



# Polk County Planning Commission

## Meeting Minutes - Final

October 02, 2024 Regular Planning Meeting

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

**Minutes:** The workshop of the Polk County Planning Commission was called to order at 8:50 a.m. by the Chair, Rennie Heath, on Wednesday, October 2, 2024, in the County Commission Boardroom, Administration Building. In attendance were the following members: Michael Schmidt, David Dalton, Mike Hickman, Brooke Agnini and Robert Beltran. Also, present were Randall Vogel, Deputy County Attorney, Joshua McLemore, Polk County School Board, Erik Peterson, Chanda Bennett, Mark Bennett, Aleya Inglima, Robert Bolton, Johnathan Sims, and Ian Nance of Land Development, and Lyndsay Yannone, recording secretary.

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

### 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, October 2, 2024, in the County Commission Boardroom, Administration Building. In attendance were the following members: Michael Schmidt, David Dalton, Brooke Agnini, Mike Hickman, and Robert Beltran. Also, present were Randall Vogel, Deputy County Attorney, Erik Peterson, Chanda Bennett, Mark Bennett, Kyle Rogus, Robert Bolton, Johnathan Sims, Aleya Inglima, Robert Bolton, and Ian Nance of Land Development, and Lyndsay Yannone, recording secretary.

### Roll Call / Attendance

Approved

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

### Pledge of Allegiance

## Approve Minutes

September 4, 2024, Minutes

Approved

<b>RESULT:</b>	<b>APPROVED</b>
<b>MOVER:</b>	
<b>SECONDER:</b>	
<b>Excused:</b>	Schultz, Beltran, and Bass

**Reordering of the Agenda - Prior to beginning the Business of the Planning Commission, the Commission may reorder the Agenda.**

**1) Reorder Agenda**

a) **At the discretion of the Planning Commission members, a lunch break may be called if the hearing of cases goes beyond 12:00 p.m.**

**2) Considerations of items to be withdrawn, deferred, or continued.**

LDCT-2024-18 (Section 220 and Chap 3 Warehouse separation Text Amendment) - Continuance requested to the November Planning Commission.

Approved

## Explanation of General Procedures

### Voir Dire of Expert Witnesses

Approved

Staff Resumes

## Explanation of Quasi-Judicial Proceedings

### Agenda Item

### New Business

1. LDCU-2024-27 (PRWC Southeast Water Treatment Plant and Water Well Network)

**Minutes:** Polk Regional Water Cooperative, applicant and owner, are requesting a Conditional Use approval of a 30 MGD potable water production facility, two ground storage tanks, and seven Lower Floridan Aquifer raw water wells within the Institutional-1 (INST-1) and Agricultural/Residential Rural (A/RR) located in the Rural Development Area (RDA). The facility is at 630 Boy Scout Road, north of State Road 60, in Section 8, Township 30, Range 29. Two wells are located on the north side of County Road 630, west of Walk-in-Water Road, in section 20 and 21, Township 31, Range 29. One well is on the west side of Walk-in-Water Road, south of Dixie Street, north of Mary Moser Lane in Section 5, Township 31, Range 29. One well is on the east side of Walk-in-Water Road, north of Dixie Street in Section 32, Township 30, Range 29. Another well is on the west side of Lake Walk-in-Water Road, south of Wakeford Road in Section 32, Township 30, Range 29. One will be located on the east side of Lake

Walk-in-Water Road, either north or south of Cypresswood Drive in Section 29, Township 30, Range 29. One is on the southeast corner of Lake Walk-in-Water Road and State Road 60 in Section 8, Township 30, Range 29.

Ian Nance, Land Development, introduced the case and reported 306 mailers sent to area property owners on September 13, 2024, eleven (11) signs posted on the property on September 16, 2024, and a legal advertisement was published in Polk Sun on September 18, 2024. No response received from the public.

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

Mark Addison, applicant with Polk Regional Water spoke regarding the case and agrees with staff's recommendation.

Mr. Chair opened the public hearing.

Glenn Longhorn stated he was against this project.

Mr. Chair closed the public hearing.

Mary Thomas with Croll Engineering spoke and addressed the concerns.

Approved

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

2. LDCU-2023-53 (Dove Meadow Event Facility)

**Minutes:** Dale McQuillen, applicant and owner is requesting a Conditional Use for an Event Facility and Outdoor Concert Venue in an Agricultural/Residential Rural (A/RR) land use district on 10.10 +/- acres in the Rural Development Area (RDA). The subject property is located south of Dove Meadow Ln, east of Dove Meadow Ct, north of 1st Street NW, northwest of the City of Lakeland, Florida in Section 18, Township 27, Range 23.

Aleya Inglima, Land Development, introduced the case and reported 25 mailers sent to area property owners on September 13, 2024, one (1) sign posted on the property on September 13, 2024, and a legal advertisement was published in Polk Sun on September 18, 2024. Three (3) emails in opposition.

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

Dale McQuillen, applicant spoke regarding the case and agrees with staff's recommendation.

Mr. Chair opened the public hearing.

No one spoke for the public.

Mr. Chair closed the public hearing.

Approved

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

3. LDCU-2024-23 (Outdoor Shed Sales CU)

**Minutes:** Alberto Negron, applicant and owner is requesting a Conditional Use for Retail, Outdoor Sales & Display located in Commercial Enclave (CE) Future Land Use district, Residential Suburban (RS) on 3.99 +/- acres in Suburban Development Area (SDA). The subject property is located south of State Road 60, east of County Line Road, west of Bailey Road, north of Turner Road, west of the city limits of Mulberry, in Section 32, Township 29, and Range 23.

Aleya Inglima, Land Development, introduced the case and reported 34 mailers sent to area property owners on September 13, 2024, one (1) sign posted on the property on September 13, 2024, and a legal advertisement was published in Polk Sun on September 18, 2024. No response received from the public.

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

Matt Collins, applicant with Moody Engineering, spoke regarding the case and agrees with staff's recommendation.

Mr. Chair opened the public hearing.

No one spoke for the public.

Mr. Chair closed the public hearing.

Approved

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

4. LDCPAS-2024-16 (Dinaco LLC CPA)

**Minutes:** Tom Wodrich, TDW Land Planning, applicant and Arthur Hill, owner, are requesting a Small Scale Comprehensive Plan map amendment from Residential Suburban (RS) to Linear

Commercial Corridor (LCC) on 0.8 of a total 2 +/- acres located in the Suburban Development Area (SDA). The subject property is located south of State Road 60, east of County Line Road, west of Bailey Road, north of Turner Road, west of the city limits of Mulberry, Florida in Section 32, Township 29, and Range 23.

Johnathan Sims, Land Development, introduced the case and reported 29 mailers sent to area property owners on September 13, 2024, one (1) sign posted on the property on September 13, 2024, and a legal advertisement was published in Polk Sun on September 18, 2024. No response received from the public.

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

Tom Woodrich, applicant, spoke regarding the case and agrees with staff's recommendation.

Mike Hickman asked Tom if they were planning to move their office onto that space, but then would have a permit to move that?

Johnathan stated that was correct.

Mr. Chair opened the public hearing.

No one spoke for the public.

Mr. Chair closed the public hearing.

Approved

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

5. LDCU-2024-24 (Non-Phosphate Borrow Pit - North Prong Mine CU)

**Minutes:** Carter and Kaye Engineering LLC., applicant and Diamondback Properties LLC, Mims Ranch LLC, Mims Property Investments LLC., owner, are requesting a Conditional Use approval for a Non-Phosphate Mining (Borrow Pit) on approximately 385 +/- acres within a Phosphate Mining (PM) and Agricultural Residential Rural (A/RR) land use district located within the Rural Development Area (RDA). The subject property is located north and west of Nichols Road, south of State Road (SR) 60, east of County Line Road, south of the City of Mulberry, Florida in Sections 6, 7 & 8, Township 30, Range 23.

Malissa Celestine, Land Development, introduced the case and reported 25 mailers sent to area property owners on September 13, 2024, nine (9) signs posted on the property on September 17, 2024, and a legal advertisement was published in Polk Sun on September 18, 2024. No response received from the public.

Malissa Celestine, Land Development, presented a Power Point presentation with a

recommendation of approval with a condition.

Tom Mims, owner, presented a Power Point presentation regarding the case and agrees with staff's recommendation.

Mr. Chair opened the public hearing.

No one spoke for the public.

Mr. Chair closed the public hearing.

Approved

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

6. LDPD-2024-11 (Watersong PD Modification)

**Minutes:** Evan Futch, applicant and CC Investment LLC, owner, are requesting a Planned Development for modification for 20,000 sq. ft. to provide neighborhood commercial use to the local community in the Urban Growth Development Area (UDA) located in the Residential Low-1X (RL-1X) and North Ridge Selected Area Plan (SPA) on 4.19 +/- acres. The subject property is located north of the City of Davenport, Florida, south of Ronald Reagan Parkway, east of Highway 547 N off Highway 17-92 North, west of Osceola County in Section 24, Township 26, Range 27.

Kyle Rogus, Land Development, introduced the case and reported 24 mailers sent to area property owners on September 13, 2024, two (2) signs posted on the property on September 13, 2024, and a legal advertisement was published in Polk Sun on September 18, 2024. No response received from the public.

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

Evan Futch, owner, spoke regarding the case and agrees with staff's recommendation.

Mr. Chair opened the public hearing.

Deborah Boyer spoke voiced concerns that her property will directly impact along with other from ger pond into creek.

Dave Adams spoke and agreed with Deborah Boyer.

Mr. Chair closed the public hearing.

Evan spoke and answered some of the concerns.

Mr. Bishop stated he would feel better if there was true internal capture.

Mr. Hickman asked about the entrance at Deer Run and his concerns. Mr. Futch stated they still need meetings with FDOT.

Approved

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

7. LDCU-2024-25 (U.S. Hwy 27 Big Box Retail Center)

**Minutes:** Jeffry Satfield, CPH, applicant and Circus Inn Inc., owner, are requesting a Conditional Use for retail above 65,000 Sq. Ft (489,500 SF) and Gas Stations in an ECX district, Sign Plan, and time extension to five (5) years on 56.71 +/- acres in the Transit Supportive Development Area (TSDA) and Employment Center-X (ECX), Green Swamp Area of Critical State Concern, Ridge Special Protection Area, Northridge Selected Area Plan. The subject property is located west side of U.S. Highway 27, South of Holly Hill Grove Road #2, north of Ridgewood Lakes Boulevard, south of I-4, east and north of Haines City, in Section 30, Township 26, Range 27.

Erik Peterson, Land Development, introduced the case and reported 24 mailers sent to area property owners on September 13, 2024, two (2) signs posted on the property on September 13, 2024, and a legal advertisement was published in Polk Sun on September 18, 2024. No response received from the public.

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

Mr. Bishop had some concerning questions. Erik answered.

Robert Volpe, behalf of applicant, spoke regarding the case and agrees with staff's recommendation. Addressed some of the concerns.

Mr. Chair opened the public hearing.

No one from the public spoke.

Mr. Chair closed the public hearing.

Mr. Bishop stated his concerns with the employment center.

Approved

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

8. LDCPAS-2024-19 (Lakeland Highlands OC CPA)

**Minutes:** Coy Properties LLC, applicant and owner, are requesting a Future Land Use designation change from Residential Medium (RM) to Office Center (OC) on 1.40 +/- acres located in the Transit Supportive Development Area (TSDA). The subject property is located south of State Road 570 (Polk Parkway), east of County Road 37B (Lakeland Highlands Road), west of US Highway 98, north of Lake Miriam Drive, surrounded by the Lakeland city limits, in Sections 04, Township 29, and Range 24.

Robert Bolton, Land Development, introduced the case and reported 89 mailers sent to area property owners on September 13, 2024, one (1) sign posted on the property on September 13, 2024, and a legal advertisement was published in Polk Sun on September 18, 2024. No response received from the public.

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

Danny Kovacs spoke for his client and agreed with staff.

Mr. Chair opened the public hearing.

No one from the public spoke.

Mr. Chair closed the public hearing.

9. LDCPAS-2024-22 (Lake Blue Park CPA)

**Minutes:** Polk County, applicant and owner, are requesting a County-initiated Small Scale Comprehensive Plan Map Amendment to change the Future Land Use (FLU) designation from Residential Medium (RM) to Recreation/Open Space (ROS) at the Lake Blue Park in the Urban Growth Development Area (UGA) on 10.85 +/- acres. The subject property is located, south of Havendale Boulevard Northwest, west of Lake Drive Northwest, north of Avenue U Northwest east and west of Auburndale, in Section 13, Township 28, Range 25.

Ian Nance, Land Development, introduced the case and reported 145 mailers sent to area property owners on September 13, 2024, seven (7) signs posted on the property on September 16, 2024, and a legal advertisement was published in Polk Sun on September 18, 2024. No response received from the public.

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

Mr. Chair opened the public hearing.

No one from the public spoke.

Mr. Chair closed the public hearing.

Approved



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

10. LDCPAS-2024-23 (Lake Cannon Park CPA)

**Minutes:** Polk County, applicant and owner, are requesting a County-initiated Small Scale Comprehensive Plan Map Amendment to change the Future Land Use (FLU) designation from Residential Low-3 (RL-3) to Recreation/Open Space (ROS) at the Lake Cannon Park in the Urban Growth Development Area (UGA) on 4.38 +/- acres. The subject property is located at 1508 West Lake Cannon Drive, east of NW 26th Street, north of NW Avenue J, south of State Road 544, south and west of Winter Haven, Florida in Section 24, Township 28, Range 25.

Ian Nance, Land Development, introduced the case and reported 108 mailers sent to area property owners on September 13, 2024, three (3) signs posted on the property on September 16, 2024, and a legal advertisement was published in Polk Sun on September 18, 2024. No response received from the public.

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

Mr. Chair opened the public hearing.

No one from the public spoke.

Mr. Chair closed the public hearing.

Approved

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

11. LDCPAS-2024-24 (Lake Rosalie Park CPA)

**Minutes:** Polk County, applicant and owner, are requesting a County-initiated Small Scale Comprehensive Plan Map Amendment to change the Future Land Use (FLU) designation from Agricultural/Residential Rural (A/RR) to Leisure/Recreation (LR) at the Lake Rosalie Park on 4.90 +/- acres. The subject property is located at 2925 Rosalie Lake Road, east of Shore Drive, west of Tupelo Lane, north of State Road 60, east of Lake Wales, in Section 35, Township 29, Range 29.

Ian Nance, Land Development, introduced the case and reported 12 mailers sent to area property owners on September 13, 2024, one (1) sign posted on the property on September 16, 2024, and a legal advertisement was published in Polk Sun on September 18, 2024. No response received from the public.

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

Mr. Chair opened the public hearing.

No one from the public spoke.

Mr. Chair closed the public hearing.

Approved

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

12. LDCPAL-2024-6 (Grenelefe UEA Comprehensive Plan Text changes)

**Minutes:** Bart Allen, applicant and Grenelefe Resort Development LLC, and NC Real Estate Projects LLC, owner, are requesting a Large Scale Comprehensive Plan map amendment from Tourism-Commercial Center-X (TCCX), and Development of Regional Impact-X (DRIX) to Residential Low-X (RLX), Residential Medium-X (RMX), and Neighborhood Activity Center-X (NACX) on 526± acres located in the Utility Enclave Area (UEA). Related to LDCPAL-2024-6 a Comprehensive Plan Text Amendment, and LDCT-2024-10 a Land Development Code Text Amendment. The subject property is located south of HWY 544, west of Lake Marion Road, on both sides of Kokomo Road, north of Lake Hatchineha Road, southeast of and abutting the City of Haines City, in Sections 05, 06, 07, and 08, Township 28, Range 28.

Chanda Bennett, Land Development, introduced the case and reported 845 mailers sent to area property owners on September 13, 2024, twenty-two (22) signs posted on the property on September 13, 2024, and a legal advertisement was published in Polk Sun on September 18, 2024. Fifteen (15) emails in support and one (1) phone call in support. One (1) email in opposition.

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

David Dalton asked if another traffic study will be needed. Chanda stated not necessarily. Level 2 might require one.

Mike Schmidt asked what the existing number of units in this area right now and what new total will be?

Chanda said at that time there were 1035 units. With this new development will be 1753 units.

Mr. Bishop asked when the DRI was first presented the number was 1753 units?

Chanda stated it was 1935 units in first DRI.

Bart Allen, applicant spoke and agreed with staff and answered some concerns. Also, presented a Power Point presentation.

Mr. Chair opened the public hearing.

Dennis Lezinski spoke in support.

Robert Lewis spoke in support.

Catherin Tidwell spoke in support.

Kevin Freeze, HOA member for Greneleft spoke in support.

Judy Torres spoke in support.

Don Fossack spoke in opposition.

Teresa Souls spoke in opposition.

Glenn Lawhorn spoke in opposition.

Lauren Brown spoke in support.

Ed Theron spoke in support.

Mr. Chair closed the public hearing.

Bart Allen spoke and addressed come of the concerns.

Approved

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

13. LDCT-2024-10 (Grenelefe UEA LDC Text changes)

**Minutes:** Bart Allen, applicant and Grenelefe Resort Development LLC, and NC Real Estate Projects LLC, owner, are requesting a Large Scale Comprehensive Plan map amendment from Tourism-Commercial Center-X (TCCX), and Development of Regional Impact-X (DRIX) to Residential Low-X (RLX), Residential Medium-X (RMX), and Neighborhood Activity Center-X (NACX) on 526± acres located in the Utility Enclave Area (UEA). Related to LDCPAL-2024-6 a Comprehensive Plan Text Amendment, and LDCT-2024-10 a Land Development Code Text Amendment. The subject property is located south of HWY 544, west of Lake Marion Road, on both sides of Kokomo Road, north of Lake Hatchineha Road, southeast of and abutting the City of Haines City, in Sections 05, 06, 07, and 08, Township 28, Range 28.

Chanda Bennett, Land Development, introduced the case and reported 845 mailers sent to

area property owners on September 13, 2024, twenty-two (22) signs posted on the property on September 13, 2024, and a legal advertisement was published in Polk Sun on September 18, 2024. Fifteen (15) emails in support and one (1) phone call in support. One (1) email in opposition.

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

David Dalton asked if another traffic study will be needed. Chanda stated not necessarily. Level 2 might require one.

Mike Schmidt asked what the existing number of units in this area right now and what new total will be?

Chanda said at that time there were 1035 units. With this new development will be 1753 units.

Mr. Bishop asked when the DRI was first presented the number was 1753 units?

Chanda stated it was 1935 units in first DRI.

Bart Allen, applicant spoke and agreed with staff and answered some concerns. Also, presented a Power Point presentation.

Mr. Chair opened the public hearing.

Dennis Lezinski spoke in support.

Robert Lewis spoke in support.

Catherin Tidwell spoke in support.

Kevin Freeze, HOA member for Greneleft spoke in support.

Judy Torres spoke in support.

Don Fossack spoke in opposition.

Teresa Souls spoke in opposition.

Glenn Lawhorn spoke in opposition.

Lauren Brown spoke in support.

Ed Theron spoke in support.

Mr. Chair closed the public hearing.

Bart Allen spoke and addressed some of the concerns.

Approved

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

14. LDCPAL-2024-5 (Grenelefe DRI CPA)

**Minutes:** Bart Allen, applicant and Grenelefe Resort Development LLC, and NC Real Estate Projects LLC, owner, are requesting a Large Scale Comprehensive Plan map amendment from Tourism-Commercial Center-X (TCCX), and Development of Regional Impact-X (DRIX) to Residential Low-X (RLX), Residential Medium-X (RMX), and Neighborhood Activity Center-X (NACX) on 526± acres located in the Utility Enclave Area (UEA). Related to LDCPAL-2024-6 a Comprehensive Plan Text Amendment, and LDCT-2024-10 a Land Development Code Text Amendment. The subject property is located south of HWY 544, west of Lake Marion Road, on both sides of Kokomo Road, north of Lake Hatchineha Road, southeast of and abutting the City of Haines City, in Sections 05, 06, 07, and 08, Township 28, Range 28.

Chanda Bennett, Land Development, introduced the case and reported 845 mailers sent to area property owners on September 13, 2024, twenty-two (22) signs posted on the property on September 13, 2024, and a legal advertisement was published in Polk Sun on September 18, 2024. Fifteen (15) emails in support and one (1) phone call in support. One (1) email in opposition.

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

David Dalton asked if another traffic study will be needed. Chanda stated not necessarily. Level 2 might require one.

Mike Schmidt asked what the existing number of units in this area right now and what new total will be?

Chanda said at that time there were 1035 units. With this new development will be 1753 units.

Mr. Bishop asked when the DRI was first presented the number was 1753 units?

Chanda stated it was 1935 units in first DRI.

Bart Allen, applicant spoke and agreed with staff and answered some concerns. Also, presented a Power Point presentation.

Mr. Chair opened the public hearing.

Dennis Lezinski spoke in support.

Robert Lewis spoke in support.

Catherin Tidwell spoke in support.

Kevin Freeze, HOA member for Greneleft spoke in support.

Judy Torres spoke in support.

Don Fossack spoke in opposition.

Teresa Souls spoke in opposition.

Glenn Lawhorn spoke in opposition.

Lauren Brown spoke in support.

Ed Theron spoke in support.

Mr. Chair closed the public hearing.

Bart Allen spoke and addressed come of the concerns.

Approved

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

## Elect Officers

## Adjournment

Approved

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