



Polk County Board of County Commissioners

Meeting Minutes - Draft

April 01, 2025 Regular BoCC meeting

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If a person decides to appeal any decision made by the board with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

CALL TO ORDER - 9:00 a.m. (RICK WILSON, CHAIR)

INVOCATION

Brian Lynch, Polk County Fire Rescue

PLEDGE OF ALLEGIANCE (RICK WILSON, CHAIR)

A. PRESENTATIONS and RECOGNITIONS

A.1. Florida Department of Health Interim Director - Aaron Kissler (Dr. Joy Jackson, FDOH Director)

Minutes: County Manager Bill Beasley said we have known this day has been coming. He said they have been working with the Department of Health to address Dr. Joy Jackson's retirement. He said that she has earned this and for her to enjoy this.

Dr. Joy Jackson said this has been a fitting end to her medical career. She said for the most part, she has enjoyed our journey together. She said we have weathered storms, a pandemic, the good and the bad together. She said she is grateful for the opportunity she has had. She said they have had difficulty finding a replacement. She said all 67 counties have a County Health Department and they are led by a health officer. She said there are only seven counties led by a physician and she said this is a growing trend. She introduced the Health Interim Director Aaron Kissler who is the current administrator in Lake County.

Aaron Kissler said he has had a great opportunity working with Dr. Jackson over the years. He said that he has been in public health for 25 years. He said he has been in

the interim role in Osceola, Citrus, Brevard and Volusia counties. He said he will be working closely with Mr. Beasley and staff to find a replacement for Dr. Jackson. He said he looks forward to working with them and he will be here as long as they need him.

Commissioner Santiago thanked Dr. Jackson for her leadership especially with the pandemic of Covid. She said we appreciate everything that they do and to enjoy her retirement.

Commissioner Braswell we had a lot of good times during the Covid crisis. He said she did a great job, is a great person and is irreplaceable. He said we appreciate her service.

Chair Wilson said it was some tough times but they also had good times. He said she has done an outstanding job and he appreciates what she has done. He said she will be hard to replace.

C. REQUEST FROM THE GENERAL PUBLIC/AUDIENCE AND OPPORTUNITY TO BE HEARD

C.1. Glenn Smith to discuss Code Enforcement and tax increases.

Minutes: Glenn Smith thanked the Commissioners and the heads of the departments. He said when he signed up to speak he had several questions and has been getting answers to those questions. He thanked the Commissioners for their hard work. He said he has called different departments at different times to get answers and the only time he has been able to get an answer is if he calls one of the Commissioners. He said that the general public needs to be able to pick up a phone, call a department, and get an answer within 2-5 business days.

C.2. Comments.

Minutes: Sharon Garrett discussed her property and said she lives on 300 acres. She said the Toll Authority has designated her property as one of the routes. She said she visited the Toll Authority and Ryan Kordek. She said the Toll Authority told her she was premature in discussing routes. She said she has lived there her whole life. She said a better route would be connecting to 538. She said they want to take something away that means a lot to her.

Chair Wilson said we appreciate what she is saying. He said we got to find out where it is going and it is not up to us.

Tom Palmer said there used to be a policy appointing committees. He said the agenda item does not say who they are. He said to give the public the idea of who they are appointing. He said knowing who is on the agenda is a good thing. He thanked whoever put the Creek Ranch item on the agenda.

County Attorney Randy Mink said there is a policy and because there are 15 being appointed they did not put all their resumes on the agenda. He said they can make that information available to him.

Kassandra Richards said thank you to the Board. She said they are making progress and she knows about the toll road. She said the Board has a load on their shoulders and she does not know if she could handle it if she was them.

D. APPROVE CONSENT AGENDA

D.1. Approve Consent Agenda.

RESULT:	APPROVED
MOVER:	Bill Braswell
SECONDER:	Becky Troutman
AYE:	Troutman, Wilson, Braswell, Santiago, and Scott

E. COUNTY COMPTROLLER (STACY M. BUTTERFIELD, CPA)

E.1. Disbursements.

RESULT:	APPROVED
MOVER:	Bill Braswell
SECONDER:	Martha Santiago
AYE:	Troutman, Wilson, Braswell, Santiago, and Scott

E.2. Minutes of Regular Board meeting held on March 18, 2025.

RESULT:	APPROVED
MOVER:	Martha Santiago
SECONDER:	Bill Braswell
AYE:	Troutman, Wilson, Braswell, Santiago, and Scott

F. REQUEST FROM ELECTED OFFICIAL and OTHER GOVERNMENTAL AGENCY

G. COUNTY ATTORNEY (RANDY MINK)

G.1. Adopt Resolution Creating a Comprehensive Plan Advisory Committee (CPAC) and approve 15 nominees to serve as Lay Board Appointments on the CPAC.

Minutes: County Attorney Randy Mink discussed 15 nominees to serve as Lay Board Appointments on the Comprehensive Plan Advisory Committee. He recommended approval. He read the names of those being appointed into the record.

RESULT:	APPROVED
MOVER:	Bill Braswell
SECONDER:	Martha Santiago
AYE:	Troutman, Wilson, Braswell, Santiago, and Scott

H. COUNTY MANAGER (BILL BEASLEY)

- H.1. Approve a contract to construct and maintain a Joint Use Fire Rescue Station between the City of Bartow and Polk County. (Fiscal impact - Total project \$12,000,000, Polk County portion \$6,780,000 & City of Bartow portion \$5,220,000)

Minutes: County Manager Bill Beasley discussed the construction contract for a Joint Use Fire Rescue Station between the City of Bartow and Polk County. He recommended approval.

Commissioner Braswell said this is costing the same as two individual fire stations.

Upon question, Mr. Beasley said our share will be what we have typically built and we will add the complement consistent with Bartow's requirements.

Trish Pfeiffer, Bartow Mayor, said they are excited about this co-location station. She said it is a good use of resources and land. She said she is grateful for the location and that they were able to work it out between the fire chiefs. She said they are asking for another fire truck in the appropriations from the legislature.

Chair Wilson said this is a good thing. He said this will work out real good especially with all the homes they are putting there.

RESULT:	APPROVED
MOVER:	Bill Braswell
SECONDER:	Becky Troutman
AYE:	Troutman, Wilson, Braswell, Santiago, and Scott

- H.2. Approve the Department of Justice FY24 COPS Technology and Equipment Program Invitational Solicitation grant awards and associated budget resolution to establish budget. (\$1,559,000 one-time unanticipated revenue).

Minutes: County Manager Bill Beasley discussed the Department of Justice FY24 COPS Technology and Equipment Program Invitational Solicitation grant awards and associated budget resolution to establish budget. He recommended approval.

RESULT:	APPROVED
MOVER:	Becky Troutman
SECONDER:	Bill Braswell
AYE:	Troutman, Wilson, Braswell, Santiago, and Scott

- H.3. Approve purchase of Motorola Dynamic System Resilience Equipment and Implementation Services for the Public Safety Radio System. (\$1,553,994.08 one-time expense)

Minutes: County Manager Bill Beasley discussed the purchase of Motorola Dynamic System Resilience Equipment and Implementation Services for the Public Safety Radio System. He recommended approval.

RESULT:	APPROVED
MOVER:	Martha Santiago

SECONDER:	Becky Troutman
AYE:	Troutman, Wilson, Braswell, Santiago, and Scott

H.4. Buckeye Loop Road Infrastructure Agreement. (Total project cost \$780,615.39; developer portion \$74,939 and County's portion \$705,676.39)

Minutes: County Manager Bill Beasley discussed the Buckeye Loop Road Infrastructure Agreement. He recommended approval.

Upon question, Concurrency and Entitlements Director Thado Hays said the right-bound turn lane is going to be shifted over. He said they are adding a shared left-bound turn lane. He said it is widening and turn lane improvements at that intersection.

RESULT:	APPROVED
MOVER:	Bill Braswell
SECONDER:	Becky Troutman
AYE:	Troutman, Wilson, Braswell, Santiago, and Scott

H.5. Approve agreement with Geosyntec Consultants, Inc. for professional engineering services for the Southeast Landfill. (\$424,297.00 One-time expense)

Minutes: County Manager Bill Beasley discussed the agreement with Geosyntec Consultants, Inc., for professional engineering services for the Southeast Landfill. He recommended approval.

Commissioner Scott recused from voting due to a conflict of interest.

Upon question, Dale Henderson Waste and Recycling Director said it is 30-40 feet deep of garbage down there.

Commissioner Braswell said it makes sense to dig the whole thing up, haul it away, and do something else with the land.

Mr. Henderson said that is an option.

RESULT:	APPROVED
MOVER:	Becky Troutman
SECONDER:	Bill Braswell
AYE:	Troutman, Wilson, Braswell, and Santiago
Recused:	Scott

I. COMMISSIONER DISTRICT 1 (BECKY TROUTMAN)

I.1. Commissioner Troutman Comments.

Minutes: Commissioner Troutman reminded the audience that Sun 'n Fun is underway. She said it is a great event for our area economically and she said that it is cool to go to. She said to Mr. Jarvis that it is a reminder that Pipkin Road still is not

finished.

County Manager Bill Beasley said the intersection at Waring and Drane Field Road is closed. He said that has nothing to do with Polk County. He said that is a major intersection that has been closed quite some time. He said the state and the city have closed it and they are creating a round-a-bout.

J. COMMISSIONER DISTRICT 3 (BILL BRASWELL)

J.1. Commissioner Braswell Comments.

Minutes: Commissioner Braswell had no comments.

K. COMMISSIONER DISTRICT 4 (MARTHA SANTIAGO)

K.1. Commissioner Santiago Comments.

Minutes: Commissioner Santiago had no comments.

L. COMMISSIONER DISTRICT 5 (MICHAEL SCOTT)

L.1. Commissioner Scott Comments.

Minutes: Commissioner Scott said the Science Engineering Fair was at the RP Funding Center this past week. He said he was a judge. He said a lot of middle schoolers and high schoolers come from the entire state. He said it is a great program for us locally. He said they do a tourism day prior to the fair and he encouraged everyone to attend the fair. He said there were a lot of great projects and judges. He said he visited fire station 23 off Kathleen Road. He said it was great to talk with them and how appreciative they are of the assets. He said he is excited to see how much more we can grow. He said he appreciates their hospitality.

M. COMMISSIONER DISTRICT 2 (RICK WILSON, CHAIR)

M.1. Chair Wilson Comments.

Minutes: Chair Wilson had no comments.

O. EXPEDITED HEARINGS PURSUANT TO RESOLUTION NO. 2022-089

Minutes: County Attorney Randy Mink reminded the audience of procedures for the expedited hearings and public hearings and he swore in those who plan to speak.

O.1. Public Hearing (LDCPAS-2024-34 Orchid Springs CPA) (Adoption Hearing) to consider the adoption of an applicant-initiated Small-Scale Comprehensive Plan Map Amendment to change the Future Land Use (FLU) designation from Residential Low (RL) to Residential Medium (RM) on 2.55 +/- acres of a total 5.84 +/- acres near the Winter Haven city limits. (No Fiscal Impact)

Minutes: Land Development Director Ben Ziskal reviewed the proposed map amendment. He said that staff and the Planning Commission recommend approval.

The Chair opened a public hearing; no one spoke.

RESULT:	APPROVED
MOVER:	Bill Braswell
SECONDER:	Martha Santiago
AYE:	Troutman, Wilson, Braswell, Santiago, and Scott

O.2. Public Hearing (LDCT-2024-28 I-4 SAP LDC Text Amendment) (First Reading) to amend Chapter 4, Section 401.01, I-4/NE Parkway Plan Districts, to remove outdated criteria and requirements for residential development from the I-4 Selected Area Plan (SAP). (No Fiscal Impact).

Minutes: Land Development Director Ben Ziskal reviewed the proposed text amendment. He said that staff and the Planning Commission recommend approval. He said this is the first reading and no action will be required.

The Chair opened a public hearing; no one spoke.

Upon question, Mr. Ziskal said the applicant is Tim Campbell. He said this is applicant initiated due to timing. He said this would most likely be a part of our Comprehensive Plan and Land Development Code updates, but the applicant wants to facilitate development now and not wait on the county to make those changes.

O.3. Public Hearing (LDCT-2025-2 INST-2 LDC Text Amendment) (First Reading) to allow Vehicle Service, Mechanical and outdoor storage in the Institutional-2 (INST-2) land use district. (No Fiscal Impact).

Minutes: Land Development Director Ben Ziskal reviewed the proposed text amendment. He said that staff and the Planning Commission recommend approval. He said this is the first reading and no action will be required.

The Chair opened a public hearing; no one spoke.

P. PUBLIC HEARINGS

P.1. Public Hearing (LDCPAL-2024-15 ILE Text CPA) (Adoption Hearing) for a Large-Scale Comprehensive Plan text amendment to Policies 2.130-B3.3 and 2.130B3.4 regarding duplexes in Office Center-X (OCX) and sewer connection in Section 2.130-B Indian Lakes Estates (ILE). This case is related to LDC-2024-24, a companion Land Development Code Text Amendment. (No Fiscal Impact)

Minutes: Chanda Bennett, Land Development, presented this with Public Hearing Item P.2. She reviewed the proposed amendments for Indian Lake Estates (ILE). She said the proposed request is to allow a duplex next to an existing duplex and to allow up to four dwelling units per acre on septic. She showed land use maps and discussed the uses in the surrounding area. She stated you can achieve up to four dwelling units to the acre on septic depending on the soils and environmental factors. She said there were duplexes in the area trying to make the RL-4 consistent. She said there were two property owners they had been in contact with and staff initiated this amendment.

Upon question, Ms. Bennett said over half of the Planning Commission voted for denial. She said the concern was the doubling of the 379 lots, it being in the wildlife corridor, and it being in the area where enhanced septic tanks are required.

Commissioner Braswell said we are doing one piece of that and it would be arguable that why would you not let all those lots become duplexes with septic tanks. He said that would be almost 800 septic tanks which seems what the state is trying to accomplish. He said if there were a way to stop it at this point it would make sense to him but he thinks this opens the door for more of the same.

Upon question, Ms. Bennett confirmed that duplexes are not allowed in OCX. She said that this area got designated OCX and the duplexes in ILE were there prior to 1994 and they did not give these land uses until 2009. She said the RL-4 will be a Level 3 Review.

Commissioner Braswell said it seems we are letting the horse out of the gate and the potential is there.

Ms. Bennett showed on the maps where the septic tanks are required. She said the other 8,000 lots in ILE are half acre single-family homes. She said all the roads are managed by ILE. She said ILE has to issue a meter for any duplexes. She said they do not have sewer anywhere in ILE nor are they planning on it. She said the starred lots on the map would have to come in for a Level 3 Review to be permitted even if the Board approves the text amendment today. She said if we did not approve it would be four units to the acre and the Planning Commission could not approve them because they cannot connect to sewer. She said the Code allows the property owner to make an application for a conditional use that they can never achieve by the Comprehensive Plan, so it is conflicting. She said ILE is different than the rest of the county. She said in the rest of the county for RL-4 if sewer is not available they can use septic tanks if approved by the Health Department. She said that is not available to property owners in ILE. She showed the areas on the map that have duplexes right now. She said the other areas are waiting to see what happens on whether to move forward.

Commissioner Troutman said are we going to utilize an area that is already developed even though it is not built out; she said or are we going to say no to this and force them somewhere else.

Ms. Bennett said staff thinks about when an area was given a designation and it had an established density maximum that it could achieve. She said the idea in 2004 was that RL-4 could achieve four dwelling units to the acre. She said this recommendation allows them to achieve what was done in 2004. She said they have public water.

Chair Wilson said what has been going on out there has been unusual. He said he has dealt with those out there with lack of certain services. He said they need all the help they can get.

Commissioner Braswell said when he thinks of septic tanks he thinks of low density and this flies in the face of low density.

Upon question, Ms. Bennett said the lot sizes are a half acre.

Commissioner Braswell said back when they thought of developing this in the 60's and 70's they anticipated a sewer and a package plant operating there.

Commissioner Santiago said this is so far removed she does not know how they thought they could get sewer in there. She said this is a good example of sprawl and what we try to avoid.

The Chair opened a public hearing; no one spoke.

Motion to Deny.

RESULT:	DENIED
MOVER:	Bill Braswell
SECONDER:	Martha Santiago
AYE:	Wilson, Braswell, Santiago, and Scott
NAY:	Troutman

P.2. Public Hearing (LDCT-2024-24, Chapter 4, Section 402.C) (Adoption Hearing) to consider the adoption of LDCT-2024-24, a County-initiated request to create a new use table for Pre-DRI #2, commonly known as Indian Lake Estates, and add language regarding sewer connections and duplexes in Office Center (OCX) with conditions. No Fiscal Impact.

Minutes: This case was presented with the previous hearing.

Commissioner Troutman said her concern is that we have told these people they could have RL-4.

Upon question, Ms. Bennett said she did not read that there is the ability for each lot to come in individually for a variance.

Commissioner Troutman said she feels for the people because we have a conflicting situation here that is not allowing them to use the designation of what their property is. She said she is not a fan of septic but they have RL-4 and are not able to utilize it.

Motion to Deny.

RESULT:	DENIED
MOVER:	Bill Braswell
SECONDER:	Michael Scott
AYE:	Wilson, Braswell, Santiago, and Scott
NAY:	Troutman

P.3. Public Hearing to consider the adoption of an ordinance providing procedure requirements to close Polk County-owned roads.

Minutes: County Attorney Randy Mink discussed the ordinance providing procedure

requirements closing Polk County-owned roads. He recommended approval.

The Chair opened a public hearing; no one spoke.

RESULT:	APPROVED
MOVER:	Bill Braswell
SECONDER:	Martha Santiago
AYE:	Troutman, Wilson, Braswell, Santiago, and Scott

P.4. Public Hearing to consider adoption of a resolution to vacate a portion of a platted public drainage-retention easement as shown on the plat of Pineview Estates Phase II, Mulberry, Florida. (No fiscal impact)

Minutes: Scott Lowery, Real Estate Services, reviewed the proposed vacation request. He said there are no objections to the proposed request. He recommended approval.

The Chair opened a public hearing; no one spoke.

RESULT:	APPROVED
MOVER:	Bill Braswell
SECONDER:	Michael Scott
AYE:	Troutman, Wilson, Braswell, Santiago, and Scott

P.5. Public Hearing to consider adoption of a resolution to vacate any County or public interest in a 30-foot-wide strip of land lying adjacent to the east of Parcel ID Numbers 272822-000000-031010/031030. (No fiscal impact)

Minutes: Scott Lowery, Real Estate Services, reviewed the proposed vacation request. He said there are no objections to the proposed request. He recommended approval and recommended waiving the petition fee.

The Chair opened a public hearing; no one spoke.

RESULT:	APPROVED
MOVER:	Michael Scott
SECONDER:	Becky Troutman
AYE:	Troutman, Wilson, Braswell, Santiago, and Scott

ANNOUNCEMENTS

Minutes: Meeting adjourned at 10:17 a.m.