



# Polk County Board of County Commissioners

## Meeting Minutes - Draft

### March 05, 2024 Regular BoCC meeting

In accordance with the American with Disabilities Act, persons with disabilities needing special accommodations to participate in this proceeding should contact the Communications Office not later than 48 hours prior to the proceeding. Their office is located in the County Administration Building, 330 West Church Street in Bartow. Telephone (863) 534-6090 or TTY (863) 534-7777. If hearing impaired dial 7-1-1 for Florida Relay services or call (800) 955-8771 (TTY); dial (800) 955-1339 if you are using a computer.

Any invocation that may be offered before the official start of the Commission meeting shall be the voluntary offering of a private citizen, to and for the benefit of the Commission. The views or beliefs expressed by the invocation speaker have not been previously reviewed or approved by the Commission, and the Commission is not allowed by law to endorse the religious beliefs or views of this, or any other speaker.

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. (BILL BRASWELL, CHAIR)

### INVOCATION

Bill Dehart, Polk County Fire Rescue Chaplain

### PLEDGE OF ALLEGIANCE (BILL BRASWELL, CHAIR)

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

C.1. Comments.

**Minutes:** At a time later in the meeting, Victoria Del Castillo said she is a new home schooling mother and lives on Crystal Beach Road. She said she sees a lot of chemtrails over their homes and she does not know what agency to go to about this. She asked where can she find out what is going on above her property. She said she lives next to an orange grove and asked about pesticides. She discussed filtering her water and having her water tested. She said she is worried about the water and the air.

### D. APPROVE CONSENT AGENDA

D.1. Approve Consent Agenda.

<b>RESULT:</b>	<b>APPROVED</b>
<b>MOVER:</b>	Neil Combee
<b>SECONDER:</b>	Rick Wilson

<b>AYE:</b>	Lindsey, Braswell, Combee, Santiago, and Wilson
-------------	---

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

E.1. Disbursements.

<b>RESULT:</b>	<b>APPROVED</b>
<b>MOVER:</b>	Neil Combee
<b>SECONDER:</b>	Martha Santiago
<b>AYE:</b>	Lindsey, Braswell, Combee, Santiago, and Wilson

E.2. Minutes of Regular Board meeting held on February 20, 2024.

<b>RESULT:</b>	<b>APPROVED</b>
<b>MOVER:</b>	Martha Santiago
<b>SECONDER:</b>	Neil Combee
<b>AYE:</b>	Lindsey, Braswell, Combee, Santiago, and Wilson

**G. COUNTY ATTORNEY (RANDY MINK)**

G.1. One College Place II Plat for Conditional Approval. (No fiscal impact)

**Minutes:** County Attorney Randy Mink discussed the plat for One College Place II.

Commissioner Lindsey recused from voting.

<b>RESULT:</b>	<b>APPROVED</b>
<b>MOVER:</b>	Martha Santiago
<b>SECONDER:</b>	Neil Combee
<b>AYE:</b>	Braswell, Combee, Santiago, and Wilson
<b>Recused:</b>	Lindsey

**H. COUNTY MANAGER (BILL BEASLEY)**

H.1. Approve the contract with Central Florida Health Care, Inc. (CFHC) for the proposed build of a new community health center in Dundee. (Total amount not to exceed \$3,000,000)

**Minutes:** County Manager Bill Beasley discussed the contract with Central Florida Health Care, Inc., for the proposed build of a new community health center in Dundee. He recommended approval.

Upon question, Mr. Beasley clarified that if this facility and the facility in Item H. 2 were sold within ten years there is a clawback provision to the county.

<b>RESULT:</b>	<b>APPROVED</b>
<b>MOVER:</b>	Rick Wilson
<b>SECONDER:</b>	Martha Santiago

<b>AYE:</b>	Lindsey, Braswell, Combee, Santiago, and Wilson
-------------	---

- H.2. Approve the contract with Central Florida Health Care, Inc. (CFHC) for the proposed build of a new community health center in Lakeland. (Total amount not to exceed \$3,000,000)

**Minutes:** County Manager Bill Beasley discussed the contract with Central Florida Health Care, Inc., for the proposed build of a new community health center in Lakeland. He recommended approval.

Ann Claussen, Central Florida Health Care, Inc., thanked the Board for their continued support. She said the growth and need is tremendous and it is challenging to keep up. She said the opportunity for Dundee and Lakeland will help them to continue and meet the needs of this population.

Upon question, Ms. Claussen said they have clinics in Davenport, Lake Wales, Mulberry, three centers in Lakeland, three centers in Winter Haven, Frostproof and Haines City.

Commissioner Santiago said it is good to see that Dundee is being included. She said she appreciates everything they do for our county to serve the low income people. She said it is good to see Polk County's money being used this way. She said we have a lot of people that need their services and she said thank you.

Ms. Claussen said the facility in Frostproof is being rebuilt and will be ready for the ribbon cutting in July or August.

<b>RESULT:</b>	<b>APPROVED</b>
<b>MOVER:</b>	George Lindsey
<b>SECONDER:</b>	Neil Combee
<b>AYE:</b>	Lindsey, Braswell, Combee, Santiago, and Wilson

- H.3. Approve the first amendment to the contract with the Tenth Judicial Circuit Court of Florida for the Behavioral Health Court (BHC) Program. (Total amount not to exceed: \$319,164 for FY 23/24, \$335,122 for FY 24/25, \$351,878 for FY 25/26, \$369,472 for FY 26/27, and \$387,946 for FY 27/28)

**Minutes:** County Manager Bill Beasley discussed the first amendment to the contract with the Tenth Judicial Circuit Court of Florida for the Behavioral Health Court Program. He recommended approval.

<b>RESULT:</b>	<b>APPROVED</b>
<b>MOVER:</b>	Neil Combee
<b>SECONDER:</b>	Martha Santiago
<b>AYE:</b>	Lindsey, Braswell, Combee, Santiago, and Wilson

- H.4. Approve agreement with RDK Assets, Inc. dba RDK Truck Sales (RDK) for long term waste collection truck leases. (\$956,000.00 annual estimated recurring expense)

**Minutes:** County Manager Bill Beasley discussed the agreement with RDK Assets, Inc., dba RDK Truck Sales for long term waste collection truck leases. He recommended approval.

<b>RESULT:</b>	<b>APPROVED</b>
<b>MOVER:</b>	Rick Wilson
<b>SECONDER:</b>	Martha Santiago
<b>AYE:</b>	Lindsey, Braswell, Combee, Santiago, and Wilson

H.5. Approve agreement with Inspire Placemaking Collective, Inc. to update the Polk County Comprehensive Plan. (\$560,523.00 one-time expense)

**Minutes:** County Manager Bill Beasley discussed the agreement with Inspire Placemaking Collective, Inc., to update the Polk County Comprehensive Plan. He recommended approval.

Commissioner Combee discussed the company Inspire Placemaking Collective, Inc.

<b>RESULT:</b>	<b>APPROVED</b>
<b>MOVER:</b>	Neil Combee
<b>SECONDER:</b>	Rick Wilson
<b>AYE:</b>	Lindsey, Braswell, Combee, Santiago, and Wilson

**I. COMMISSIONER DISTRICT 1 (GEORGE LINDSEY)**

I.1. Commissioner Lindsey Comments.

**Minutes:** Commissioner Lindsey had no comments.

**J. COMMISSIONER DISTRICT 2 (RICK WILSON)**

J.1. Commissioner Wilson Comments.

**Minutes:** Commissioner Wilson had no comments.

**K. COMMISSIONER DISTRICT 4 (MARTHA SANTIAGO)**

K.1. Commissioner Santiago Comments.

**Minutes:** Commissioner Santiago had no comments.

**L. COMMISSIONER DISTRICT 5 (NEIL COMBEE)**

L.1. Commissioner Combee Comments.

**Minutes:** Commissioner Combee had no comments.

**M. COMMISSIONER DISTRICT 3 (BILL BRASWELL, CHAIR)**

M.1. Chair Braswell Comments.

**Minutes:** Chair Braswell said he judged the Miss Florida Citrus Pageant last Friday. He said it was a lot of fun and said it was for ten hours. He said he did not have the greatest opinion of beauty pageants until he participated in one as a judge. He said they were brought in one-by-one and were asked hard questions and it blew his mind. He said it was impressive.

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

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

- O.1. Public Hearing (LDCT-2023-14 US 27 SAP RACX Storage & Car Wash) (Adoption Hearing) to consider the adoption of a request to add “Self-Storage Facility” and “Full-Service Car Wash” to the Use Table for the Regional Activity Center (RACX) land use district in the US 27 Selected Area Plan (SAP). (No Fiscal Impact).

**Minutes:** Land Development Director Ben Ziskal reviewed the proposed text amendment. He said that staff recommends approval.

The Chair opened a public hearing; no one spoke.

<b>RESULT:</b>	<b>APPROVED</b>
<b>MOVER:</b>	Neil Combee
<b>SECONDER:</b>	Martha Santiago
<b>AYE:</b>	Lindsey, Braswell, Combee, Santiago, and Wilson

- O.2. Public Hearing (LDCT-2023-19 Housing LDC Text Amendment) (First Reading) to consider the adoption of a County-initiated request to alleviate certain administrative burdens on citizens to develop and use individual lots, reduce the levels of review for certain uses, and provide clarity for citizens and staff when applying existing conditional use standards. (No Fiscal Impact).

**Minutes:** Land Development Director Ben Ziskal reviewed the proposed text amendment. He said that staff recommends approval. He said this is the first reading and no action is required.

The Chair opened a public hearing; no one spoke.

- O.3. Public Hearing (LDCT-2023-20 Mining Inspection Text Amendment) (First Reading) to consider the adoption of a Text Amendment to change the responsibility of performing annual mining inspections from Code Enforcement to Land Development. (No Fiscal Impact)

**Minutes:** Land Development Director Ben Ziskal reviewed the proposed text amendment. He said that staff recommends approval. He said this is the first reading and no action is required.

The Chair opened a public hearing; no one spoke.

## **P. PUBLIC HEARINGS**

P.1. Public Hearing to consider adoption of an ordinance granting an Economic Development Ad Valorem Tax Exemption to a new business, D.R. Horton, Inc., and approval of a Performance Agreement with the company.

**Minutes:** Deputy County Attorney Sandra Howard discussed the ordinance granting an Economic Development Ad Valorem Tax Exemption to a new business, D.R. Horton, Inc., and approval of a Performance Agreement with the company.

The Chair opened a public hearing.

Ms. Howard said it is an average annual wage of the 117 jobs.

Jerry Rodriguez, representing the applicant, thanked the Board for their consideration.

The Chair closed the public hearing.

<b>RESULT:</b>	<b>APPROVED</b>
<b>MOVER:</b>	Rick Wilson
<b>SECONDER:</b>	George Lindsey
<b>AYE:</b>	Lindsey, Braswell, Combee, Santiago, and Wilson

P.2. Public Hearing to consider adoption of an ordinance granting an Economic Development Ad Valorem Tax Exemption to a new business, NVR, Inc., and approval of a Performance Agreement with the company.

**Minutes:** Deputy County Attorney Sandra Howard discussed the ordinance granting an Economic Development Ad Valorem Tax Exemption to a new business, NVR, Inc., and approval of a Performance Agreement with the company.

The Chair opened a public hearing.

Matt Hussion, NVR Inc, said they appreciate any consideration for this project.

The Chair closed the public hearing.

<b>RESULT:</b>	<b>APPROVED</b>
<b>MOVER:</b>	George Lindsey
<b>SECONDER:</b>	Martha Santiago
<b>AYE:</b>	Lindsey, Braswell, Combee, Santiago, and Wilson

P.3. Economic Development Impact Fee Mitigation Agreement with NVR, Inc. (estimated \$67,077 impact fee revenue loss)

**Minutes:** Deputy County Attorney Sandra Howard discussed the Economic Development Impact Fee Mitigation Agreement with NVR, Inc.

<b>RESULT:</b>	<b>APPROVED</b>
<b>MOVER:</b>	Rick Wilson
<b>SECONDER:</b>	Neil Combee
<b>AYE:</b>	Lindsey, Braswell, Combee, Santiago, and Wilson

## **ANNOUNCEMENTS**

**Minutes:** Meeting adjourned at 9:45 a.m.