



# Polk County Board of County Commissioners

## Meeting Minutes - Draft

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### April 15, 2025 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. (RICK WILSON, CHAIR)

### INVOCATION

Murphy Hanley, Polk County Fire Rescue Chaplain

### PLEDGE OF ALLEGIANCE (RICK WILSON, CHAIR)

### A. PRESENTATIONS and RECOGNITIONS

#### A.1. Employee Recognition

**Minutes:** The Board recognized Jamilia Hardee with Fleet Management, Gloria Reyes with Roads and Drainage, Amanda Reynolds with EMS, Deborah Strafford with Fire Rescue and Rita West with Cooperative Extension Services for their years of service.

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

#### C.1. Comments.

**Minutes:** Cassandra Richards said Mr. Taylor does keep her updated concerning the traffic. She addressed the Commissioners concerning the infrastructure. She stated the county needs to be more strategic. She stated there are a lot of hurdles but they have to jump those hurdles. She said the city wants the infrastructure and they leave the county with the roads. She said something has to be done. She stated she lives in the county but she does attend city commission meetings. She said the cities are trampling

on the county.

Chair Wilson said Ms. Richards is right and he said it is an uphill battle. He said it is a state regulation and he has been fighting it for many years.

Christopher Ison said he lives in Commissioner Scott's District. He said he is here to discuss the Daughtery Road Park. He said his property directly abuts Phase 1 and the parking lot will go directly next to his house. He said he has recently updated his home and it saddens him that there will be a parking lot right next to it. He said this could invite homelessness to this area. He discussed a recent home invasion. He said his concern is what that park will look like and what barriers will be utilized. He said he wants more than a fence separating his home from the park. He said he would like to have a meeting with the Board.

James Abercrombie said he is here to discuss the Daughtery Road Park. He said he wants to present a formal grievance of negligence for land development regulations. He read a letter into the record.

County Attorney Randy Mink said Commissioner Scott did reach out to him to meet with Mr. Abercrombie but he had not had the opportunity to do so. He said he has advised the Board to not have private meetings recorded.

#### **D. APPROVE CONSENT AGENDA**

D.1. Approve Consent Agenda.

<b>RESULT:</b>	<b>APPROVED</b>
<b>MOVER:</b>	Bill Braswell
<b>SECONDER:</b>	Martha Santiago
<b>AYE:</b>	Troutman, Wilson, Braswell, Santiago, and Scott

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

E.1. Disbursements.

<b>RESULT:</b>	<b>APPROVED</b>
<b>MOVER:</b>	Martha Santiago
<b>SECONDER:</b>	Bill Braswell
<b>AYE:</b>	Troutman, Wilson, Braswell, Santiago, and Scott

E.2. Minutes of Regular Board meeting held on April 1, 2025.

<b>RESULT:</b>	<b>APPROVED</b>
<b>MOVER:</b>	Bill Braswell
<b>SECONDER:</b>	Martha Santiago
<b>AYE:</b>	Troutman, Wilson, Braswell, Santiago, and Scott

## H. COUNTY MANAGER (BILL BEASLEY)

- H.1. Request Board approve (1) construction contract with C&T Contracting Services, Inc. for the septage receiving and leachate treatment system project (\$21,430,000.00 one-time expense) and (2) CIP amendment and budget transfer from the Utilities Capital Expansion Fund Reserve for Future Capital Expansion to fully fund the project (\$18,343,741.00 one-time transfer).

**Minutes:** County Manager Bill Beasley discussed the construction contract with C&T Contracting Services, Inc., for the septage receiving and leachate treatment system project, CIP amendment and budget transfer. He recommended approval.

Commissioner Scott said hats off to the county for the ultimate facility. He said having been involved in the septic business with his dad the evolving regulations are hard to follow as a company. He said for the county to put something together not only benefits the haulers but will benefit solid waste as well. He said this is one of those collaborative efforts although it is county funded. He said it is a great facility and said hats off to the entire team of the county. He said he is proud to be a part of this decision.

<b>RESULT:</b>	<b>APPROVED</b>
<b>MOVER:</b>	Bill Braswell
<b>SECONDER:</b>	Martha Santiago
<b>AYE:</b>	Troutman, Wilson, Braswell, Santiago, and Scott

- H.2. Approve Amendment No. 2 to Agreement 2022-025 with Hazen and Sawyer, P.C. to provide professional engineering services for septage receiving stations (\$488,410.00 one-time expense)

**Minutes:** County Manager Bill Beasley discussed Amendment No. 2 to Agreement 2022-025 with Hazen and Sawyer, P.C., providing professional engineering services for septage receiving stations. He recommended approval.

<b>RESULT:</b>	<b>APPROVED</b>
<b>MOVER:</b>	Michael Scott
<b>SECONDER:</b>	Bill Braswell
<b>AYE:</b>	Troutman, Wilson, Braswell, Santiago, and Scott

- H.3. Approve the Local Agency Program (LAP) Agreement between Polk County and the Florida Department of Transportation (FDOT) for the Old Dixie Trail Project, associated resolutions, CIP Budget Amendment and budget resolution (\$2,000,335.00 one-time unanticipated revenue).

**Minutes:** County Manager Bill Beasley discussed the Local Agency Program Agreement between Polk County and the Florida Department of Transportation for the Old Dixie Trail Project and associated resolutions. He recommended approval.

<b>RESULT:</b>	<b>APPROVED</b>
<b>MOVER:</b>	Becky Troutman
<b>SECONDER:</b>	Bill Braswell
<b>AYE:</b>	Troutman, Wilson, Braswell, Santiago, and Scott

**I. COMMISSIONER DISTRICT 1 (BECKY TROUTMAN)**

**I.1. Commissioner Troutman Comments.**

**Minutes:** Commissioner Troutman commended the office of Planning and Development, Ben Dunn, and his team. She said last week they were sent an email that included what they have rolled out with the project viewer. She said this comes a long way in making a user friendly way for the public to find what is going on when we see the pink signs posted in the area. She said it will be welcomed by the public and with what we will hear later with the increased feet requirements for notices. She said we are making some steps to make this more publicly known and user friendly process. She said thank you for that.

**J. COMMISSIONER DISTRICT 3 (BILL BRASWELL)**

**J.1. Commissioner Braswell Comments.**

**Minutes:** Commissioner Braswell asked for a spreadsheet on the CLASAC approved projects. He also asked for another list of what has been approved and how much for the ad valorem tax exemptions.

**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 responded to public comments regarding parks. He said Hunt Fountain Park is over utilized. He said when we look at that area for recreation needs there is a lot of development that has occurred over the last 15 plus years. He said for the county that strategic investment years ago was to be forward looking at needing another park. He said he understands the challenges of what you want in your backyard versus what the person that owns the land wants. He discussed how Hunt Fountain Park is crowded. He said the sign for Daughtery Road Park is there for transparency. He said he has pushed with Communications for QR codes to become more forthcoming. He said for future projects you will see an improvement in our communication. He discussed the GIS map where you can click and see the PDs. He said they are listening loud and clear and taking steps to make us better.

**M. COMMISSIONER DISTRICT 2 (RICK WILSON, CHAIR)**

**M.1. Chair Wilson Comments.**

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

## N. LAY BOARD APPOINTMENTS

- N.1. Appoint Danielle Tanner as a member of the Housing and Neighborhood Development Citizens Advisory Committee (CAC) for a three-year term, April 15, 2025, through April 14, 2028. (No fiscal impact).

<b>RESULT:</b>	<b>APPROVED</b>
<b>MOVER:</b>	Bill Braswell
<b>SECONDER:</b>	Martha Santiago
<b>AYE:</b>	Troutman, Wilson, Braswell, Santiago, and Scott

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

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

- O.1. Public Hearing (LDCPAS-2025-4 Bradley Junction Fire Station) (Adoption Hearing) to consider the adoption of a Small-Scale Comprehensive Plan Amendment to change the Future Land Use from Rural Cluster Center (RCC) to Institutional (INST) on ±8.13 acres to recognize an existing Water Treatment Facility and County Fire Rescue Station in the Rural Development Area (RDA).

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

The Chair opened a public hearing; no one spoke.

<b>RESULT:</b>	<b>APPROVED</b>
<b>MOVER:</b>	Becky Troutman
<b>SECONDER:</b>	Martha Santiago
<b>AYE:</b>	Troutman, Wilson, Braswell, and Santiago
<b>Absent:</b>	Scott

- O.2. Public Hearing (LDCPAS-2025-6 ABC Road Caloosa Fire Station) (Adoption Hearing) to consider the adoption of a Small-Scale Comprehensive Plan Amendment to change the Future Land Use designation from Agricultural/Residential Rural (A/RRX) to Institutional-1 (INSTX) on ±5.82 acres for a new County Fire Rescue Station in the Rural Development Area (RDA).

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

The Chair opened a public hearing; no one spoke.

<b>RESULT:</b>	<b>APPROVED</b>
<b>MOVER:</b>	Michael Scott
<b>SECONDER:</b>	Becky Troutman
<b>AYE:</b>	Troutman, Wilson, Braswell, Santiago, and Scott

O.3. Public Hearing (LDCT-2024-28 I-4 SAP LDC Text Amendment) (Adoption Hearing) 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.

The Chair opened a public hearing; no one spoke.

<b>RESULT:</b>	<b>APPROVED</b>
<b>MOVER:</b>	Becky Troutman
<b>SECONDER:</b>	Martha Santiago
<b>AYE:</b>	Troutman, Wilson, Braswell, Santiago, and Scott

O.4. Public Hearing (LDCT-2025-2 INST-2 LDC Text Amendment) (Adoption Hearing) 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.

Upon question, Mr. Ziskal said it would need to be visually buffered with landscaping, walls, or opaque fencing similar to other outdoor storage provisions.

The Chair opened a public hearing; no one spoke.

<b>RESULT:</b>	<b>APPROVED</b>
<b>MOVER:</b>	Becky Troutman
<b>SECONDER:</b>	Michael Scott
<b>AYE:</b>	Troutman, Wilson, Braswell, Santiago, and Scott

O.5. Public Hearing (LDCT-2025-6 Mobile Homes in Plats Prior to 1971) (First Reading) to consider the adoption of a County-initiated LDC Text amendment to Chapter 3 Conditional Uses, Section 303, Criteria for Conditional Uses, Individual Mobile Homes, to allow mobile homes by right in subdivision plats recorded prior to May 20, 1971.

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

Commissioner Troutman said this is great as far as listening to the Planning Commissioners. She said this is making this more user friendly to the public and is using common sense in a process that sometimes gets lost.

The Chair opened a public hearing; no one spoke.

O.6. Public Hearing (LDCT-2025-4 1,000 Foot Public Hearing Mailer Radius) (First Reading) to consider the adoption of a County-initiated LDC Text amendment to Chapter 9 Development Review Procedures, Section 960(A), Types of Public Notice, by removing the current text of a 500-foot distance in which mail notices

are to be sent to area property owners and replacing it with 1,000 feet.

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

Commissioner Scott said this stems from personal experiences where larger acreage landowners in certain rural areas were not getting mailers. He said this is another step by the county to be more transparent to those residents. He said he appreciates staff's efforts.

The Chair opened a public hearing; no one spoke.

O.7. Public Hearing (LDCT-2025-3 Stressed Basins and Stormwater Management) (First Reading) to consider the adoption of a County-initiated LDC Text amendment to multiple sections of Chapters 2, 7 and 10 and Appendix A of the Land Development Code, to address stressed drainage basins, and improve stormwater management standards.

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

Commissioner Scott thanked Gator for working on this. He said we saw from Milton but really going to historical data when you look at the county on challenge areas. He said we want to learn from the past and when you talk about the road base material the county is bearing some of the cost on redoing the roadways. He said some of the costs could have been negated with the standard we have now in this adoption. He says he appreciates the county's efforts and he thanked the engineering department.

The Chair opened a public hearing; no one spoke.

## **P. PUBLIC HEARINGS**

P.1. Public Hearing to consider the adoption of an Ordinance of the Polk County Board of County Commissioners prohibiting camping on certain property, unless specifically authorized. (Continued to May 6, 2025)

**Minutes:** County Attorney Randy Mink requested that this be continued to May 6th for them to work with law enforcement.

Continued to May 6, 2025.

<b>RESULT:</b>	<b>CONTINUED</b>
<b>MOVER:</b>	Becky Troutman
<b>SECONDER:</b>	Bill Braswell
<b>AYE:</b>	Troutman, Wilson, Braswell, Santiago, and Scott

## **ANNOUNCEMENTS**

**Minutes:** Meeting adjourned at 9:51 a.m.