda items 13 and 14 together because we're talking about the same piece of property.

The requests here.

The first request is a comprehensive plan amendment small scale to change 12.64 acres from residential suburban business park center.

And then the second request is to do a district change from BPC1 to BPC2 on the same piece of property.

By way of background, when a LAUS amendment occurs the lowest district is assigned to it in a separate action.

That being level four is approval is required to change it from in this case will be DC 102. The site is located generally between the city of Lakeland and the city of Auburndale on the north side of Canada542.

As you can see the aerial to the right as far as notice 21 mailers were sent on October 20th.

Two boards were posted on that same date.

A legal lab was published in the Lakeland winter here in sun on October

22. We did not receive any response from the public.

Staff does recommend approval and this is a Level 4 review for both cases.

Commissioners on

December 16. This is

a close up of the site.

The site is vacant located on the north side of 542south of CSX Road Road and just a bit south of US Highway 92 East.

This is the current future land use map in the area.

As you can see the site is designated residential suburban.

There are non residential uses to the north including industrial linear commercial corridor and further east with a commercial enclave at 542 and Old Dixie highway intersection and also industrial.

The proposed land use amendment if approved will designate property as Business park center.

Specifically Business Park Center 1.

And the second request for the district changes are approved would change it to Business Park Center 2.

I'll next show some aerial photos showing the door points on the compass

here. This is a view of the site looking north.

The site

founded in

red. You

can see

542.

The railroad is there under all the trees and then us 92.

And the takeaway from this is you can see a lot of the industrial uses along the railroad

and next to US 92.

This view looking south shows the property and the property to the south of

542. This next view looking east it looks more like a square.

But that's just because the angle of the photo.

The key point in this picture is it shows uses to the west and also east of the site and

Then the last picture looking east.

I'm sorry, looking west again, you'll see.

542 to

the left.

The railroad, US 92 and Lincoln Electric has a substation right next to the

site. As far as impacts on infrastructure, none are anticipated.

There are some zone A, which is undetermined floodplain on some portions of the. Site.

But they're not a significant amount.

Of the site.

Justification

for approval.

It is an area that has commercial, industrial, and

institutional uses. If you include the substation, our

location.

Criteria or business park centers.

Speak to a requirement asking that to a railroad in either access an arterial highway or access an arterial highway via a collector road.

In this case, about a half mile east.

You get on Old Dixie highway, which then accesses US 92, which is an arterial highway.

From US 93 to the west of Lakeland, I'll go about another mile or so east and access the interchange with the whole property.

So those reasons we determined as consistent with the location criteria.

We consider this used to be compatible and consistent with the comprehensive

plan. So that concludes my presentation.

And because this is two items, we will do action.

Thank you.

Any questions for more members of

staff? I'll open the public comment

portion for this. These two items is
the Africa president.

Ryan Barron, 225 E. London St. Lakeland, FL 33801.

I'm with the law firm Peterson and Myers here.

On behalf of the applicant, we support staff's

review. I agree with it.

This property is just.

There's the railroad just to the north, is the industrial district to the north.

And there's a linear commercial corridor also to the north which allows some industrial
uses.

And then obviously the property is just adjacent to the east of that Lakeland City of
Lakeland electrical substation.

So with that, if you have any questions.

Mr. Chair opened the public portion.

No one from public to speak.

Approved

RESULT:	APPROVED
MOVER:	Kevin Updike
SECONDER:	Angelic Sims
AYE:	Schultz, Hickman, Schmidt, Beltran, Bishop, Updike, and Agnini
Excused:	Bass
Absent:	Heath

14. LDCD-2025-7 (Highway 542 E Property District Change)

Minutes: JP Sims, LDCPAS-2025-27 and LDCD-2025-7. For the record, more than land development, I'll be presenting agenda items 13 and 14 together because we're talking about the same piece of property.

The requests here.

The first request is a comprehensive plan amendment small scale to change 12.64
acres from residential suburban business park center.

And then the second request is to do a district change from BPC1 to BPC2 on the same
piece of property.

By way of background, when a LAUS amendment occurs the lowest district is assigned to
it in a separate action.

That being level four is approval is required to change it from in this case will be DC 102.

The site is located generally between the city of Lakeland and the city of Auburndale on
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Staff does recommend approval and this is a Level 4 review for both cases.

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a close up of the site.

The site is vacant located on the north side of 542 south of CSX Road Road and just a bit south of US Highway 92 East.

This is the current future land use map in the area.

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There are non residential uses to the north including industrial linear commercial corridor and further east with a commercial enclave at 542 and Old Dixie highway intersection and also industrial.

The proposed land use amendment if approved will designate property as Business park center.

Specifically Business Park Center 1.

And the second request for the district changes are approved would change it to Business Park Center 2.

I'll next show some aerial photos showing the door points on the compass

here. This is a view of the site looking north.

The site

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The railroad is there under all the trees and then us 92.

And the takeaway from this is you can see a lot of the industrial uses along the railroad and next to US 92.

This view looking south shows the property and the property to the south of

542. This next view looking east it looks more like a square.

But that's just because the angle of the photo.

The key point in this picture is it shows uses to the west and also east of the site and

Then the last picture looking east.

I'm sorry, looking west again, you'll see.

542 to
the left.

The railroad, US 92 and Lincoln Electric has a substation right next to the site. As far as impacts on infrastructure, none are anticipated.

There are some zone A, which is undetermined floodplain on some portions of the Site.

But they're not a significant amount.
Of the site.

Justification

for approval.

It is an area that has commercial, industrial, and institutional uses. If you include the substation, our location.

Criteria or business park centers.

Speak to a requirement asking that to a railroad in either access an arterial highway or access an arterial highway via a collector road.

In this case, about a half mile east.

You get on Old Dixie highway, which then accesses US 92, which is an arterial highway. From US 93 to the west of Lakeland, I'll go about another mile or so east and access the interchange with the whole property.

So those reasons we determined as consistent with the location criteria.

We consider this used to be compatible and consistent with the comprehensive plan. So that concludes my presentation.

And because this is two items, we will do action.

Thank you.

Any questions for more members of staff? I'll open the public comment portion for this. These two items is the Africa president.

Ryan Barron, 225 E. London St. Lakeland, FL 33801.

I'm with the law firm Peterson and Myers here.

On behalf of the applicant, we support staff's

review. I agree with it.

This property is just.

There's the railroad just to the north, is the industrial district to the north.
And there's a linear commercial corridor also to the north which allows some industrial uses.
And then obviously the property is just adjacent to the east of that Lakeland City of Lakeland electrical substation.
So with that, if you have any questions.

Mr. Chair opened the public portion.

No one from public to speak.

Approved

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

15. LDCPAS-2025-25 (Lk Marion Crk & Pine St CC CPA)

Minutes: Robert Bolton, LDCPAS-2025-25

It is a land use change in Poinciana from DRI Development Regional Impact to Convenience center and the case planner is Robert Bolton.

Good morning.

Pardon me, Robert Bolton with land Development presenting LDCPIS 2025202025 Lake Mary Free and Pine Street DRI to Convenience Center x CTA.

The applicant is requesting future land use designation change from Development of regional impact or DRI to Convenience center on approximately 1.58 acres.

For the record, 58 mailers were sent to area property owners on October 22, 2025. Two boards posted on 10-20-2025.

Legal ad was published in Lakeland Winter Haven sun on 10-22-2025. No response from the public has been received.

Staff ordinance application impact assessments are submitted into the record.

The subject site is a vacant parcel within the Poinciana pre DRI and was originally designated for a church location.

This is a Level 4 review and will be heard by the Board of county commissioners on December 16, 2025.

The request is consistent with the Comprehensive Plan and Development Code and staff recommends approval.

The subject site is located at the southeast quadrant of Lake Marion Drive or Lake Marion Creek Drive and Pine street west of Hemlock Avenue Maribela Avenue.

This is a 2023 context aerial.

The site is located on the east side of Lake Marion Creek Drive and south side Pine Street Drive.

The east.

The east side. Excuse me.

The west side of Lake Marion Creek Drive.

The land was recently acquired by Polk county is currently being transferred into a regional area park of the Polk County Parks and Recreation.

To the south is the Lake Marion Creek Middle School.

East Southeast right here was originally designated as the large commercial area for Poinciana has subsequently been redeveloped into wastewater treatment plan.

The site over this part of Point Santa is generally built out but there is this area right here that is currently being well out.

This is the site with county owned land to the west, the existing residential to the east and south and the soon to be developed residential.

This represents the existing land use district within the area. This sort of hatch mark area is the pre dri.

The majority of the land in the area has been built out as residential.

An area up here was recently brought in and designated as a residential level 4. This area is Lake Mar School.

It has an institutional 2. This is the land use map. This is approved.

This is the Poinsina land use map.

For the original DRI this is the subject site right here in purple originally for the church.

Church site this side of Lake Marion Creek Road is currently owned by Oak county and it's going to be.

So the commercial designation will not be correct.

Speaker 3 (02:02:01)

All this will wind up whether they take it through a amendment and take it to preservation or what has not been decided at this point in time.

But the original plan.

This is a 14 acre tract of commercial here that will be going to the park.

This area was originally intended to have some level of commercial support for the residential.

So that also gives substance to take a non residential land use of church and be able to provide the commercial support to that area through a transfer.

That was never done through a liver anything like that.

So I'm not.

I don't want to imply.

These are pictures of the site.

This is the site looking from Lake Marion Creek Drive. This is looking west along Pine Street.

Back here is the county owned land right there. This is looking south for the middle school.

Site is service utility wise by Toho for both water and storm wastewater.

This is going to be for a Vales Metro deal use so schools will not be impacted. There's good response time from sheriffs.

I'm showing little how the park which is a smaller park because the park to the west hasn't been fully designated as a park they are fully serviced does have full full public services.

The request future land use Designation change from DRI to Convenience center on approximately 1.5 acres the site was originally designated the church.

The west side of Lake Marion had a larger commercial.

The location is at the intersection of two collector roads and meets the location criteria for the commercial center.

The request is combat consistent with a comprehensive plan and land development code that I'll stand questions those commissioners have any.

Mr. Chair opened the public portion.

No one from public to speak.

Approved

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

16. LDCPAS-2025-17 (Braddock Rd & Berkley Rd NAC CPA)

Minutes: Robert Beltron, LDCPAS-2025-17 and LDCT-2025-19

Yes, it's a land use map amendment as well as a competitive tax amendment and a land development code tax amendment lane to neighborhood and Robert.

Before you begin let me ask if everybody would receive any comments opposition support that we.

Good morning.

Robert hall with land Development presenting two lay requests.

LDCPAS 2025 17, a future land use map and text amendment from residential load Neighborhood Activity center with a comprehensive plan tax Amendment to Section 2.135 part specific future land use map amendment the conditions to reference the subject site as development conditions part of the Land Development code tax amendment LDCT2025 19

Appendix E adding emissions if you will and limitation of.

Uses within the NAC district.

These will be presented but need separate actions.

For the record, 13 mailers were sent for property area property owners on 10-22-2025. Two boards were posted on 10-20-2025 is published in the Lakeland sun on 10-22-2025.

One phone call and two emails in opposition will receive staff report, ordinance application impact assessment as well as other application documents and the opposition letter from Aldendale were submitted to the record on the Shepherd.

These are four Level 4 reviews.

LDCT will be heard by the Board of County Commissions on December 16th December LDCT 2025 Ford County Commission on December 5th and an adoption hearing scheduled for December 16th.

The request is consistent with Comprehensive Plan Development code and staff recommends Approval.

The subject site is located northwest quadrun of Berkeley Road and State Road 655 Berkeley Road.

The site is east of Polk Parkway neighborhood 570, north of Little Dixie highway and south of Gateway Road.

This is a 2023 context aerial the site is just over a half mile east of the new Braddock Road interchange with the Polk Parkway.

Also to the west of the site is the Suntrax facility and Harbordale's baseball complex. Approximately a half mile south on Berkeley Road is the Lake Myrtle Sports Complex. It's a very busy area.

This is a 2025 Google Earth image because our 2023 do not show what's happening with Braddock Road.

Braddock Roads realigning entrance and exit ramp from Polk county increased from a two lane to a four lane divided urban collector road and was completed in June of 2024 State Road 655.

The Berkeley Road is also four lane by the urban collector. Berkeley Road was transferred to DOT in October 2004.

This just shows the planning the foresight of the increased growth in this area.

Another thing I wanted to mention is when they did Braddock Road they went on and had did turn lanes down to Keith Lane to the south.

We put a turn lane in that goes to this driveway but for possible future development of this site as well as already put in a curb cut there as well as a turn lane median for the subject site.

This represents the existing land use districts in the area. The tan gray area is the City of Aldenvale.

The subject site is residential low with a furniture along Berkeley Road designated as a residential level 4, the same as the site between Kitt and Suntrax Boulder.

This is what the map would look like with the particular proposed land use change.

It's noted that the City of Baldwondale sent a letter of opposition which I previous said is attacked separately.

One of the objections was that it would not be considered compatible with current established residential development and that it is approximately 0.3 miles south of the City of Altonville Village Center Zoning which is right up here at Berkeley and Gateway Road.

The zoning district is within the future Land Use District of Lakes District.

Mixed use Polk County's comprehensive plan speaks of compatibility with other future land use districts not zoning.

However, the Silicon Valley, the city's Village center or BC is described and intended as a mixed use district incorporating medium density housing surrounding the commercial center and could have its own urban design territory.

It also specifically excludes gas stations and drive throughs.

The applicants population support is sufficient for the separation even with this taken into account, the nature of the City's Altonville Village center and the County's Neighborhood Activity center are considered to operate differently and provide different uses.

Also supporting the comprehensive plans Vista Separation for analysis the LDC Text Amendment LDCT2025 19 provides for development center plan and limitation of the allowable uses allowed within the nac.

The listings will be in a couple of slides.

The plan provides for enhanced buffering requirements including an opaque wall beside residential use properties.

Other development standards include a minimum 50 foot buffer for loading and unloading zones as well as a limitation on loading unloading operation hours, providing for on site lighting standards, enhanced assignment standards similar to the requirements for the City of Lauderdale.

While that may not be exactly the same, this proposed Activity Center Plan the graphic plan indicates the locations of the enhanced qualifications indicated by the red down here green and blue as well as development blocks A, B and C, A being the hard corner between the hard intersections of the two urban collectors, B being located against the state road and C on road side.

Highest intensity, B sort of a little bit step down and C being even further step down of intensity.

These are the proposed allowable uses in the boxes and prohibited uses listed below. And this is Block A.

Block B later time if you want to go over the exact uses, I'll be more than happy to go over that.

It was also provided in the static.

This is the block C allowable and prohibitive use Breakdown this is the site and Bragg Road looking west, the Albano Youth Baseball Complex and the old Parkway.

This is the site from Berkeley Road looking south of Braddock Road and Sports Complex north towards Gateway Road.

These are corner views of Braddock and Berkeley Road.

The site is serviced by a full array of public services and does not anticipate to have any negative impact.

It is noted that the City of Altonville is currently upgrading the sanitary sewer lines in the area

and have temporarily halted connections.

This is a land use request.

Sewer concurrency would be required during location level to review.

The subjects to request a future land use map and text amendment LDCPA S. 202517 residential low to Neighborhood Activity center with a comp Plan Text Amendment Section 2.135 Parcel Specific Future Land Use Map Amendment Conditions to reference the subject Site has development conditions Part of Land Development code text amount LDCT2025 19 to Appendix E adding the conditions of development and limitation of usage within the NAC district.

The combined request if land use change and the related LDC text Limitations on this type of development and enhance buffering, provide for enhanced compatibility, are consistent and compatible with the comprehensive plan we have developed.

The code staff recommends approval on both of these and items. I believe that has done a very good job.

They may not have addressed them 100%, but they, I think, have made a good head. O Any other questions? Thank you.

So open the public comment portion of this, these two items and ask the applicant to come forward, please.

Thank you.

Speaker 9 (02:18:20)

For the record, Shelton Rice. I'm the attorney with the law firm. Of Peterson and Myers. Address 225 East Linda Street, Lakeland, Florida.

I apologize to my wife and tell you I cannot multitask.

As I mentioned before, I'm here on behalf of Palmetto Capital.

We have the same gentleman, Jeff La me and Michael Houghton, here on behalf of the client.

Additionally, we have Sam Engineering, who's here as well, answering any specific questions related to that we may have.

I think Mr. Bolton did an excellent job again, summarizing this case, summarizing the components and the.

I have a brief presentation. I promise I'll try to be brief.

But we'll go through a little bit.

About really what's happened over the last 15, 16 years in this area. There's some history here.

There's some other things going on, but there's been significant changes. And I think it's very relevant.

The decision that we're asking you to make today.

7.95 acres is about an 80 for traction is consistent with kind of the sizing that's complical

The comprehensive plan, the neighborhood activity center.

Future land use designation.

It's at the intersection of Braddock and Berkeley Road. I'll talk a little bit more about that as we get into this.

But those are two remaining roads, signalized intersections. And this is a significant corridor. It's within, as was mentioned, half a mile to a mile of an interchange. The interchange was built at Polk Parkway.

At the Polk Parkway from Braddock Road. This area has rapidly changed and some commercial leasing is appropriate at this significant intersection.

It's in the urban growth area development area, the county's conference plan. It is in a joint planning area with the city of Auburndale that dates back to 2009. We'll talk about that. That was really intended to many kinds.

Of a loose galaxy.

And there's some specific provisions in that agreement that really contemplate. This is a direction.

Right.

This is something to give us an idea, but with two ideas really in focus.

One being we want to make sure.

That we have compatible uses so that as things develop in the city or the county near the boundaries, things are consistent, compatible with one another.

We're primarily focused on the efficient utilization and provision of municipal services. You know, utility lines, water and wastewater.

Let's make sure we're on the same.

Page so that we do things efficiently.

Current future land use designation is residential load. A little bit more about this.

You've seen this, a neighborhood activity center. What is it intended to do?

It's intended to provide the shopping need to residents within the immediate surrounding area.

So this isn't a regional activity center.

This isn't contemplated for substantial industrial development.

There's a lot of that going on along the parkway to the west of this side. As you move north at these different intersections, you have a lot of this.

This is really focused on providing a smaller scale commercial type area so that the immediate residents have specifically to get those personal services to get some.

And the theory behind that is if we put some commercial in closer proximity, the residents won't have to travel as far to get those same services.

So while this would have trip generation and all of those things, we'd have to go through concurrency analysis and the like.

The idea here is if you put residences in closer proximity to the shopping needs that they may have, they may not be on the road as long or as far.

So that's some of the theory and the planning principles behind it.

In addition, and what I really like about the Polk county process and what we're utilizing here, I've seen it a couple of times utilized today are these comp plan amendments tied to a parcel specific text amendment.

There's a lot of jurisdictions that don't have that available.

What it does is it provides us the ability to have a comp plan amendment, get to whatever we think is an appropriate future land use designation, but then really condition it and limit it like

you would get in a plan development where you can dictate a lot of conditions, a lot of requirements to ultimately make it a better project.

We have a litany of those.

We have nine or 10 pages in an ordinance related to this text amendment specific parcel, specific conditions that would be.

Mr. Chair opened the public portion.

No one from public to speak.

Approved

RESULT:	APPROVED
MOVER:	Angelic Sims
SECONDER:	Mike Hickman
AYE:	Schultz, Hickman, Beltran, Bishop, Updike, and Agnini
NAY:	Schmidt
Excused:	Bass
Absent:	Heath

17. LDCT-2025-19 (Braddock Rd & Berkley Rd LDC Text Amendment)

Minutes: Robert Beltron, LDCPAS-2025-17 and LDCT-2025-19

Yes, it's a land use map amendment as well as a competitive tax amendment and a land development code tax amendment lane to neighborhood and Robert.

Before you begin let me ask if everybody would receive any comments opposition support that we.

Good morning.

Robert hall with land Development presenting two lay requests.

LDCPAS 2025 17, a future land use map and text amendment from residential load Neighborhood Activity center with a comprehensive plan tax Amendment to Section 2.135 part specific future land use map amendment the conditions to reference the subject site as development conditions part of the Land Development code tax amendment LDCT2025 19 Appendix E adding emissions if you will and limitation of.

Uses within the NAC district.

These will be presented but need separate actions.

For the record, 13 mailers were sent for property area property owners on 10-22-2025. Two boards were posted on 10-20-2025 is published in the Lakeland sun on 10-22-2025.

One phone call and two emails in opposition will receive staff report, ordinance application impact assessment as well as other application documents and the opposition letter from Aldendale were submitted to the record on the Shepherd.

These are four Level 4 reviews.

LDCT will be heard by the Board of County Commissions on December 16th December LDCT 2025 Ford County Commission on December 5th and an adoption hearing scheduled for December 16th.

The request is consistent with Comprehensive Plan Development code and staff recommends Approval.

The subject site is located northwest quadrun of Berkeley Road and State Road 655 Berkeley Road.

The site is east of Polk Parkway neighborhood 570, north of Little Dixie highway and south of Gatway Road.

This is a 2023 context aerial the site is just over a half mile east of the new Braddock Road interchange with the Polk Parkway.

Also to the west of the site is the Suntrax facility and Harbordale's baseball complex. Approximately a half mile south on Berkeley Road is the Lake Myrtle Sports Complex. It's a very busy area.

This is a 2025 Google Earth image because our 2023 do not show what's happening with Braddock Road.

Braddock Roads realigning entrance and exit ramp from Polk county increased from a two lane to a four lane divided urban collector road and was completed in June of 2024 State Road 655.

The Berkeley Road is also four lane by the urban collector. Berkeley Road was transferred to DOT in October 2004.

This just shows the planning the foresight of the increased growth in this area.

Another thing I wanted to mention is when they did Braddock Road they went on and had did turn lanes down to Keith Lane to the south.

We put a turn lane in that goes to this driveway but for possible future development of this site as well as already put in a curb cut there as well as a turn lane median for the subject site.

This represents the existing land use districts in the area. The tan gray area is the City of Aldenvale.

The subject site is residential low with a furniture along Berkeley Road designated as a residential level 4, the same as the site between Kitt and Suntrax Boulder.

This is what the map would look like with the particular proposed land use change.

It's noted that the City of Baldwondale sent a letter of opposition which I previous said is attacked separately.

One of the objections was that it would not be considered compatible with current established residential development and that it is approximately 0.3 miles south of the City of Ales Village Center Zoning which is right up here at Berkeley and Gatway Road.

The zoning district is within the future Land Use District of Lakes District.

Mixed use Polk County's comprehensive plan speaks of compatibility with other future land use districts not zoning.

However, the Silicon Valley, the city's Village center or BC is described and intended as a mixed use district incorporating medium density housing surrounding the commercial center and could have its own urban design territory.

It also specifically excludes gas stations and drive throughs.

The applicants population support is sufficient for the separation even with with this taken into account, the nature of the City's Auvele Village center and the County's Neighborhood

Activity center are considered to operate differently and provide different uses.

Also supporting the comprehensive plans Vista Separation for analysis the LDC Text Amendment LDCT2025 19 provides for development center plan and limitation of the allowable uses allowed within the nac.

The listings will be in a couple of slides.

The plan provides for enhanced buffering requirements including an opaque wall beside residential use properties.

Other development standards include a minimum 50 foot buffer for loading and unloading zones as well as a limitation on loading unloading operation hours, providing for on site lighting standards, enhanced assignment standards similar to the requirements for the City of Lauderdale.

While that may not be exactly the same, this proposed Activity Center Plan the graphic plan indicates the locations of the enhanced qualifications indicated by the red down here green and blue as well as development blocks A, B and C, A being the hard corner between the hard intersections of the two urban collectors, B being located against the state road and C on road frontage.

Highest intensity, B sort of a little bit step down and C being even further step down of intensity.

These are the proposed allowable uses in the boxes and prohibited uses listed below. And this is Block A.

Block B later time if you want to go over the exact uses, I'll be more than happy to go over that.

It was also provided in the static.

This is the block C allowable and prohibitive use Breakdown this is the site and Bragg Road looking west, the Albano Youth Baseball Complex and the old Parkway.

This is the site from Berkeley Road looking south of Braddock Road and Sports Complex north towards Gateway Road.

These are corner views of Braddock and Berkeley Road.

The site is serviced by a full array of public services and does not anticipate to have any negative impact.

It is noted that the City of Altonvale is currently upgrading the sanitary sewer lines in the area and have temporarily halted connections.

This is a land use request.

Sewer concurrency would be required during location level to review.

The subjects to request a future land use map and text amendment LDCPA S. 202517 residential low to Neighborhood Activity center with a comp Plan Text Amendment Section 2.135 Parcel Specific Future Land Use Map Amendment Conditions to reference the subject Site has development conditions Part of Land Development code text amount LDCT2025 19 to Appendix E adding the conditions of development and limitation of usage within the NAC district.

The combined request if land use change and the related LDC text Limitations on this type of development and enhance buffering, provide for enhanced compatibility, are consistent and compatible with the comprehensive plan we have developed.

The code staff recommends approval on both of these and items. I believe that has done a very good job.

They may not have addressed them 100%, but they, I think, have made a good head. O Any other questions? Thank you.

So open the public comment portion of this, these two items and ask the applicant to come forward, please.

Thank you.

Speaker 9 (02:18:20)

For the record, Shelton Rice. I'm the attorney with the law firm. Of Peterson and Myers. Address 225 East Linda Street, Lakeland, Florida.

I apologize to my wife and tell you I cannot multitask.

As I mentioned before, I'm here on behalf of Palmetto Capital.

We have the same gentleman, Jeff La me and Michael Houghton, here on behalf of the client.

Additionally, we have Sam Engineering, who's here as well, answering any specific questions related to that we may have.

I think Mr. Bolton did an excellent job again, summarizing this case, summarizing the components and the.

I have a brief presentation. I promise I'll try to be brief.

But we'll go through a little bit.

About really what's happened over the last 15, 16 years in this area. There's some history here.

There's some other things going on, but there's been significant changes. And I think it's very relevant.

The decision that we're asking you to make today.

7.95 acres is about an 80 for traction is consistent with kind of the sizing that's complicated. The comprehensive plan, the neighborhood activity center.

Future land use designation.

It's at the intersection of Braddock and Berkeley Road. I'll talk a little bit more about that as we get into this.

But those are two remaining roads, signalized intersections. And this is a significant corridor. It's within, as was mentioned, half a mile to a mile of and do interchange. The was built at Polk Parkway.

At the Polk Parkway from Braddock Road. This area has rapidly changed and some. Commercial leasing is appropriate at this significant intersection.

It's in the urban growth area development area, the county's conference plan. It is in a joint planning area with the city of Auburndale that dates back to 2009. We'll talk about that.

That was really intended to many kind.

Of a loose galaxy.

And there's some specific provisions in that agreement that really contemplate. This is a direction.

Right.

This is something to give us an idea, but with two ideas really in focus.

One being we want to make sure.

That we have compatible uses so that as things Develop in the city or the county near the boundaries, things are consistent, compatible with one another.

We're primarily focused on the efficient utilization and provision of municipal services. You know, utility lines, water and wastewater.

Let's make sure we're on the same.

Page so that we do things efficiently.

Current future land use designation is residential load. A little bit more about this.

You've seen this, a neighborhood activity center. What is it intended to do?

It's intended to provide the shopping need to residents within the immediate surrounding area.

So this isn't a regional activity center.

This isn't contemplated for substantial industrial development.

There's a lot of that going on along the parkway to the west of this side. As you move north at these different intersections, you have a lot of this.

This is really focused on providing a smaller scale commercial type area so that the immediate residents have specifically to get those personal services to get some.

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No one from public to speak.

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SECONDER:	Kevin Updike
AYE:	Schultz, Hickman, Beltran, Bishop, Updike, and Agnini
NAY:	Schmidt
Excused:	Heath, and Bass

18. LDPD-2025-9 (The Highlands Club PD)

Minutes: Andrew G, LDPD-2025-9. This is the northeastern most corner of the subject site at the intersection of Yarboro and Cruise Lake Drive and this is just an example.

These homes shown on the screen are just examples of subdivisions near or directly adjacent to the proposal and so the Ranges and Lot size the ranges and lot sizes illustrates the different types of lots that can be found relatively close distances to one another.

Some have been there for decades, which applies to the coexistence factor and from an economic standard standpoint, a diversity of housing options in the area caters to many different buyers and helps maintain a strong sense of community.

Additionally, the inclusion of various housing options furthers the objective outlined in Policy 2.105 A5J of the Comp Plan for Polk County.

The number of proposed homes represents a return on investment in local roadways, potable water and wastewater services.

This request is not going to be built overnight and should this be approved, the items listed on the screen will need to be reviewed by staff during the Level 2 phase.

This includes a flood study, species Walkover, a major traffic study and any roadway improvements.

It is important to note that the site is within the Lake Seward drainage Basin which is considered a closed drainage basin.

Per LDC section 740, a new stormwater facility facility in the drainage structures in this development shall be designed to the 100 year 24 hour storm event.

Sidewalks will be required along roadway frontages as well as dedication on Cruise Lake Drive.

So staff finds the site planning application is consistent with the relevant sections of the Comprehensive Plan and Land Development Code.

This is the type of intensity of development one should expect in an area such as this with advanced levels of growth in public investment and within close proximity to services and employment and daily needs.

Furthermore, staff finds this request compatible with surrounding uses.

These are single family uses in the area with other single family development and similar densities and lot sizes.

The Comprehensive Plan and Land Development Code guides plan development to where public services are available, such as this location.

The Comprehensive Plan and Land Development Code require compatibility between uses which applicant has addressed through design features such as enhanced buffering,

setbacks, lot layout and open space.

The careful implementation of these tools mitigates any compatibility concerns. Requirements for open space, landscape buffers and screening and amenities are being met and, in some cases, exceeded with the PD criteria outlined in Section 303.

These requirements would otherwise not be considered in a typical residential subdivision. If approved administratively, it meets the pertinent goals and sections of the Comprehensive Plan and Land Development Code.

And with that I think you will stand for.

Speaker 8 (03:06:39)

Since they're they're meeting that section of the main Development Code, they're likely be needing to extend that line.

Good afternoon, Commission for the record, Bart Allen, language.

Attorney Peterson and Myers Law firm.

Address is 225 East London Street, Lakeland, Florida.

I am here this morning on behalf of the applicant two applicants

technically. I got Wheaton Warnock LLC in with me this morning.

Mr. Chuck Warnock and Mr. Michael Warnock and then also RJA land, which is Mr. Bob Adams and like just recognize Mr. Adams for being here as well.

Partner Shelton.

I'm not good at multitasking.

Let me switch over to electronation real quick.

Also with me this morning as part of our team, the land planning from Elite

Designs. I have Mr. John McVeigh in the audience.

He's.

He's helped us with the lane planning and the lot of layouts in the

back. We moved up to the third row.

I have Mr. Brian Hunter from Hunter Engineering.

He's a professional engineer is also involved in this project working with us on engineering issues and we have engaged way engineering.

Mr. Rice who's a professional engineer with Way Engineering, he will be is currently working on and and I wish I had it.

I don't our transportation major transportation study.

Even though it's not a requirement as you've heard for a level three approval, we are not locking in concurrency today.

We are not evaluating concurrency today.

We are working on that in advance of the level twos to have an understanding of what's going on.

And I'll touch on some other things that relate to transportation in a moment but just wanted to one to highlight that as well that, that he is involved but not here this morning.

Andrew has given you a wonderful overview.

He did a very very good job with his presentation and with the staff report.

So one I want to commend how he's been a pleasure to work with over the past few months as we work this case to this point and really really think highly of him. Going to take a little bit of a different spin on some of the conversation points here for this project.

He's giving you all of his SAP report in a very concise version. And as you heard early, one of the very first comments from Ms. Howard was we are in a quasi judicial setting.

This is absolutely a quasi judicial hearing. And as she defined expert testimony that evidence say you hear consists of exactly what Mr. Houski just provided you that is expert testimony based on his staff report that he has evaluated based on the submittals and the and the existing conditions of the surrounding area.

I think that's really important.

I wanted to remind everybody of that that this is not a opportunity for fear and and just anti voting type testimony testimony that is not confident substantial fact based testimony.

Expert based testimony is confident substantial. I may reiterate that A couple times.

But just want to, want to bring that up as it relates to the property. Few things.

Mr. Gris is already giving you the lay the land so to speak. 300 acres south side of Cruise Lake Drive.

Are you Eastern border is the western border of the new Yarborough Lane that was just extended south of Cruise Lake Drive and kind of northwest Bartow, not in Bartow and kind of where South Lakeland and those two, those two jurisdictions have been growing together over the past, past decades.

A little more context on the region, you know. And not only regions on the right.

For this is this what I call highlands area of the region. Founded on three sides.

You got Florida Avenue on the West Pole Parkway to the north. You can see that area is highlighted in orange.

You can see the subject property on the south end there in red. You can see growth has continued to move from the south, from the north to the south.

But between those two, two arterial roads, this is an area that has, has continued to

grow. It's grown in different kinds of uses too.

It's not all this residential.

You've seen commercial development occur in these areas.

You've seen medical, you've seen new hospitals being built in these areas.

You've seen there's two or three hospital sites within this, within this region.

So you're seeing a continued growth as, as this area has developed to the south.

Why is the property at the bottom not covered?

It is all previous phosphate mining area.

That's kind of where the line was drawn with the phosphate mine and where those mining activities stopped on their northern end.

You can see some of the scarring of the land right here just on this

exhibit. That's why that's there.

You also have a.

You also have the landfill city of Barto Landfill just to the

southeast. You got the solar farm.

So a lot of different things going on in this, in this area.

And this is just a continuation of that, of that trend that has occurred over, over the decades.

That's why we have the residential low lane use

classification. The majority, large, large majority of this

site is RL1.

There is some little bit of RL2 within it, but the entire site is R01, which is appropriate.

When you look at the urban growth area, how those urban growth areas are defined in your conference of plan and where they're appropriate, they're appropriate.

Where there's infrastructure in place, they're appropriate.

Where those planning and that investment has occurred and that's what's happened here.

This is, this is again the appropriate location for these types of development.

This is the PD request.

I'm not going to spend a lot of time on this at this time because when, when you the way that our Congress are playing, the way that county's comprehensive plan is constructed, you have when you are in residential load that allows 0 to 5 dwelling units.

If you are RL1 you are still allowed to go above all the one dwelling unit per acre as long as you do an 80.

And that's exactly what we've done here.

If you look in chapter two of your land development code in the use.

Codes, it specifically calls that out where you can go Increase density over RL1 up to 5 million units an acre.

That's in a comprehensive plan

as well. So how do we get to

the pd?

Is the request consistent with the conference of

land? Does it need to land an overcoat, static

sinkers and is it?

And we're going to walk through those.

Kind of three different levels and those three areas and show you that it that is indeed the fact and that's exactly what we are stats of at the conclusion of this presentation.

Start with a comp plan.

Residential low policy 2.120 C1 densities up to and including five room units.

And every year at across the density of 2.74 km and they're about half of them right in line.

Where are they, where are they supposed to be mapped in the TSDAs and the

UGAs. You just saw the previous exhibits and the exhibits you were staffing for.

We are in those designations Development criteria RL may contain single family D we're asking for here.

It also allows DuPonts and small scale multifamily other things that we're not asking for today but it allows other things other than 1-acre single table lots and shall be permitted with county approval at a density of up to and including 5 billion in this neighbor.

Again, all three of those policies specifically laid out that in residential load the 2.74 dwelling unit per acre request is appropriate and consistent with the conference point.

This is just the exhibit that demonstrates that we're asking for 2.7 for slush three this month.

One thing that I want to point out when we're calculating that 2.74, we are not including the 27.96 acres of

cruise Lake. So

this is only the

uplands.

We are calculating the entire project less than 27.96 acres and it is broken into two different, two different categories.

Basically area A, which are our larger lots at 74 dwelling units acre and that again does not include the lake area.

And then the B through which is 3.8 billion units.

So depending on their own merits, each individual development section, whether it's the 50 foot lots or 130 foot mills, we are consistent with the conference.

You may recall, for those that were on the board, were paying attention.

The board of county commissioners over the years have re evaluated how we look at a plan development.

And in 2020, early 2024, I believe probably sometime in February, we, the county, the

board of county commissioners adopted new standards for evaluating the plan development.

It used to be that we looked basically inside the project, inside the development to determine how many bonus points we could create through amenities and open space and different things to get our density.

Now to determine density within a pd, we look outside and we look at what is, what is the property eligible for.

And that's all based on infrastructure.

That's based on proximity to commercial services or employment centers and utilities and roads and schools and parks and all of that stuff.

And you look at all those criteria and that's in chapter three of your land development code in section 303.

And you count those points up and that determines what your property is eligible for before you ever put pen to paper.

The design site.

So you can determine what a site is eligible for without drawing in all the lines.

And that's.

And I think that's important because that's the process we've done today.

We are, we have gone through the location eligibility to determine that we can develop, we can max this site up.

It could go up to 5D.

We actually score 10 times more points than what we really need. We only should be three times more as polymers.

That's a, that was a late night, bad math

error, guys. That should be three times more.

Speaker 4

(03:18:34)

More points.

Speaker 3 (03:18:36)

We need eight, between eight and ten points to get to 2.7 billion units of acre. This site scored at 29 points eligibility criteria.

And I think that's telling.

It tells you that this area has all those services in place, all of those, all of those characteristics that you want for this type of project.

And I apologize for that kind of

bad math. And I was an

engineer.

The next, the next two things you start looking at is you start, start looking at.
Before you lay out your lot, you got

Approved

RESULT:	APPROVED
MOVER:	Linda Schultz
SECONDER:	Mike Hickman
AYE:	Schultz, Hickman, Beltran, Bishop, Updike, and Agnini
NAY:	Schmidt
Excused:	Bass
Absent:	Heath

19. LDCT-2025-22 (Recovery Residences)

Approved

RESULT:	APPROVED
MOVER:	Mike Hickman
SECONDER:	Kevin Updike
AYE:	Schultz, Schmidt, Beltran, Bishop, Updike, and Agnini
Excused:	Bass
Absent:	Heath, and Hickman

Comprehensive Plan update

LPA Rep for AHAC

Adjournment