



CITY OF BARTOW  
**PLANNING & ZONING COMMISSION REGULAR MEETING**  
MONDAY, NOVEMBER 10, 2025 AT 5:30 PM  
OR AS SOON THEREAFTER AS POSSIBLE  
CITY HALL COMMISSION CHAMBERS  
450 NORTH WILSON AVE., BARTOW, FL 33830

**AGENDA**

1. CALL TO ORDER AND ROLL CALL
  - a. ELECTION OF OFFICERS FOR 2026
    1. Nominations for and election of Chairperson
    2. Nominations for and election of Vice Chairperson
2. APPROVAL OF MINUTES
  - a. September 22, 2025
3. CONSIDERATION OF QUESTIONS FROM THE FLOOR, PETITIONS, COMMUNICATIONS
  - a. Public Comment: Matters not appearing on this agenda or matters appearing on this agenda but not scheduled for a separate public hearing.
4. OLD BUSINESS
5. NEW BUSINESS
  - a. Presentation and overview of the Evaluation and Appraisal Report (EAR) and amendment concepts for the Comprehensive Plan update by the Central Florida Regional Planning Council staff. (*Information Only*)
6. NEXT MEETING DATE
  - a. December 8, 2025, January 26, 2026, and February 23, 2026
7. ADJOURNMENT

Please be advised that if you desire to appeal any decisions made because of the above hearing or meeting, you will need a record of the proceedings and in some cases a verbatim record is required. You must make your own arrangements to produce this record (Florida Statute 286.0105). If you are a person with a disability who needs any accommodation to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the City Clerk's Office at 450 N. Wilson

Avenue, P.O. Box 1069, Bartow, Florida 33831-1069 or phone (863) 534-0100 within 2 working days of your receipt of this meeting notification; if you are hearing or voice impaired, call 1-800-955-8771. Posted at City Hall, Bartow Public Library the City's Website [www.cityofbarlow.net](http://www.cityofbarlow.net).

**CITY OF BARTOW  
PLANNING AND ZONING COMMISSION  
MONDAY, SEPTEMBER 22, 2025, AT 5:30 P.M. (EST)  
2250 S. FLORAL AVENUE, BARTOW, FL 33830**

**MINUTES**

The Planning and Zoning Commission of the City of Bartow met on Monday, September 22, 2025, at 5:30 p.m. at the Bartow Civic Center located at 2250 South Floral Avenue, Bartow, FL 33830. Notice of this meeting was posted at City Hall, Bartow Public Library, and on the City's website [www.cityofbartow.net](http://www.cityofbartow.net).

**CALL TO ORDER:**

Vice Chairperson Michael Bryant called the meeting to order at 5:41 p.m.

**ROLL CALL:**

Deputy City Clerk Donna Donaldson called the roll, and attendance was as follows:

**PLANNING COMMISSIONERS PRESENT:** Planning Commissioner John Brewton, Planning Commissioner Garry Crosby, Planning Commissioner Keith Miller, and Planning Commissioner Michael Bryant, Vice Chairperson

**PLANNING COMMISSIONER(S) ABSENT:** Planning Commissioner Wayne Harrison, Chairperson

**CITY COMMISSIONER(S) PRESENT:** Vice Mayor Laura Simpson

**STAFF MEMBERS PRESENT:** Planning Director Bob Wieggers, City Attorney Sean Parker, City Manager Mike Herr, IT Director Frank Canovaca, and Deputy City Clerk Donna Donaldson

**READING OF MINUTES:** June 23, 2025, Regular Meeting

**MOTION** was made by Planning Commissioner Miller, seconded by Planning Commissioner Crosby, to approve the June 23, 2025, Regular Meeting minutes as presented.

**VOTE TO THE MOTION WAS AS FOLLOWS:**

**AYE:** Brewton, Bryant, Crosby, Miller

**NAY:** None

Motion carried.

**CONSIDERATION OF QUESTIONS FROM THE FLOOR, PETITIONS, AND COMMUNICATIONS.**

**a. PUBLIC COMMENT:**

**1. Matters not appearing on this agenda or matters appearing on this agenda but not scheduled for a separate public hearing.**

Vice Chairperson Bryant opened the public comment period for matters not appearing on this agenda or matters appearing on this agenda but not scheduled for a separate public hearing.

Vice Chairperson Bryant invited anyone who wishes to speak about the Emilie Springs project to do so at this time. He reminded everyone that, due to the large turnout, each speaker would have a three-minute time limit. He informed everyone that for each hour the meeting continues, he will call for a five-minute recess.

City Attorney Parker explained the process of the public comment section of the agenda. He stated that the items on this agenda for Emilie Springs are to be approved for moving to the October meeting. He requested that anyone who would like to make comments state their name and address for the record, and be respectful of others' time if they wish to speak.

Several residents expressed concerns regarding the Emilie Spring projects. The primary issues they raised included existing flooding issues during heavy rainstorms and hurricanes, quality of life concerns, traffic, potential tax increases, insufficient capacity in local schools to accommodate an increasing student population, an increased impact on the city's utilities and services, and the potential threat to existing wildlife habitats. Below is a list of residents who expressed their concerns:

- Ms. Nita Richardville – 4020 Gerber Dairy Road
- Ms. Marcia Davis – 2650 Alturas Road
- Ms. Maria Gallo – 1425 Caroline Court
- Mr. Brad Clark – 1623 Old Bartow Eagle Lake Road
- Mr. Kenneth Meeks – 175 Cecile Court
- Mr. Tony Waters – 2900 Gerber Dairy Road
- Ms. Amity McGee – 3900 Gerber Dairy Road
- Mr. Steven Copeland – 3520 East Gaskins Road
- Mr. Marvin Hester – 4717 Weston Road
- Ms. Rachel Miller – 2990 East Central Avenue
- Ms. Patty Caswell Delph – 495 East Clower Street
- Mr. Joe Harper – 935 Bear Creek Drive
- Ms. Becky Niles – 845 South Oakwood Loop
- Ms. DiDi Terrell – 1234 Reynolds Road, Lot 282, Lakeland

With no other comments, Vice Chairperson Bryant closed the public comments.

City Attorney Parker indicated that the first six agenda items are related to the Emilie Springs project. The staff is requesting approval to postpone these items until the next Planning and Zoning Commission meeting, which is scheduled for Monday, October 27,

2025. He suggested that each item be read into the record before voting to carry it over to the next meeting.

City Attorney Parker informed the board that Planning Commissioner Miller has a voting conflict regarding the items being presented related to a business association. He explained that having a financial stake in an item disqualifies one from voting, and he has completed the appropriate form.

## **NEW BUSINESS:**

- 1. Application No. A-25-01 Review and recommendation to the City Commission of a request to annex 369.3 acres (+/-) of land into the City limits of Bartow for a project known as Emilie East. The property is owned by Smith Gerber, LLC, and is located on the north side of Highway 60 East; south side of Gerber Dairy Road; and 3,600' west of Rifle Range Road in Sections 29 thru 32, Township 29S, Range 26E, Polk County, Fl. (Review, Public Hearing, and Recommendation Required)**

Planning Director Wieggers read the application into the record by title only:

*"Application No. A-25-01 Review and recommendation to the City Commission of a request to annex 369.3 acres (+/-) of land into the City limits of Bartow for a project known as Emilie East. The property is owned by Smith Gerber, LLC, and is located on the north side of Highway 60 East; south side of Gerber Dairy Road; and 3,600' west of Rifle Range Road in Sections 29 thru 32, Township 29S, Range 26E, Polk County, Fl."*

At the request of City Staff, this item will be continued until the Planning and Zoning Commission meeting of Monday, October 27, 2025.

Planning Commissioner Brewton inquired about the reason why this item is being continued.

Planning Director Wieggers explained that there were concerns about the number of commissioners attending tonight, as Planning Commissioner Miller had to abstain from voting due to his affiliation with the project. He also mentioned that there were other issues between staff and the applicant, making it best to continue the matter to the next meeting.

**MOTION** was made by Planning Commissioner Crosby, seconded by Planning Commissioner Brewton, to continue this item until the October 27, 2025, meeting.

## **VOTE TO THE MOTION WAS AS FOLLOWS:**

**AYE:** Brewton, Bryant, Crosby,

**NAY:** None

Motion carried.

- 2. Application No. CPA-25-01-LS Review and recommendation to the City Commission of a request to assign a Low Density Residential Future Land Use Map designation to 369.3 acres (+/-) of land for a project known as Emilie East. The property is owned by Smith Gerber, LLC, and is located on the north side of**

**Highway 60 East; south side of Gerber Dairy Road; and 3,600' west of Rifle Range Road in Sections 29 thru 32, Township 29S, Range 26E, Polk County, Fl. (Review, Public Hearing, and Recommendation Required)**

Planning Director Wieggers read the application into the record by title only:

*"Application No. CPA-25-01-LS Review and recommendation to the City Commission of a request to assign a Low Density Residential Future Land Use Map designation to 369.3 acres (+/-) of land for a project known as Emilie East. The property is owned by Smith Gerber, LLC, and is located on the north side of Highway 60 East; south side of Gerber Dairy Road; and 3,600' west of Rifle Range Road in Sections 29 thru 32, Township 29S, Range 26E, Polk County, Fl."*

At the request of City Staff, this item will be continued until the Planning and Zoning Commission meeting of Monday, October 27, 2025.

**MOTION** was made by Planning Commissioner Crosby, seconded by Planning Commissioner Brewton, to continue this item until the October 27, 2025, meeting.

**VOTE TO THE MOTION WAS AS FOLLOWS:**

**AYE:** Brewton, Bryant, Crosby

**NAY:** None

Motion carried.

3. **Application No. Z-25-01-PD Review and recommendation to the City Commission of a request to assign a PD, Planned Development zoning classification to 369.3 acres (+/-) acres of land for a project known as Emilie East. The PD zoning would allow the property to be used for up to 1,094 residential units, stormwater, recreation and open space areas and environmental lands. The property is owned by Smith Gerber, LLC, and is located on the north side of Highway 60 East; south side of Gerber Dairy Road; and 3,600' west of Rifle Range Road in Sections 29 thru 32, Township 29S, Range 26E, Polk County, Fl. (Review, Public Hearing, and Recommendation Required)**

Planning Director Wieggers read the application into the record by title only:

*"Application No. Z-25-01-PD Review and recommendation to the City Commission of a request to assign a PD, Planned Development zoning classification to 369.3 acres (+/-) acres of land for a project known as Emilie East. The PD zoning would allow the property to be used for up to 1,094 residential units, stormwater, recreation and open space areas and environmental lands. The property is owned by Smith Gerber, LLC, and is located on the north side of Highway 60 East; south side of Gerber Dairy Road; and 3,600' west of Rifle Range Road in Sections 29 thru 32, Township 29S, Range 26E, Polk County, Fl."*

At the request of City Staff, this item will be continued until the Planning and Zoning Commission meeting of Monday, October 27, 2025.

**MOTION** was made by Planning Commissioner Crosby, seconded by Planning Commissioner Brewton, to continue this item until the October 27, 2025, meeting.

**VOTE TO THE MOTION WAS AS FOLLOWS:**

**AYE:** Brewton, Bryant, Crosby

**NAY:** None

Motion carried.

4. **Application No. CPA-25-02-LS Review and recommendation to the City Commission of a request to assign a Low Density Residential Future Land Use Map designation to 556 acres (+/-) of land for a project known as Emilie West. The property is owned by Clear Springs Land Company, LLC, and is located south of Gerber Dairy Road and the Bartow Executive Airport; north of Peace Creek; and 1,333' east of the terminus of Gaskin Road in Section 25, Township 29S, Range 25E, and Section 30, Township 29S, Range 26E, Polk County, FL. (Review, Public Hearing, and Recommendation Required)**

Planning Director Wieggers read the application into the record by title only:

*"Application No. CPA-25-02-LS Review and recommendation to the City Commission of a request to assign a Low Density Residential Future Land Use Map designation to 556 acres (+/-) of land for a project known as Emilie West. The property is owned by Clear Springs Land Company, LLC, and is located south of Gerber Dairy Road and the Bartow Executive Airport; north of Peace Creek; and 1,333' east of the terminus of Gaskin Road in Section 25, Township 29S, Range 25E and Section 30, Township 29S, Range 26E, Polk County, FL."*

At the request of City Staff, this item will be continued until the Planning and Zoning Commission meeting on Monday, October 27, 2025.

**MOTION** was made by Planning Commissioner Crosby, seconded by Planning Commissioner Brewton, to continue this item until the October 27, 2025, meeting

**VOTE TO THE MOTION WAS AS FOLLOWS:**

**AYE:** Brewton, Bryant, Crosby

**NAY:** None

Motion carried.

5. **Application No. Z-25-02-PD Review and recommendation to the City Commission of a request to assign a PD, Planned Development zoning classification to 556 acres (+/-) acres of land for a project known as Emilie West. The PD zoning would allow the property to be used for up to 1,151 residential units, stormwater, recreation and open space areas and environmental lands. The property is owned by Clear Springs Land Company, LLC, and is located south of Gerber Dairy Road and the Bartow Executive Airport; north of Peace Creek; and 1,333' east of the terminus of Gaskin Road in Section 25, Township 29S, Range 25E, and Section**

**30, Township 29S, Range 26E, Polk County, FL. (Review, Public Hearing, and Recommendation Required)**

Planning Director Wieggers read the application into the record by title only:

*"Application No. Z-25-02-PD Review and recommendation to the City Commission of a request to assign a PD, Planned Development zoning classification to 556 acres (+/-) acres of land for a project known as Emilie West. The PD zoning would allow the property to be used for up to 1,151 residential units, stormwater, recreation and open space areas and environmental lands. The property is owned by Clear Springs Land Company, LLC, and is located south of Gerber Dairy Road and the Bartow Executive Airport; north of Peace Creek; and 1,333' east of the terminus of Gaskin Road in Section 25, Township 29S, Range 25E and Section 30, Township 29S, Range 26E, Polk County, FL."*

At the request of City Staff, this item will be continued until the Planning and Zoning Commission meeting on Monday, October 27, 2025.

**MOTION** was made by Planning Commissioner Crosby, seconded by Planning Commissioner Brewton, to continue this item until the October 27, 2025, meeting.

**VOTE TO THE MOTION WAS AS FOLLOWS:**

**AYE:** Brewton, Bryant, Crosby

**NAY:** None

Motion carried.

**6. Application No. CPA-25-03-Text Review and recommendation to the City Commission of a request to amend the Clear Springs Sector Plan Detailed Specific Area Plan #1 (e.g. DSAP #1) to 1) Extend buildout year of the DSAP; 2) Incorporate the Clear Springs Equivalency Use matrix; and 3) Allow renewable energy sources (solar power) in all Clear Springs land use designations. (Review, Public Hearing, and Recommendation Required)**

Planning Director Wieggers read the application into the record by title only:

*"Application No. CPA-25-03-Text Review and recommendation to the City Commission of a request to amend the Clear Springs Sector Plan Detailed Specific Area Plan #1 (e.g. DSAP #1) to 1) Extend buildout year of the DSAP; 2) Incorporate the Clear Springs Equivalency Use matrix; and 3) Allow renewable energy sources (solar power) in all Clear Springs land use designations."*

At the request of City Staff, this item will be continued until the Planning and Zoning Commission meeting of Monday, October 27, 2025.

**MOTION** was made by Planning Commissioner Crosby, seconded by Planning Commissioner Brewton, to continue this item until the October 27, 2025, meeting.

**VOTE TO THE MOTION WAS AS FOLLOWS:**

**AYE:** Brewton, Bryant, Crosby

**NAY:** None

Motion carried.

Vice Chairperson Bryant called for a five-minute recess at 6:38 p.m. He reconvened the meeting at 6:48 p.m.

**7. Application No. A-25-05 Review and recommendation to the City Commission of a request to annex 1,989.9 acres (+/-) of land into the City limits of Bartow. The property is known as Bartow Executive Airport and is owned by the City of Bartow and Bartow Municipal Airport Development Authority. The property is located on the east sides of US Highway 17 and 91 Mine Road; south of Bomber Road in Sections 13, 14, 22, 23, 24, 25, 26, and 27, Township 29S, Range 25E, Polk County, Fl. (Review, Public Hearing, and Recommendation Required)**

Planning Director Wieggers read the application into the record by title only:

*"Application No. A-25-05 Review and recommendation to the City Commission of a request to annex 1,989.9 acres (+/-) of land into the City limits of Bartow. The property is known as Bartow Executive Airport and is owned by the City of Bartow and Bartow Municipal Airport Development Authority. The property is located on the east sides of US Highway 17 and 91 Mine Road; south of Bomber Road in Sections 13, 14, 22, 23, 24, 25, 26, and 27, Township 29S, Range 25E, Polk County, FL."*

Planning Director Wieggers reminded the board members that their task is to review the application, conduct a public hearing, and make a recommendation to the City Commission.

Planning Director Wieggers stated that this application was initiated by city staff. He explained that the annexation of the airport property has been discussed for years, as it has been operated under the City of Bartow as an airport for the last 50-60 years. Before it was an airport, it was a military installation. He stated that at the September 3, 2025, City Commission meeting, the City Commissioners authorized staff to move forward with the annexation of the airport property.

Planning Director Wieggers stated that if the property is annexed, the Bartow Executive Airport will continue to operate as a general aviation airport serving corporate, recreational, flight training, and governmental activities. The property will maintain direct access to US Highway 17 and Bomber Road through a network of internal roads. Utilities will continue to be supplied by the City of Bartow. The only potential future change in utilities would be for the city to take on the role of solid waste and recycling coordinator for the project, providing those services. Emergency response will be handled by the City of Bartow.

Public notice of this application was published in the local newspaper and posted on the city's website and bulletin board. Planning Director Wieggers notified four hundred and five (405) property owners within a 500' notification radius of the airport's boundary.

The proposed annexation complies with Chapter 171.044 of the Florida Statutes, which requires that annexations be consistent with state laws. To meet this requirement, the annexed area must be contiguous with the existing municipal boundary at the time of annexation, be reasonably compact, and not include any parts that fall within the boundaries of another incorporated municipality. This proposed annexation borders the current city limits to the south and east of the airport, making it a reasonable extension of the city's boundaries.

Planning Director Wieggers stated that the future land use and zoning designations will not change; they will continue to operate under Polk County's Business Park Center 2 designation. Until new development takes place, city staff will use this land use and zoning designation's criteria for future site permitting activities.

The Development Review Committee (DRC) staff believes that the standards for approving the application, as requested by the applicant, have been satisfied. Planning Director Wieggers mentioned that one reason staff recommends moving forward with this annexation is that it represents a reasonable extension of Bartow's city limits. He stated that, until now, there were no reasonable grounds to annex the airport property. One reason for this change is that, within the last two years, the county property appraiser's office began assessing the industrial park area within the airport for property tax purposes. The airport authority currently pays property taxes on those parcels that generate revenue from other sources. He explained that the runways, fixed-base operator, and government facilities on the property will remain tax-exempt. Additionally, he noted that, in addition to collecting property taxes, the county also collects the Polk County fire fee. With the annexation of the airport, these fees will then be collected by the City of Bartow, providing additional revenue for the city.

Planning Director Wieggers explained that one reason for annexing the property into the city limits is that it would enable future annexation of additional properties. He noted that the city sees an opportunity to expand to the north and northwest of the airport, potentially incorporating industrial areas along the US Highway 17 corridor, such as the Clear Spring packing house and other nearby lands. Additionally, he mentioned that staff plans to explore existing residential areas that could also present opportunities for annexation. However, there are no plans to pursue this in the immediate future.

Planning Commissioner Brewton asked about the provisions of the solid waste services at the airport.

Planning Director Wieggers stated that the city has no plans to open a new landfill. He confirmed that solid waste and recycling services will continue to operate as they currently do. Solid waste will still be taken to the landfill on Winterlake Road, while trash debris will continue to be sent to the Cedar Trail landfill.

Planning Commissioner Brewton inquired about the percentage of the collection that would be residential.

Planning Director Wieggers stated that none of it would be residential collection. He explained that the utility accounts would be adjusted after the property was annexed to the city.

The City Attorney clarified that federal law prohibits the construction of a landfill facility on airport property. Instead, the city collects solid waste and recyclables from dumpsters at businesses in the industrial section of the airport.

Vice Chairperson Bryant opened the public hearing.

**Mr. Russ Waldorth, 101 W. Main Street**, expressed concerns about the emergency response teams' ability to serve Bartow Airport.

**Mr. Rick Barrow, 3430 Gaskin Road**, expressed his thoughts on why the city is annexing the airport now, as it would open the door to annexing Emilie Springs.

With no other comments, Vice Chairperson Bryant closed the public hearing.

*(A copy of the staff report is attached therein and described as Exhibit A.)*

**MOTION** was made by Planning Commissioner Miller, seconded by Planning Commissioner Crosby, to recommend approval of Application No. A-25-05 Review and recommendation to the City Commission of a request to annex 1,989.9 acres (+/-) of land into the City limits of Bartow. The property is known as Bartow Executive Airport and is owned by the City of Bartow and Bartow Municipal Airport Development Authority. The property is located on the east sides of US Highway 17 and 91 Mine Road; south of Bomber Road in Sections 13, 14, 22, 23, 24, 25, 26, and 27, Township 29S, Range 25E, Polk County, Fl.

**VOTE TO THE MOTION WAS AS FOLLOWS:**

**AYE:** Bryant, Crosby, Miller

**NAY:** Brewton

Motion carried.

Planning Commissioner Miller excused himself from the hearings due to his affiliations with the next three items.

City Attorney Parker explained that the next three items pertain to the Wellington Court development. These three items will be heard as one item, but the Planning Commission must take separate action on each item.

- 8. Application No. A-25-04 Review and recommendation to the City Commission of a request to annex 40.2 acres (+/-) of land into the City limits of Bartow for a project known as Wellington Court. The property is owned by Dwight W. and Mary T. Tyre and Brenda T. Jenkins, Charles G. Tidwell and Beverly Abbitt and is located at 3860 and 3990 E. Gaskins Road in Section 26, Township 29S, Range 25E, Polk County, Fl. (Review, Public Hearing, and Recommendation Required)**

Planning Director Wieggers read the application into the record by title only:

*"Application No. A-25-04 Review and recommendation to the City Commission of a request to annex 40.2 acres (+/-) of land into the City limits of Bartow for a project known as Wellington Court. The property is owned by Dwight W. and Mary T. Tyre and Brenda T. Jenkins, Charles G. Tidwell and Beverly Abbitt and is located at 3860 and 3990 E. Gaskins Road in Section 26, Township 29S, Range 25E, Polk County, Fl."*

Planning Director Wieggers reminded the board members that their task is to review the application, conduct a public hearing, and make a recommendation to the City Commission.

Planning Director Wieggers reviewed his staff report on the potential development of the approximately 40.2-acre property. He explained that, given the property's size, this would qualify as a small-scale comprehensive plan amendment. He discussed key information related to transportation access, the utility system, and emergency response. Additionally, he addressed the property's impact on consistency and compatibility with the surrounding area.

Public notices were published in the local newspaper as well as posted on the city's website and bulletin board. He notified seventeen property owners within a 500' notification radius.

This property will border the existing city limits to the north and east of the Bartow Executive Airport, making it a reasonable extension of the city's municipal boundary. If the City Commission does not approve the annexation of the Bartow Executive Airport, the applications related to the Wellington Court project would be irrelevant. A request has been made to amend the Comprehensive Plan Future Land Use map to designate the parcel as Low Density Residential and Recreation and Open Space. This amendment will be processed concurrently with the current application as a small-scale comprehensive plan amendment, since the property is less than 50 acres. The zoning designation being sought is a Planned Development (PD).

The annexation of this property is consistent with the annexation strategy of the City of Bartow. It represents a reasonable extension of the city's municipal boundary to include unincorporated areas that the City of Bartow would otherwise serve for urban services such as water, sewer, police, fire, and solid waste.

It is the DRC staff's opinion that the standards to approve this application, as requested by the applicant, have been satisfied.

*(A copy of the staff report is attached therein and described as Exhibit B.)*

**MOTION** was made by Planning Commissioner Crosby, seconded by Vice Chairperson Bryant, to recommend approval of Application No. A-25-04 Review and recommendation to the City Commission of a request to annex 40.2 acres (+/-) of land into the City limits of Bartow for a project known as Wellington Court. The property is owned by Dwight W. and Mary T. Tyre and Brenda T. Jenkins, Charles G. Tidwell and Beverly Abbitt and is located at 3860 and 3990 E. Gaskins Road in Section 26, Township 29S, Range 25E, Polk County, Fl.

**VOTE TO THE MOTION WAS AS FOLLOWS:**

**AYE:** Bryant, Crosby

**NAY:** Brewton

Motion carried.

**9. Application No. CPA-25-06-SS Review and recommendation to the City Commission of a request to assign Low Density Residential and Recreation & Open Space Future Land Use Map designations to 40.2 acres (+/-) of land for a project known as Wellington Court. The property is owned by Dwight W. and Mary T. Tyre and Brenda T. Jenkins, Charles G. Tidwell and Beverly Abbitt and is located at 3860 and 3990 E. Gaskins Road in Section 26, Township 29S, Range 25E, Polk County, Fl. (Review, Public Hearing, and Recommendation Required)**

Planning Director Wieggers read the application into the record by title only:

*"Application No. CPA-25-06-SS Review and recommendation to the City Commission of a request to assign Low Density Residential and Recreation & Open Space Future Land Use Map designations to 40.2 acres (+/-) of land for a project known as Wellington Court. The property is owned by Dwight W. and Mary T. Tyre and Brenda T. Jenkins, Charles G. Tidwell and Beverly Abbitt and is located at 3860 and 3990 E. Gaskins Road in Section 26, Township 29S, Range 25E, Polk County, Fl."*

Planning Director Wieggers reminded the board members that their task is to review the application, conduct a public hearing, and make a recommendation to the City Commission.

Planning Director Wieggers addressed a request to change the land use designation for a property under 50 acres from Agriculture/Rural Residential to Low-Density Residential and Recreation and Open Space. In the long term, the Clear Springs area is planned for industrial use, while adjacent regions are set aside for residential development and open space.

Planning Director Wieggers emphasized the importance of annexing the Clear Springs property, aiming to transform it into a master-planned community, with urban-type uses outlined in the first phase of the plan. He also discussed changes to the Polk Parkway extension's route, highlighting the new path leading south toward Clear Springs, crossing Peace Creek, and intersecting with State Road 60.

If approved, the developer plans to construct 137 single-family homes, achieving a residential density of 3.4 units per gross acre. Future development will ensure access via Gaskin Road, including necessary improvements such as turn lanes and pedestrian facilities. Public notices were issued, and local schools have been considered in assessing the development's impact on student assignments.

The annexation application aligns with the city's comprehensive plan, but the Planning and Zoning Commission may recommend denial if certain standards are not met.

Staff recommends approval of Application #CPA-25-06-SS to amend the Future Land Use

Map (FLUM) for the following reasons:

1. The request allows land uses that are compatible with existing/planned development in the area and allows for a reasonable use of the property;
2. The map amendment request is consistent with the City of Bartow's Comprehensive Policy Plan; and
3. The proposed amendment and subsequent site development will not degrade the Level of Service of the city's public facilities or services.

*(A copy of the staff report is attached therein and described as Exhibit C.)*

**MOTION** was made by Vice Chairperson Bryant to recommend approval of Application No. CPA-25-06-SS review and recommendation to the City Commission of a request to assign Low Density Residential and Recreation & Open Space Future Land Use Map designations to 40.2 acres (+/-) of land for a project known as Wellington Court. The property is owned by Dwight W. and Mary T. Tyre and Brenda T. Jenkins, Charles G. Tidwell and Beverly Abbitt and is located at 3860 and 3990 E. Gaskins Road in Section 26, Township 29S, Range 25E, Polk County, Fl.

There was no second, so the motion fails.

**MOTION** was made by Planning Commissioner Crosby, seconded by Planning Commissioner Brewton, to recommend denial of Application No. CPA-25-06-SS review and recommendation to the City Commission of a request to assign Low Density Residential and Recreation & Open Space Future Land Use Map designations to 40.2 acres (+/-) of land for a project known as Wellington Court. The property is owned by Dwight W. and Mary T. Tyre and Brenda T. Jenkins, Charles G. Tidwell and Beverly Abbitt and is located at 3860 and 3990 E. Gaskins Road in Section 26, Township 29S, Range 25E, Polk County, Fl.

**VOTE TO THE MOTION WAS AS FOLLOWS:**

**AYE:** Brewton, Crosby

**NAY:** Bryant

Motion carried.

- 10. Application No. Z-25-06-PD Review and recommendation to the City Commission of a request to assign a PD, Planned Development zoning classification to 40.2 acres (+/-) acres of land for a project known as Wellington Court. The PD zoning would allow the property to be used for up to 137 residential units and stormwater, recreation, and open space areas. The property is owned by Dwight W. and Mary T. Tyre and Brenda T. Jenkins, Charles G. Tidwell and Beverly Abbitt and is located at 3860 and 3990 E. Gaskins Road in Section 26, Township 29S, Range 25E, Polk County, Fl. (Review, Public Hearing, and Recommendation Required)**

Planning Director Wieggers read the application into the record by title only:

*"Application No. Z-25-06-PD Review and recommendation to the City Commission of a*

*request to assign a PD, Planned Development zoning classification to 40.2 acres (+/-) acres of land for a project known as Wellington Court. The PD zoning would allow the property to be used for up to 137 residential units and stormwater, recreation, and open space areas. The property is owned by Dwight W. and Mary T. Tyre and Brenda T. Jenkins, Charles G. Tidwell and Beverly Abbitt and is located at 3860 and 3990 E. Gaskins Road in Section 26, Township 29S, Range 25E, Polk County, Fl."*

Planning Director Wieggers reminded the board members that their task is to review the application, conduct a public hearing, and make a recommendation to the City Commission.

Planning Director Wieggers announced that the property's zoning aligns with adjacent areas and proposed a Planned Development (PD) classification that could allow up to 137 single-family homes. A homeowner's association will maintain the internal roads, and future homeowners will be made aware of their proximity to Bartow Executive Airport through a navigation easement.

The PD zoning is deemed beneficial for design flexibility, efficient land use, and reduced traffic conflicts, and it adheres to the City of Bartow's land use standards. The Wellington Court Planned Development aligns with the city's growth goals and meets comprehensive planning requirements.

The property is being annexed into the city with Low-Density Residential and Recreation & Open Space designations. The development aligns with current housing trends and is compatible with surrounding single-family and mobile home communities. Internal roads will feature 24-foot-wide lanes, sidewalks, and additional right-of-way improvements along Gaskin Road. Off-street visitor parking will be provided, in accordance with city directives, with specifics to be determined during Preliminary Subdivision Plan approval.

It is the staff's opinion that the standards to approve this application, as requested by the applicant, have been satisfied, subject to the following conditions:

1. Development shall conform to the Wellington Court Planned Development Land Use Plan, dated "Received, June 13, 2025", and to the following conditions of approval. Development based upon this approval shall comply with all other applicable federal, State, and local laws, ordinances, and regulations, which are incorporated herein by reference, except to the extent the applicable laws, ordinances, and regulations are expressly waived or modified by these conditions, or by action approved by the City of Bartow.
2. The development shall obtain water, wastewater, solid waste, and electrical services from the City of Bartow, subject to applicable city rate resolutions and ordinances.
3. Roads within the development will be part of a separate tract that will be owned and maintained by the homeowner/property owner association, since they will not contribute to the city's roadway network. The dedication language on the final plat shall contain necessary language to demonstrate compliance with this intent, and a copy of the association documents addressing ownership and maintenance responsibilities shall be provided for review and approval.

4. Additional off-street visitor parking shall be provided at a rate of 1 space per 8 lots for a total of 18 spaces. The location of these spaces are flexible with final placement to be determined during the Preliminary Subdivision Plan review and approval process.
5. An Avigation Easement, acceptable in form to the City of Bartow and Bartow Municipal Aviation Authority, shall be recorded in the public records of Polk County, Florida, prior to approval of a Subdivision Construction Plan for the Wellington Court project. The form and contents shall be reviewed and approved concurrently with the Preliminary Subdivision Plat submittal.

Vice Chairperson Bryant called for a recess at 8:19 p.m. He reconvened the meeting at 8:32 p.m.

**Mr. Bart Allen, an attorney with Peterson and Myers,** addressed the commissioners to introduce the project team and outline the case. He explained that there are three requests before the commission: annexation of approximately 40.2 acres into the city, assigning a residential land use designation, and approving PD, Planned Development, zoning for the property. The proposed project consists of 137 lots with a mix of lot sizes, consistent with the city's growth plans and utility service areas. The site falls within the city's exclusive service area for water, sewer, electric, and solid waste, and recent development trends demonstrate the area is targeted for growth. The presentation referenced existing plans dating back to 2008 and showed how the property fits within the city's long-range development and transportation goals, including anticipated roadway connections. Overall, the summary emphasized that the requests are consistent with Bartow's plans for managed growth and infrastructure expansion.

Mr. Allen explained the rationale for assigning low-density residential use to the area, emphasizing that the location is suitable for such development given existing transit options, transportation infrastructure, and municipal service connectivity. The project features 50- and 60-foot lots, meets city parking and design standards, and offers enhanced buffers and guest parking throughout the site. The property is contiguous, compact, and within city utility service areas. The proposal adheres to Bartow's land-use and comprehensive planning policies, promotes compatible growth with neighboring subdivisions, and exceeds open-space and buffer requirements. The approval process will next involve technical studies and concurrency checks to confirm infrastructure capacity for schools, roads, utilities, and emergency services before actual construction begins.

Mr. Allen requested that during the public comment period, the public be allowed to make their comments and ask questions. Once the comment period has concluded, he will then address the comments and questions raised.

Vice Chairperson Bryant inquired why the County had denied the project.

Mr. Allen clarified that the County denied the property associated with the Emilie East project, not the Wellington Court project. He emphasized that the Emilie East project is unrelated to the matters being discussed tonight. He further explained that the Emilie East project is located in the county and, back in 2007, it was classified under PD, Planned Development, zoning, which has since expired. Currently, they are working to re-establish that zoning designation.

There was a discussion centered on responsibilities and impacts of a proposed residential development. The homeowner's association (HOA) will maintain the internal roads, while the county will remain responsible for Gaskin Road. The HOA will also handle discharge from the retention pond, ensuring runoff is directed away from neighboring properties.

Bartow requires mandatory HOAs for new subdivisions to oversee roads and drainage systems, with responsibility passing to the HOA after a certain number of homes are built. Mr. Allen argued that the current utility infrastructure has enough capacity to support the project, claiming that utility lines are underused. The Polk County School Board provided school capacity data, but concerns remain about potential overcrowding.

There was debate about what qualifies as low-density residential, with Planning Commissioner Brewton expressing doubt that the project fits the definition, given the high number of homes on the small parcel. Mr. Allen cited the city's standards for their designation. The project is expected to take at least 14 months before construction begins, with additional time depending on market conditions.

Impact fees will be paid to support schools, fire, and police departments, as well as to fund infrastructure improvements as required. Still, the project will not expand utility system capacity due to its size.

Vice Chairperson Bryant opened the public hearing.

Several residents expressed concerns regarding the Wellington Court project. The primary issues they raised included existing flooding issues during heavy rainstorms and hurricanes, quality of life concerns, traffic, potential tax increases, insufficient capacity in local schools to accommodate an increasing student population, an increased impact on the city's utilities and services, the density is not compatible, and the potential threat to existing wildlife habitats. Below is a list of residents who expressed their concerns:

- Ms. Susan Prevatt, 7000 State Road 60
- Mr. Rick Barrow, 3430 E. Gaskin Road
- Mr. Steve Copeland, 3520 E. Gaskin Road
- Ms. DiDi Terrell, 1234 Reynolds Road, Lot #282, Lakeland
- Ms. Michelle Tyre, 3995 E. Gaskins Road
- Ms. Nicole Tucker, 140 Ed Padgett Road, Lakeland
- Ms. Dania Lovett, 219 Carolyn Drive, Lakeland
- Ms. Pam Luce, 1808 Charleston Lane
- Mr. Tim Brooks, 1280 S. First Avenue
- Mr. Kenneth Meeks, 175 Cecile Court
- Ms. Becky Niles, 845 S. Oakwood Loop
- Ms. Mary Dembitsku, 3520 E. Gaskin Road
- Mr. Craig Burke, 3110 River Oaks Drive
- Mr. Orië Heist, 2101 Thompson Road

Mr. Allen stated that the public hearing process for this development project is a crucial step for decision-makers, as it allows the public to voice concerns and provides transparency in

the decision-making process. He emphasized that they actively listen, make adjustments, and try to accommodate feedback throughout the process. Decision makers are not asked to make decisions based on emotion but must rely on competent, substantial evidence—not speculation or fear—as part of a formal quasi-judicial proceeding.

The project is located fully within established urban boundaries, and the city has planned service infrastructure (water, sewer, roads) in this area since early annexations in the 2000s. Existing utilities and roadways support development, and denying the project would be inconsistent with previous planning policies and investments. The site is adjacent to significant industrial and planned urban growth, with transportation upgrades such as the Polk County Parkway and Highway 60 improving access and supporting increased population and economic activity.

Discussion about compatibility focused on the idea that not all development needs to match neighboring acreages precisely; low-density residential (up to six units per acre) is considered suitable here because infrastructure is available, helping avoid issues like reliance on wells and septic systems, which could harm the aquifer. Concurrency and permitting ensure that the project manages drainage and environmental impacts in accordance with current regulations. Local schools and other services use data from relevant authorities to ensure capacity and planning, with impact fees (estimated at \$14,000 per residential unit, or about \$2 million for 137 units) helping fund improvements. These fees do not include separate utility or emergency services costs, which are additional.

Mr. Allen concluded that the project is consistent with city plans and codes, benefits from existing infrastructure, and generates significant tax and fee revenues for public services. In contrast, public concerns have been acknowledged and addressed throughout the process.

Vice Chairperson Bryant asked whether, if things changed, they would continue building the entire subdivision or stop.

Mr. Allen explained that this project is planned as a single-phase subdivision, meaning all of the infrastructure, such as roads and utilities, will be installed at once. However, this does not mean that all the homes will be constructed simultaneously.

With no other comments, Vice Chairperson Bryant closed the public hearing.

City Attorney Parker reminded the board members that they need to take action on the last three items individually.

*(A copy of the staff report is attached therein and described as Exhibit D.)*

**MOTION** was made by Vice Chairperson Bryant to recommend approval of Application No. Z-25-06-PD Review and recommendation to the City Commission of a request to assign a PD, Planned Development zoning classification to 40.2 acres (+/-) acres of land for a project known as Wellington Court. The PD zoning would allow the property to be used for up to 137 residential units and stormwater, recreation, and open space areas. The property is owned by Dwight W. and Mary T. Tyre and Brenda T. Jenkins, Charles G. Tidwell and Beverly Abbitt and is located at 3860 and 3990 E. Gaskins Road in Section 26, Township 29S, Range 25E, Polk County, FL.

There was no second, motion fails.

**MOTION** was made by Planning Commissioner Brewton, seconded by Planning Commissioner Crosby, to recommend denial of Application No. Z-25-06-PD Review and recommendation to the City Commission of a request to assign a PD, Planned Development zoning classification to 40.2 acres (+/-) acres of land for a project known as Wellington Court. The PD zoning would allow the property to be used for up to 137 residential units and stormwater, recreation, and open space areas. The property is owned by Dwight W. and Mary T. Tyre and Brenda T. Jenkins, Charles G. Tidwell and Beverly Abbitt and is located at 3860 and 3990 E. Gaskins Road in Section 26, Township 29S, Range 25E, Polk County, FL.

**VOTE TO THE MOTION WAS AS FOLLOWS:**

**AYE:** Brewton, Crosby

**NAY:** Bryant

Motion carried.

**NEXT MEETINGS: October 27, 2025, November 10, 2025, and December 8, 2025**

Planning Director Wieggers announced the next scheduled meetings are October 27, 2025, November 10, 2025, and December 8, 2025. He stated that there may be a meeting on October 27, 2025, to be held at the Bartow Civic Center.

**ADJOURNMENT**

With no further business to discuss, Chairperson Harrison adjourned the meeting at 10:30 p.m.

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Vice Chairperson Michael Bryant

Attest:

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Deputy City Clerk Donna Donaldson

(seal)

**CITY OF BARTOW  
COMPREHENSIVE PLAN UPDATE (EAR Amendments)  
DISCUSSION/WORKSHOP ITEM**

**November 10, 2025**

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**TO:** CITY OF BARTOW PLANNING & ZONING COMMISSION

**FROM:** CENTRAL FLORIDA REGIONAL PLANNING COUNCIL

**SUBJECT:** The City’s Comprehensive Plan (“Plan”) provides a framework for managing the growth and development of the city. At least once every 7 years, each local government must evaluate its comprehensive plan to determine if plan amendments are necessary to reflect changes in State Statutes and submit an Evaluation and Appraisal Report (EAR) letter and signed affidavit notifying Florida Commerce as to its determination.

Amendments to the Plan will be based on a review of changes in Florida Statutes since the last time the Plan was updated and a review of the Comprehensive Plan against existing conditions, requirements of the Land Development Regulations, and input from the community. The City’s current Plan respects a 2030 Planning Horizon. The proposed Plan will be updated to the 2050 Planning Horizon consistent with Section 163.3177, Florida Statutes.

*CFRPC staff will provide an overview of the EAR and amendment concepts for the Comprehensive Plan Update.*

**AGENDA DATE:**

**Planning & Zoning Commission Meeting: November 10, 2025, at 6:00 PM (Discussion Item)**

**Attachment**

Administrative Amendment Overview and Element Descriptions

## **DRAFT AMENDMENT CONCEPTS**

Draft Comprehensive Plan Amendments concepts are provided below. The amendment concepts are provided based by Element based on amendments identified to meet state requirements, changes in local conditions, amendments to the map series and data and analysis, and amendments needed to establish the 2050 planning horizon. General Amendments needed throughout the Comprehensive Plan are also identified.

### **THROUGHOUT THE COMPREHENSIVE PLAN**

- All references to FAC 9J-5 will be removed as the rule has been appealed.
- All references to the Department of Community Affairs (DCA) or Department of Economic Opportunity (DEO) will be updated to Florida Commerce consistent with the agency's current name.
- Scrivener's errors such as misspelled words will be corrected.
- All references to Florida Statutes, FAC, or other agency requirements will be verified and updated as necessary.
- All items related to requirements in the Land Development Regulations will be updated based on whether the requirements have been addressed in the Land Development Regulations. The provisions will be reviewed for potential amendments or flagged for follow-up to the Land Development Regulations.

### **FUTURE LAND USE ELEMENT**

The Future Land Use Element designates proposed future general distribution, location, and extent of the uses of land for residential uses, commercial uses, industry, agriculture, recreation, conservation, education, public facilities, and other categories of the public and private uses of land. The approximate acreage and the general range of density or intensity of use shall be provided for the gross land area included in each existing land use category. The element shall establish the long-term end toward which land use programs and activities are ultimately directed (Florida Statutes 163.3177(6)(a)).

### **HOUSING ELEMENT**

The Housing Element works to plan for housing for future residents, eliminate substandard housing, and the provision of adequate housing sites for workforce housing, mobile homes, low-income housing, etc. (Florida Statutes 163.3177(f)).

### **INFRASTRUCTURE ELEMENT**

The general sanitary sewer, solid waste, drainage, potable water, and natural groundwater aquifer recharge element is correlated to principles and guidelines for future land use, indicating ways to provide for future potable water, drainage, sanitary sewer, solid waste, and aquifer recharge protection requirements for the area. The element may be a detailed engineering plan including a topographic map depicting areas of prime groundwater recharge (Florida Statute 163.3177(6)(c)).

### **INTERGOVERNMENTAL COORDINATION ELEMENT**

The Intergovernmental Coordination Element shows relationships and states principles and guidelines to be used in coordinating the adopted comprehensive plan with the plans of school boards, regional water supply authorities, and other units of local government providing services but not having regulatory authority over the use of land, with the comprehensive plans of adjacent municipalities, the city, adjacent counties, or the region, with the state comprehensive plan and with the applicable regional water supply plan. This element demonstrates consideration of the particular effects of the local plan, when adopted, upon the development of adjacent municipalities, the city, adjacent counties, or the region, or upon the state comprehensive plan, as the case may require (Florida Statutes 163.3177(6)(h)).

### **PUBLIC SCHOOLS FACILITIES ELEMENT**

The Public Schools Facility Element is an element established to address issues related to the City and the Public School System. This Element is not required by Florida Statutes 163.3177.

### **RECREATION AND OPEN SPACE ELEMENT**

A Recreation and Open Space Element indicates a comprehensive system of public and private sites for recreation, including, but not limited to, natural reservations, parks and playgrounds, parkways, beaches and public access to beaches, open spaces, waterways, and other recreational facilities (Florida Statutes 163.3177(6)(e)).

### **TRANSPORTATION ELEMENT**

A transportation element addressing mobility issues in relationship to the size and character of the local government. The purpose of the transportation element shall be to plan for a multimodal transportation system that places emphasis on public transportation systems, where feasible. The element shall provide for a safe, convenient multimodal transportation system, coordinated with the future land use map or map series and designed to support all elements of the comprehensive plan (Florida Statute 163.3177(6)(b)).

### **CAPITAL IMPROVEMENTS ELEMENT**

The purpose of this element is to provide guidance for the allocation of funding of needed public services for the municipality's current and projected population, which includes: potable water, sanitary sewer, stormwater drainage, solid waste, parks and recreation, and transportation. It is accompanied by the annual updated Five-Year Schedule of Capital Improvements, which implements the goals, objectives and policies of the element and the Comprehensive Plan (Florida Statute 163.3177(3)(a)).