



## Polk County Planning Commission

### Meeting Minutes

---

March 06, 2024 Regular Planning Meeting

#### Call Agenda Workshop to Order 8:50 a.m.

**Minutes:** The workshop of the Polk County Planning Commission was called to order at 8:50 a.m. by the acting Chair, David Dalton, on Wednesday, Wednesday, March 6, 2024, in the County Commission Boardroom, Administration Building. In attendance were the following members: Michael Schmidt, Linda Schultz, Tommy Addison, and Brooke Agnini. Also, present were Elizabeth Voss, Deputy County Attorney, Erik Peterson, Chanda Bennett, Amy Little, Aleya Inglima, Mark Bennett, and Ian Nance of Land Development, and Angela Kaufman and Margo White, recording secretaries.

Ian Nance, Land Development, announced cases LDPD-2023-23 has been continued to April 3rd Planning Commission hearing and LDCU-2023-19 has been withdrawn. LDCPAS-2023-24 has been continued to May. LDWA-2023-74 has been continued to the April 3, 2024, Planning Commission hearing. Cases LDCPAL-2023-13 and LDCT-2023-24 was moved on the agenda number two and three on the agenda. LDCD-2023-10 was heard at the previous meeting will be heard as the first case.

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

**Minutes:** The Polk County Planning Commission was called to order at 9:00 a.m. by the Chair, Rennie Heath, on Wednesday, March 6, 2024, in the County Commission Boardroom, Administration Building. In attendance were the following members: Michael Schmidt, David Dalton, Linda Schultz, Tommy Addison, and Brooke Agnini. Also, present were Elizabeth Voss, Deputy County Attorney, Erik Peterson, Chanda Bennett, Amy Little, Malissa Celestine, Mark Bennett, Aleya Inglima, Robert Bolton, and Ian Nance of Land Development, and Angela Kaufman and Margo White, recording secretaries.

#### Roll Call / Attendance

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

#### Pledge of Allegiance

## Approve Minutes

### Approve Minutes

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

### February 2024 Minutes

#### 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.

**Minutes:** Ian Nance, Land Development, announced cases LDPD-2023-23 has been continued to April and LDCU-2023-19 has been withdrawn. LDCPAS-2023-24 has been continued to May. LDWA-2023-74 has been continued to the April 3, 2024, Planning Commission hearing. Cases LDCPAL-2023-13 and LDCT-2023-24 was moved on the agenda number two and three on the agenda. LDCD-2023-10 will be reheard from the February hearing.

#### 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.

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

LDCU-2023-19 (Mine & Mill Road Aggregate CU) - Withdrawn

LDPD-2023-23 (North US 98 PD) - Continued to April

LDCPAS-2023-24 (US 98 Commercial CPA) - Continued to May

7. LDWA-2023-74 (Hatchineha Road Access Waiver) - continued to April 3, 2024

## Explanation of General Procedures

### Voir Dire of Expert Witnesses

Voir Dire of Expert Witnesses

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

Staff Resumes

## Explanation of Quasi-Judicial Proceedings

### Agenda Item

#### Old Business

##### 1. LDCD-2023-10 (Lunn Road Sub-District Change)

**Minutes:** An ordinance Of the Polk County Board Of County Commissioners regarding the adoption of LDCD-2023-10, an amendment to the Polk County Land Development Code Sub-District Map (Ordinance 01-69), as amended, amending the Sub-District Map to change 2.71 +/- acres from Residential Low-1 (RL-1) To Residential Low-3 (RL-3), located east of Sweet Bay Drive, south of Pipkin Road, west of Lunn Road, north of Sophia Place, south of the City Of Lakeland, in Section 10, Township 29 and Range 23, providing for severability; and providing for an effective date.

Ian Nance, Land Development, introduced the case and reported 66 mailers sent to area property owners on January 18, 2024, one (1) sign was posted on the property on January 21, 2024, and a legal advertisement was published in the Lakeland Ledger on January 22, 2024. No responses were received from the public.

Amy Little, Land Development, presented a Power Point presentation with a recommendation of approval.

William Tower, applicant, agrees with staff's recommendation and spoke briefly regarding the request.

Mike Schmidt asked how many units will be built.

William Tower responded stated this would be single-family residences.

Mr. Chair opened the public hearing.

No response.

Mr. Chair closed the public hearing.

1. LDCD-2023-10 (Lunn Road Sub-District Change) - Recommendation of approval will be forwarded to the Board of County Commissioners on March 19, 2024.

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

## New Business

11. LDCPAL-2023-13 (Septic to Sewer Comprehensive Plan Text Amendment)

**Minutes:** An ordinance of the Polk County Board of County Commissioners regarding Land Development Code amendment LDCT-2023-24, amending Ordinance No. 00-09, as amended, the Polk County Land Development Code, amending Chapter 5, Chapter 6, Chapter 7, Chapter 8, and Chapter 10, To add the Nutrient Restoration Plan Overlay and restrictions of septic tanks, and add definitions; providing for severability; and providing for an effective date.

Chanda Bennett, Land Development, introduced the case and reported a legal advertisement was published in the Lakeland Ledger on February 20, 2024. No responses were received from the public.

Chanda Bennett, Land Development, presented a PowerPoint presentation with a recommendation of approval.

This is a county-initiated request.

This case is presented along with LDCT-2023-24.

11. LDCPAL-2023-13 (Septic to Sewer Comprehensive Plan Text Amendment) - Recommendation of approval will be forwarded to the Board of County Commissioners on April 16, 2024, for the First Reading and June 18, 2024, for the Second Reading.

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

12. LDCT-2023-24 (Septic to Sewer)

**Minutes:** An ordinance of the Polk County Board of County Commissioners regarding Land Development Code amendment LDCT-2023-24, amending Ordinance No. 00-09, as amended, the Polk County Land Development Code, amending Chapter 5, Chapter 6, Chapter 7, Chapter 8, and Chapter 10, To add the Nutrient Restoration Plan Overlay and restrictions of septic tanks, and add definitions; providing for severability; and providing for an effective date.

Chanda Bennett, Land Development, introduced the case and reported a legal advertisement was published in the Lakeland Ledger on February 20, 2024. No responses were received from the public.

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

Lisa Kelly of Dewberry spoke and provided a PowerPoint presentation regarding the remediation plans of this proposal.

Tommy Addison asked staff if the property owner has a choice.

Chanda Bennett stated this is a state mandate.

Michael Schmidt asked if the city of Lakeland was required to participate in this or is this just for Polk County.

Chanda Bennett stated each utility service provider will need to participate.

Michael Schmidt asked if the impact fees will increase for utilities.

Chanda Bennett stated she did not believe so but could not know for certain. She spoke about grant funding.

Michael Schmidt asked about enhanced septic systems.

Chanda Bennett stated the Health Department had already been implanting that for over a year.

Michael Schmidt stated there are old existing septic systems. He commented that there are residents that prefer to use their own private septic and wells.

Chanda Bennett stated the Health Department already has existing requirements if an existing septic system fails and there are utility services, they require the resident to connect to the utility.

Michael Schmidt asked if Polk County will have to provide sewer services for the entire regions.

Chanda Bennett stated that a feasibility analysis would need to be completed.

Tommy Addison clarified that this does not apply to residences on properties over one acre.

Chanda Bennett confirmed.

Michael Schmidt asked if the high-density subdivisions using septic systems would require the county to provide sewer services to these communities/

Chanda Bennett stated that either they connect, establish an enhanced septic system, or they might not be able to develop.

This is a county-initiated request.

Mr. Chair opened the public hearing.

Chad Brooker stated he is not located in one of these areas, but he has a septic system. He stated that he does not disagree with the environmental improvements that would incur resulting from this, but his concern is the cost for connection or upgrade of a system. He spoke about the impact fee to connect to the utilities.

Mr. Chair closed the public hearing.

Lisa Kelly provided a rebuttal providing approximate costs to the property owner if the resident was required to connect to the utility service.

Rennie Heath asked if there would be financial relief for the property owner if they were required to connect to the utility sewer.

Chanda Bennett stated that this has always been a requirement by the Health Department if a septic system fails and there are existing utilities, the property owner would be required to connect if there were sewer utility services in proximity.

Mike Schmidt asked about the cost differential of an enhanced septic system.

Chanda Bennett explained that it might vary and that the Health Department already requires the connection if the septic system and the fees might vary.

Tommy Addison stated that there are ways to modify existing systems.

Mike Schmidt asked about the establishment and difference of the systems.

Chanda Bennett stated she could not speak regarding the engineering of a septic system.

Mike Schmidt stated he is attempting to understand the impact upon the citizens.

Rennie Heath stated this is nothing new. There has been this requirement for a long time.

Brooke Agnini asked what they are voting on.

David Dalton clarified that this only applies if a residence has a septic system within one of the B map areas.

Chanda Bennett explained what was being voted upon.

Mike Schmidt stated he is not clear on what was being voted upon.

Tommy Addison stated that we are voting on changing the Comprehensive Plan to comply with State Requirements.

12. LDCT-2023-24 (Septic to Sewer) - Recommendation of approval will be forwarded to the Board of County Commissioners on April 16, 2024, for the First Reading and June 18, 2024, for the Second Reading.

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

## 2. LDCD-2023-14 (Drane Field and Hamilton District Change)

**Minutes:** An ordinance of the Polk County Board of County Commissioners regarding the adoption of LDCD-2023-14, an amendment to the Polk County Land Development Code Sub-District Map (Ordinance 01-69), as amended; amending the Sub-District Map to change 29+/- acres from Business Park Center-1 (BPC-1) to Business Park Center-2 (BPC-2), located on the southwest corner of Drane Field Road and Hamilton Road, east of County Line Road, north of Medulla Road, west of the city of Lakeland in Section 6, Township 29, Range 23; providing for severability; and providing for an effective date.

Ian Nance, Land Development, introduced the case and reported 15 mailers sent to area property owners on February 15, 2024, six (6) signs were posted on the property on February 16, 2024, and a legal advertisement was published in the Lakeland Ledger on February 20, 2024. No responses were received from the public.

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

Tommy Addison stated that a previous property in this area was not allowed to go to BPC-2.

Erik Peterson provided an explanation why this occurred.

Kate Banner, applicant, agrees with staff's recommendation and spoke briefly regarding the request.

Mr. Chair opened the public hearing.

No response received.

Mr. Chair closed the public hearing.

2.LDCD-2023-14 (Drane Field and Hamilton District Change) - Recommendation of approval will be forwarded to the Board of County Commissioners on March 19, 2024.

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

3. LDCU-2023-59 (Darlin Loop Road MH CU)

**Minutes:** Niang Sang Cing, applicant and property owner is requesting a Conditional Use (CU) approval for a mobile home to be located in a subdivision where fewer than 50% of developed lots have mobile homes on 9.02 +/- acres in Agriculture Residential Rural (A/RR) in Southeast Selected Area Plan (SAP), and Rural Development Area (RDA). The subject property is located east of Darlin Loop Road, west of Muncie Road, north of Scenic Highway, south of Lake Wales in Section 19, Township 30, Range 28.

Ian Nance, Land Development, introduced the case and reported 26 mailers sent to area property owners on February 15, 2024, two (2) signs were posted on the property on February 16, 2024, and a legal advertisement was published in the Lakeland Ledger on February 20, 2024. Three (3) responses in opposition were received.

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

Rennie Heath asked about the 50% rule.

Aleya Inglima, Land Development, provided an explanation.

Ian Nance, Land Development, provided a further explanation regarding administrative determination.

Elizabeth Voss stated explained that Chapter 303 of the Land Development Code states the requirements for compatibility.



David Dalton asked about the size of the property.

Ian Nance stated that if it wasn't in a plat, it could be approved administratively.

Applicant was not in attendance.

Mr. Chair opened the public hearing.

Luke Claremont owns parcels near or on Darlin Loop Road. He stated that he has already provided opposition in writing. He opposes the request he feels that a mobile home is not a conforming structure and that the staff summary is incorrect.

Dave Crumbly spoke in opposition stating they selectively chose to buy a property which happens to be near this proposed case, and he states that most other homes are brick and mortar homes. He states that his home is under construction and the staff did not recognize the existence of his home that was under construction when this case was being considered.

Mr. Chair closed the public hearing.

Since the applicant was not in attendance to explain their request or provide a rebuttal to the opposition, the board voted 6/0 to table to case to the end of the hearing to allow for the applicant to arrive.

Later, the commission was informed that the applicant would not be attending today's hearing. The commission voted to continue the hearing of this case to the April 3, 2024, Planning Commission hearing.

### 3. LDCU-2023-59 (Darlin Loop Road MH CU) - Continued to April 3, 2024.

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

### 4. LDCU-2023-65 (US HWY 17 92 North Monopole Tower)

**Minutes:** Mary Solik of Doty Solik Law, applicant, Duke Energy Florida Inc., property owner, is requesting a Conditional Use (CU) approval for a 195-foot monopole communication tower on 7.49 +/- acres in Residential Medium-X (RMX), Ronald Reagan Parkway Selected Area Plan (SAP) and Transit Supportive Development Area (TSDA). The subject property is located at 6429 US Highway 17 92 North, south of Osceola Polk Line Road, north of Ronald Reagan Parkway, east of Old Kissimmee Road, west of the Osceola County line, north of Davenport in Section 12, Township 26, Range 27.

Ian Nance, Land Development, introduced the case and reported 15 mailers sent to area property owners on February 18, 2024, one (1) sign was posted on the property on February 20, 2024, and a legal advertisement was published in the Lakeland Ledger on February 20, 2024. No responses were received.

A motion to expedite was made by Tommy Addison and seconded by Linda Schultz. It was approved unanimously.

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

Mary Solik, applicant, spoke about the case and agrees with staff's recommendation.

Mr. Chair opened the public hearing.

No response.

Mr. Chair closed the public hearing.

4. LDCU-2023-65 (US HWY 17 92 North Monopole Tower) - Conditional Approval.

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

5. LDPD-2022-15-M1 (Jemma Estates PD Mod)

**Minutes:** Sarah Case of Next Level Planning & Permitting, applicant, Bright Future Retirement Fund LLC, property owner, is requesting modification to LDPD-2022-15 to revise the development from two triplexes and two single family units to eight duplexes on 1.52 +/- acres in Residential Medium (RM) and Urban Growth Area (UGA). The subject property is located west of Cedarcrest Blvd, north of Mann Road, south of Duff Road, and east of Green Road, near the city of Lakeland in Section 14, Township 27, Range 23.

Ian Nance, Land Development, introduced the case and reported 57 mailers sent to area property owners on February 15, 2024, two (2) signs were posted on the property on February 9, 2024, and a legal advertisement was published in the Lakeland Ledger on February 20, 2024. No responses were received.

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

Chad Brooker, applicant, agrees with staff's recommendation and spoke regarding the case.

Mike Schmidt asked the location of the nearest duplexes.

Chad Brooker stated he was not certain, but he thought they were about a half a mile away.

Mr. Chair opened the public hearing.

No response.

Mr. Chair closed the public hearing.

5. LDPD-2022-15-M1 (Jemma Estates PD Mod) - Conditional Approval.

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

6. LDPD-2018-46-M1 (US 27 RACX PD Modification)

**Minutes:** Lauren Korn of Lowndes, Drosdick, Doster, Kantor, and Reed, P.A., applicant, CVAD Phase I LLC, property owner, is requesting a modification to the Conditions of Approval for LDPD-2018-46-M1 to remove the limitations of commercial square-footage onsite on 6.2 +/- acres in Regional Activity Center-X (RACX), North US 27 Selected Area Plan (SAP), Transit Supportive Development Area (TSDA), and Transit Corridor Overlay (TCCO). The subject property is located on the east side of US Highway 27, south of US Highway 192, north of Polo Park East Boulevard, west of the Osceola County line in Section 01, Township 25, and Range 26.

Ian Nance, Land Development, introduced the case and reported 35 mailers sent to area property owners on February 15, 2024, two (2) signs were posted on the property on February 9, 2024, and a legal advertisement was published in the Lakeland Ledger on February 20, 2024. One (1) response in opposition was received.

Ian Nance, Land Development, provided a PowerPoint presentation with a recommendation of approval.

Logan Opshal, applicant, agrees with staff's recommendation and spoke regarding the request.

Mr. Chair opened the public hearing.

No response.

Mr. Chair closed the public hearing.

6. LDPD-2018-46-M1 (US 27 RACX PD Modification) - Conditional Approval.

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

8. LDCPAL-2023-11 (US 27 ECX NR SAP)

**Minutes:** An Ordinance of the Polk county board of county commissioners regarding the adoption of LDCPAL-2023-11, an amendment to the Polk County Comprehensive Plan, Ordinance 92-36, as amended, to change the Future Land Use designation from Professional Institutional-X (PIX) to Employment Center-X (ECX) in the North Ridge Selected Area Plan (SAP), in the Green Swamp Area of Critical State Concern and the Transit Supportive Development Area (TSDA) and amend Policy 2.131-Q4, M, c, (a) to delete the new driveway access prohibition to US 27. The subject site is located south of Holy Hill Grove Road 1, west of US 27, north of Sand Hill Road and east of FCD Grove Road and east and north of the City of Haines City and north of Davenport, in Section 30, Township 26, Range 30; providing for severability; and providing for an effective date.

Chanda Bennett, Land Development, introduced the case and reported 57 mailers were sent to area property owners on February 15, 2024, six (6) signs were posted on the property on February 14, 2024, and a legal advertisement was published in the Lakeland Ledger on February 20, 2024. No responses were received from the public.

Chanda Bennett, Land Development, presented a PowerPoint presentation with a recommendation of approval.

Rennie Heath asked about the outlined red portion of the property on the slide represented.

Chanda Bennett provided an explanation.

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

Mr. Chair opened the public hearing.

No response.

Mr. Chair closed the public hearing.

8. 24-0354 LDCPAL-2023-11 (US 27 ECX NR SAP) - Recommendation of approval will be forwarded to the Board of County Commissioners on May 7, 2024, and September 3, 2024.

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

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

9. LDDRI-2023-3 (River Ranch DRI Map H Amendment)

**Minutes:** An ordinance of the Polk County Board of County Commissioners regarding the adoption of LDCPAL-2023-12, an amendment to the Polk County Comprehensive Plan, Ordinance 92-36, as amended, to change SECTION 2.132-D RURAL SPECIAL PROTECTION AREA (RURAL-SPA) by specifying the measurement of density in the Agricultural/Residential Rural (A/RRX) and Conservation Core (COREX) Future Land Use Map designations in the Green Swamp Area of Critical State Concern through modification of POLICY 2.132-D4 AND POLICY 2.132-D5; providing for severability; and providing for an effective date.

Chanda Bennett, Land Development, introduced the case and reported a legal advertisement was published in the Lakeland Ledger on February 20, 2024. One (1) response in opposition was received from the public.

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

Tommy Addison asked about the staff report statement.

Erik Peterson provided an explanation.

This is a county-initiated request.

Mr. Chair opened the public hearing.

No response.

Mr. Chair closed the public hearing.

9. LDDRI-2023-3 (River Ranch DRI Map H Amendment) - Recommendation of approval will be forwarded to the Board of County Commissioners on April 16, 2024.

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

10. LDCPAL-2023-12 (Green Swamp Density Measurement)

**Minutes:** An ordinance of the Polk County Board of County Commissioners regarding the adoption of LDCPAL-2023-12, an amendment to the Polk County Comprehensive Plan, Ordinance 92-36, as amended, to change SECTION 2.132-D RURAL SPECIAL

PROTECTION AREA (RURAL-SPA) by specifying the measurement of density in the Agricultural/Residential Rural (A/RRX) and Conservation Core (COREX) Future Land Use Map designations in the Green Swamp Area of Critical State Concern through modification of POLICY 2.132-D4 AND POLICY 2.132-D5; providing for severability; and providing for an effective date.

Chanda Bennett, Land Development, introduced the case and reported a legal advertisement was published in the Lakeland Ledger on February 20, 2024. One (1) response in opposition was received from the public.

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

Tommy Addison asked about the staff report statement.

Erik Peterson provided an explanation.

This is a county-initiated request.

Mr. Chair opened the public hearing.

No response.

Mr. Chair closed the public hearing.

10. LDCPAL-2023-12 (Green Swamp Density Measurement) Recommendation of approval will be forwarded to the Board of County Commissioners on May 7, 2024, and September 3, 2024.

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

13. LDCT-2024-2 (Townhomes LDC Text Amendment)

**Minutes:** An ordinance of the Polk County Board of County Commissioners regarding Land Development Code amendment LDCT-2024-2, amending Ordinance No. 00-09, as amended, the Polk County Land Development Code; amending Chapter 2 to clarify garage setbacks for townhouses; amending Chapter 3, Section 303, to clarify the approval process for multi-family developments in Residential Low land use districts; amending Chapter 4, Selected Area Plans, to make multi-family developments conditional uses in Residential Medium and Residential High land use districts and specifying development standards for multi-family townhomes; amending Chapter 8 to specify lot size requirements for residential uses; providing for severability; and providing for an effective date.

Ian Nance, Land Development, introduced the case and reported a legal advertisement was published in the Lakeland Ledger on February 20, 2024. No responses were received from the public.

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

This is a County-initiated request.

Mr. Chair opened the public hearing.

No response.

Mr. Chair closed the public hearing.

13. LDCT-2024-2 (Townhomes LDC Text Amendment) - Recommendation of approval to the Board of County Commissioners on April 2, 2024, for the First Reading and April 16, 2024, for the Second Reading.

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

## Adjournment

Adjournment

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