



# Polk County Board of County Commissioners

## Meeting Minutes - Final

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### January 07, 2025 Regular BoCC meeting

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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)

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

#### C.1. Comments.

**Minutes:** LeRoy Mannien addressed the Board concerning the closure of Loyce E. Harpe Park. He thanked Commissioner Troutman for bringing this issue up for him last month. He discussed how this closure has affected his business. He said he had to let staff go. He said this one park has 10 amenities that this community uses 7 days a week. He asked that the county find another place for FEMA to store the hurricane debris. He asked about e-bikes and if the county would be putting in any regulations concerning e-bike usage on sidewalks, county roads, and in housing communities. He said that if they pursue this he would be able to give the county guidance. He said there are different classifications of what an e-bike is and how it can be used.

Ken Henry, Regional Community Council, said their goal is to work with the county on areas of importance to the communities along Thompson Nursery Road. He said attending this meeting was not their preferred way of communicating with the Board. He discussed his letter that was sent to Chair Wilson in December, concerning their unanimous approval of proposal two that was proposed at the November 14, 2024,

meeting. He said the goal was to meet with the county concerning this and the different options. He said they reached out to Roads and Drainage Director Jay Jarvis and the Board, but received no response. He said a golf cart path was never part of their agenda, they were in favor of a multi-use path. He said removing the bike path from the roadway is a safer option. He said it will bring more use of the recreational path. He said only 3 communities in this area are age restricted.

Alex Vogt discussed his background as a civil engineer. He said multi-use paths provide a safer alternative and means of transportation. He addressed the Board concerning his discussions with Roads and Drainage Director Jay Jarvis and said Mr. Jarvis did not endorse the multi-use path. He said there are many more uses for a multi-use path than just golf carts. He said he disagrees with Mr. Jarvis. He discussed the bike path and said it is not safe on Thompson Nursery Road with the speed limit of 50 mph. He said this is why a multi-use path is encouraged. He said they are safer for all users. He discussed the multi-use paths that are coming all over the county. He said there are state laws that encourage the use of multi-use paths and said the transportation system needs to accommodate all citizens.

Linda Fife addressed the Board concerning the design issues that are facing the communities along Thompson Nursery Road. She discussed the safety issues on this road. She discussed the community meetings that they were invited to and encouraged to give feedback. She said public input serves no purpose if action is not taken by the Board. She said every community along this road deserves safe travels. She said option 2 supports the multi-use path. She discussed the schools in this area and the children that will be using this road. She said the bike path on a road with a speed limit of 45 mph is not safe. She asked that they please make the correct choice.

Tom Palmer asked when the public will get an update on BS Ranch and Farm. He said the county has been spending a lot of money on restoration projects in the upper northeast for Peace River. He asked what will happen to all of the waste that is still out there because it is not far from Saddle Creek, which is a tributary. He discussed how it could affect the water quality.

Chair Wilson said it has been shut down. He said they are in the process now of seeing what is going on. He said they are looking into this and once they get the answers they will let the public know.

Mr. Palmer discussed septic tank haulers having a place to go.

Chair Wilson said the septic tank waste is getting moved. He said they have not had to shut the county down.

County Attorney Randy Mink said there will be a public hearing for all those who plan to speak about Grenelefe.

Cassandra Richards said she is here to address the Board concerning dump trucks speeding on Frelander Road. She said she has spoken with FDOT and she will be working with them to get a light at Lewis Griffin Road and Highway 60. She said she agrees with Commissioner Braswell concerning the closure of roads for construction.

She said changes are coming. She discussed the safety for children. She said Lewis Griffin Road does not affect a residential neighborhood. She asked the Board to make Freeland Road a non-collector road. She asked for the Board's help.

Glenn Lawhorn addressed the Board concerning the process between the applicant and the petitioner for public input. He said it is very one sided. He said the applicant gets the floor for however long they want and the public only gets 3 minutes to address their issues. He asked if there is any way to change that process. He said they need more discussion time.

Commissioner Braswell said he has advocated since day one for citizens to come meet with the Commissioners and discuss their issues. He said he has found that he learns more that way than when people discuss them at public hearings. He said it is much better to schedule a time to meet with the Commissioners. He said sitting down with people prior to meetings and discussing the issues gets a lot done.

Mr. Lawhorn discussed the Grenelefe de novo hearing in 2008. He said most people don't know they can come meet with the Commissioners.

Chair Wilson said anyone can make an appointment to speak with them. He said there is a lot that can be gained by coming to the Commissioners' office and speaking with them.

**D. APPROVE CONSENT AGENDA**

D.1. Approve Consent Agenda.

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

E.1. Disbursements.

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

E.2. Minutes of Regular Board meeting held on December 17, 2024.

**Minutes:** Polk County Clerk of Court Stacy M. Butterfield said she will begin her 4th term today. She said it is a privilege to serve in this role and honored the community has entrusted here with this responsibility. She said she loves her job. She discussed the Investiture Ceremony being held today to swear in the constitutional officers. She encouraged everyone to watch on PGTV.

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

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

G.1. Adopt Resolution Denying the Road Closure of Lake Marion Creek Road and Prohibiting County Road Closures Without the Board of County Commissioners Approval.

**Minutes:** County Attorney Randy Mink reviewed the resolution denying the road closure of Lake Marion Creek Road and prohibiting county road closures without the Board's approval. He said the resolution will prohibit road closures exceeding 5 days. He said the resolution exempts out emergency situations. He recommended approval.

<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. Approve a U.S. Department of Housing and Urban Development (HUD) Grant Agreement #B-24-CP-FL-0609, associated resolution, CIP Amendment and budget transfer to amend the budget for unanticipated revenue for the FDC Grove Road / North Ridge Trail Flyover. (\$6,000,000.00 one-time unanticipated revenue)

**Minutes:** County Manager Bill Beasley discussed the U.S. Department of Housing and Urban Development (HUD) Grant Agreement #B-24-CPFL-0609, associated resolution, CIP Amendment and budget transfer to amend the budget for unanticipated revenue for the FDC Grove/North Ridge Trail Flyover. He recommended approval.

Upon question, Mr. Beasley said Congressman Webster was a strong advocate in support of the appropriations.

<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

H.2. Approve a Federal-Funded Grant Agreement with the U.S. Department of Housing and Urban Development (HUD) Grant Agreement #B-24-CP-FL-0651, associated resolution, CIP Amendment and budget transfer to amend the budget for unanticipated revenue for sidewalks in the Poinciana Community. (\$850,000.00 one-time unanticipated revenue)

**Minutes:** County Manager Bill Beasley discussed the Federal-Funded Grant

Agreement with the U.S. Department of Housing and Urban Development (HUD) Grant Agreement #B-24-CP-FL-0651, associated resolution, CIP Amendment and budget transfer to amend the budget for unanticipated revenue for sidewalks in the Poinciana Community. He recommended approval.

Upon question, Mr. Beasley said this appropriation is from Congressman Soto.

<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

H.3. Approve professional services agreements with both WSP USA and Kimley-Horn and Associates for the North Rifle Range Road Drainage & Sidewalk Improvement Project and Inwood Drainage Improvement Project (Wahneta and Inwood). (\$314,979.00 (Wahneta) one-time expense and \$130,375.00 (Inwood) one-time expense)

**Minutes:** County Manager Bill Beasley discussed the professionals services agreement with both WSP USA and Kimely-Horn and Associated for the North Rifle Range Road Drainage & Sidewalk Improvement Project and Inwood Drainage Improvement Project. 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 thanked Marsha Faux and Lori Edwards for their decades of service to Polk County. She congratulated Blair Allen for being the first female public defender elected in Polk County.

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

J.1. Appoint Chad Tagtow as a Member (Seat 5) of the Polk County Industrial Development Authority, for the three-year term, January 23, 2025 through January 22, 2028.

<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

J.2. Commissioner Braswell Comments.

**Minutes:** Commissioner Braswell had no comments at this time.

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

K.1. Appoint Russel “Rusty” L. Mouton, II as Member No. 8 of the Industrial Development Authority, for the three-year term, January 23, 2025, to January 22, 2028.

<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

K.2. Commissioner Santiago Comments.

**Minutes:** Commissioner Santiago had no comments at this time.

**L. COMMISSIONER DISTRICT 5 (MICHAEL SCOTT)**

L.1. Commissioner Scott Comments.

**Minutes:** Commissioner Scott discussed communication with the Board. He discussed the de novo process that he was involved in with the Board prior to running for Commissioner. He said it can be very rewarding and enlightening. He encouraged those in the community to take ownership of their issues and meet with the Board. He said there is a clear path of communication with the Board. He said the county has done a great job with communication. He discussed the road closure and said they want to do what is best for the county.

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

M.1. Chair Wilson Comments.

**Minutes:** Chair Wilson had no comments at this time.

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

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

O.1. Public Hearing (LDCPAL-2024-4 Spirit Lake Text CPA) (Adoption Hearing) to consider the adoption of a Large-Scale Comprehensive Plan Amendment to change Future Land Use Element Policy 2.113-C3 in Objective 2.113-C Office Centers, to allow for the establishment of new Office Centers (OC) next to Commercial Enclaves (CE).

**Minutes:** Erik Peterson, Land Development, showed slides and reviewed the proposed plan text amendment. He recommended approval.

Chair Wilson 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.2. Public Hearing (LDCPAS-2024-3 Spirit Lake OC 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 Office Center (OC) on .44 acres. (No Fiscal Impact)

**Minutes:** Erik Peterson, Land Development, showed slides and reviewed the proposed map amendment. He said the Planning Commission and staff recommend approval.

Chair Wilson opened a public hearing; no one spoke.

<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.3. Public Hearing (LDCT-2024-26 As-Builts/Record Drawings and Appendix A Revisions) (First Reading) to consider the adoption of a County-initiated LDC Text amendment to multiple sections of the Land Development Code to clarify, document, and improve ways to install infrastructure and prepare development sites for residential and commercial construction projects. (First Reading)

**Minutes:** Erik Peterson, Land Development, showed slides and reviewed the proposed text amendment. He said this is a first reading and not action is required.

Chair Wilson opened a public hearing; no one spoke.

**P. PUBLIC HEARINGS**

P.1. Public Hearing (LDCT-2024-27 SR 60 & Boy Scout Road RCC ACP Text Amendment) (First Reading) to consider the adoption of a joint County and applicant-initiated ordinance amending the Land Development Code. The applicant has asked for this case to be continued to February 4, 2025. No Fiscal Impact.

**Minutes:** Mr. Mink said there has been a request to continue this item to February 2, 2025.

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

P.2. Public Hearing (LDCPAL 2024-6 Grenelefe UEA Comp Plan Text CPA) (Adoption Hearing) to consider a Large-Scale Comprehensive Plan Text

Amendment to Section 2.130-E1 Grenelefe Utility Enclave Area (UEA) revising land use and development totals and related policies for property designated Residential Low-X (RLX), Residential Medium-X (RMX), Residential High-X (RHX), Tourist Commercial Center-X (TCCX), Development of Regional Impact-X (DRIX), add location criteria for Neighborhood Activity Center-X (NACX), and remove the requirement for a Planned Development. This case is related to a Comprehensive Plan map amended (LDCPAL-2024-5) on 526± acres. LDCT-2024-10 is a companion Land Development Code Text Amendment. (No Fiscal Impact)

**Minutes:** Chanda Bennett, Land Development, she said items P.3 and P.4 will be heard during the public hearing for P.2. She discussed the proposed text and map amendments. She reviewed the publications and evidence that will be entered into the record. She showed slides and discussed the site location. She gave background information concerning Grenelefe's history. She reviewed the Built Out Agreement from 2008. She said in 2009 a PD was submitted and approved but it has now expired; she reviewed what was approved at that time. She said this amendment takes the unit total and spreads it out along the golf course area. She reviewed the existing Future Land Use (FLU) map and the proposed FLU map. She reviewed the proposed amendments and limitations. She said the proposed amendments will be a reduction in water and sewer. She discussed the traffic study requirements and said it was added because this area was previously a Development of Regional Impact (DRI). She said staff and the Planning Commission recommend approval.

Upon questions from Commissioners, Ms. Bennett discussed the area around the existing golf course and the density and unit types for the existing homes around the golf course. She said most of the unit types are attached. She confirmed this is not coming in as a PD but the developer will adhere to the proposed standards. She said the Smokey Groves area is not part of this application so it was not directly analyzed. She said with the reduction of sewer and water there is plenty of capacity for Smokey Groves and Grenelefe.

Bart Allen, representing the applicant, introduced the parties present with him today. He discussed the projects timeline with the Planning Commission and the Board. He thanked staff and acknowledge Robert Bolton in the Planning Division for his work on this project. He reviewed the procedural timeline and approvals of this project and said it has been a good process. He discussed the public engagement concerning this project and said they have had several meetings. He commended Mr. House for his effort and for being engaged with this project. He said this area does have capacity for what is being proposed today, the existing homes and for Smokey Groves. He discussed the investments that have been made to utilities in the past year. He said they are working on upgrading the wastewater plant in a 3 phase implementation to meet the standards and will be completed by 2025. He reviewed the 3 land use entitlement changes they are requesting. He said any extraordinary changes such as an amendment to unit count will require Board approval. He said this is a unique requirement and does not exist anywhere else in the county's Comp Plan or Land Development Code. He said this proposal is less intense than what is already approved today, allows for the development to be spread out more, and leaves the existing 9 hole golf course. He said the proposal is less intense on water and sewer, roads, and meets all of the PD requirements. He said it is consistent with the surrounding area,



Comp Plan, and the Land Development Code. He said they will be implementing a very enhanced amenity package. He said they are exceeding the PD open space requirements.

Mr. Mink confirmed with Mr. Allen that he will be incorporating his presentation of the previous hearing into today's hearing.

Upon questions from Commissioners, Mr. Allen reviewed what is currently approved for this area and the number of units and amenities allowed if these amendments are not approved today. He showed the areas where they could develop. He discussed the PD that was approved in 2009 and future developments. He addressed the boil water notices in the area. He said whenever there are any enhancements and repairs to the system they required to turn parts of the system off. He said the boil water notices are required. He said new developments will be on their own system. He said the bid for the smart reader technology is already out; he said it will be for new and existing homes. He said they will continue to see investment into the infrastructure. He discussed the timeline of the added amenities, sidewalks and walking trails. He said he has not thought through all the ownership and how that will function at this time. He said he does not see any significant changes and it is all it is all regulated by the Public Service Commission (PSC).

Chair Wilson opened a public hearing.

Fayette Carpenter said she is here to show her support for this project. She discussed the developments that will be coming into the county. She said the Grenelefe community is different from the ones coming in. She said the back roads used to be all orange groves. She said she is excited about this project because in 2002 Grenelefe was a glorious community.

Glenn Lawhorn said this is still a bad idea. He discussed the road on Lake Marion Road and said it is not consistent with the surrounding land uses. He discussed the roads in this area and the traffic issues. He said he does not see how they can approve this in good conscience. He said this was a golf course and he used to work there as a teenager. He said changing this from a golf course to a development is not a good idea. He said the consistency and density is not reflected as to what is really out there. He asked that the Board deny this. He said the PD has already expired and needs to be resolved before this moved forward.

Catherine Tidwell asked that the Board vote yes on these amendments. She said she appreciates her neighbors concerns but as Grenelefe owners they are in support of this project. She asked that this be approved and allow this project to move forward.

Robert Lewis asked that the proposed amendments be adopted. He said this community stands behind this redevelopment plan stronger than ever. He said Scott House and his staff, county staff, and the residents have worked tirelessly to bring this plan before the Board. He discussed the reasons they support this plan. He said they know there will be challenges. He said this will only get worse if this is not approved.

Dave Venturini said he is new to this community. He discussed his construction

company background and asked what will be put in place for the existing citizens while construction is in progress. He said this is a strong community and they like it. He said they moved from Orlando and he does not want Polk County to become like that.

Mr. Allen said the PD has expired but it does not change the entitlements that were already incorporated in the Comp Plan. He discussed Lake Marion Road and the surrounding compatibility. He said the best management practices during the design and construction process will be implemented. He said they have established an open line of communication and anticipated that will continue. He thanked the Board and staff for their time and work. He requested approval.

Upon question, Mr. Allen said this will probably a 5 -10 year build out. He said it will also be market driven.

Chair Wilson closed the public hearing.

Commissioner Troutman discussed her time on the Planning Commission and said she has never seen a room filled with so much support. She commended the applicant for working with the residents. She said she appreciated how this is laid out; she said it is not a PD but this provides reassurances to the citizens that the word will be kept. She said this is a very good way to provide safety to both sides.

Commissioner Santiago discussed how the current developments are being built. She discussed the Grenelefe community and encouraged the Board to keep them in mind for future projects. She said she wants to see the line of communication kept open. She said she enjoyed Grenelefe in the 80's and 90's.

Commissioner Scott discussed the PD and said it being expired does not negate it being developed.

Ms. Bennett said the PD approval was for the design of the site plan and since it is expired they would need to do a new PD process.

Commissioner Braswell said he does not like the idea of building homes on golf courses, because it seems unfair to the people who paid a premium to live on a golf course and will see there values diminished. He said it is tough but he will support this. He said it is a dilemma for the people living on the golf course. He said the only thing that is convincing him to vote in favor of this is because Mr. House has bent over backwards for the community. He said he has gone above and beyond with the public. He said he does not like voting for homes on golf courses but he is.

Chair Wilson said he will be in support of this.

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

P.3. Public Hearing (LDCT-2024-10 Grenelefe UEA LDC Text Amendment) (Adoption Hearing) amending Chapter 4, Special District, Section 402, Development of Regional Impact and Pre-Development of Regional Impact, and Utility Enclave Areas, revising introductory statements in Section 402, F. Grenelefe Utility Enclave Area (UEA), revising development standards for all land use districts in the Grenelefe UEA use Table 4.26, revising residential lot standards in Table 4.27, revising references to short term rentals, adding a general land development plan, and other related changes. This case has a companion Comprehensive Plan Text Amendment (LDCPAL-2024-6) and related Comprehensive Plan Future Land Use Map Amendment (LDCPAL-2024-5). (No Fiscal Impact)

**Minutes:** This item was heard with item P.2 LDCPAL 2024-76 Grenelefe UEA Comp Plan.

<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

P.4. Public Hearing (LDCPAL-2024-5 Grenelefe DRI CPA) (Adoption Hearing) to consider the adoption of a Large-Scale Comprehensive Plan Amendment to change the Future Land Use designation on 526+/- acres from Tourism-Commercial Center-X (TCCX), and Development of Regional Impact-X (DRIX) to Residential Low-X (RLX), Residential Medium-X (RMX), and Neighborhood Activity Center-X (NACX). This case is related to a Comprehensive Plan Text Amendment (LDCPAL-2024-6) and Land Development Code Text Amendment (LDCT-2024-10). (No Fiscal Impact)

**Minutes:** This item was held with item P.2 LDCPAL 2024-76 Grenelefe UEA Comp Plan.

<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

P.5. Public Hearing (LDCDD-2024-6 / Grenelefe CDD) to consider the adoption of an applicant-initiated ordinance to establish a new Community Development District (CDD) within the unincorporated area of Polk County. (No fiscal impact)

**Minutes:** Erik Peterson, Land Development, discussed the Grenelefe Community Development District (CDD). He said it is consistent with the Comp Plan. He discussed the site location; he said this is for a new development. He reviewed the water and wastewater connections. He said staff recommends approval.

Jere Earlywine with Kutak Rock discussed his prior presentations before the Board concerning the Smokey Grove CDD; he said this is an extension of that CDD. He said they were previously filed together but they split them due to the land uses traveling separately. He discussed the buffer walls and said the CDD will be able to provide the enhancements. He said a CDD allows them to put in better quality improvements and

projects. He explained what a CDD is and how it is better than a HOA. He said there has never been a debt or obligation from a CDD that has become city or county obligation. He said they have clearly met all of the criteria. He requested approval.

Chair Wilson opened a public hearing.

Glenn Lawhorn said CDDs are bad. He said it takes the element of risk from the developer and put it on those that buy bonds. He said he does not like them and knows that several of the Commissioners have expressed that they do not like them. He encouraged the Board to have the developer fund this himself. He said if this goes under he has no skin in the game.

Mr. Earlywine said CDDs are a good thing. He said there are over 80 in Polk County. He said these projects look amazing because there is extra money. He said the money cost less; he said it allows them to be able to put in the infrastructure and spread it out over a 30 year period. He said it is a smart way to do the financing for a project.

Upon question, Mr. Earlywine said any project can fail. He discussed the developments that failed in the recession. He said a CDD project is more capable of responding to the failure. He said there is construction money set forth up front for the project. He said with a CDD the money is not sitting in a developer's pocket. He reviewed the advantages of having a CDD.

Chair Wilson closed the public hearing.

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

P.6. Interlocal Agreement (Grenelefe Improvements / Grenelefe CDD) between Polk County and the Grenelefe Community Development District assuring the follow-through of commitments made by the petitioner for the Grenelefe CDD.  
(No fiscal impact)

**Minutes:** Erik Peterson, Land Development, reviewed the Interlocal Agreement between Polk County and the Grenelefe Community Development District assuring the follow-through of commitments made by the petitioner for the Grenelefe CDD.

Chair Wilson 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

## ANNOUNCEMENTS

**Minutes:** Chair Wilson adjourned the meeting at 10:51 a.m.