



# Polk County Board of County Commissioners

## Meeting Minutes - Draft

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### February 21, 2023 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. (GEORGE LINDSEY, CHAIR)

### INVOCATION

Murphy Hanley, Polk County Fire Rescue Chaplain

### PLEDGE OF ALLEGIANCE (GEORGE LINDSEY, CHAIR)

### A. PRESENTATIONS and RECOGNITIONS

A.1. Recognition of Coach Bill Castle (Lakeland) and Coach Tavaris Johnson (Lake Wales).

**Minutes:** The Board recognized Coach Tavaris Johnson from Lake Wales High School.

Commissioner Wilson said this is a big deal. He said they won the Florida High School Athletic Association Class 3S Florida State Championship finishing with a perfect record. He thanked them for what they have done for the kids and said they do a great job.

Coach Tavaris Johnson thanked Coach Bill Castle for being a role model and wished him well in his retirement. He said this has been great and he is thankful for the opportunity to serve. He thanked the Board for honoring them.

The Board recognized Coach Bill Castle from Lakeland High School.

Commissioner Combee said Coach Castle is the living legend. He said he has served

for 52 years and said he has changed a lot of lives. He said he is a coach, mentor, role model and father figure. He said we are proud of them and the Dreadnaughts. He thanked him for what he has given them for all these years.

Coach Bill Castle said it is not a one-man job. He said a successful program takes a lot of people. He said he has been blessed and it has been a great career. He said he appreciates the Board for having them.

Commissioner Combee read the plaque for them winning the Florida High School Athletic Association Class 4S Football State Championship and he said they finished with a perfect record.

#### A.2. Employee Recognition

**Minutes:** The Board recognized Andrew M. Martin from Utilities and Esther M. McMullin from Building for their years of service.

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

#### C.1. Comments.

**Minutes:** Jill Bryan said she has been partnering with Camp Gilead and discussed speeding. She said there are five families in the camp with children. She asked them to consider temporary speed bumps. She said it is on 559 and 557.

Transportation Director Jay Jarvis will follow up with Ms. Bryan.

Royal Brown III discussed the area where he lives. He discussed the increase in development and traffic. He discussed Eloise Loop Road and West Lake Eloise Loop Road. He said it is rare to drive anywhere without seeing areas developed. He asked if the interlocal agreement for school concurrency has been followed. He said his quality of life has been reduced with the development.

Glynnda White said she is here to speak about uncontrolled growth and constant construction. She discussed the high number of students in classrooms. She asked why does government not solve the problems they create. She said school concurrency requirements should be met and projects should be shut down if they are not met. She said development projects should be restricted.

Pam Luce discussed school concurrency and gave a packet to the Board. She discussed the process for determining sites for schools. She discussed the need for site selection committee meetings. She said current letters no longer show the numbers of reserved seats for students. She said without this information developers are being told there is school capacity whether there is or not.

### D. APPROVE CONSENT AGENDA

<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

D.1. Approve Consent Agenda.

**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 7, 2023.

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

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

H.1. Approve the Construction Manager at Risk (CMAR), Guaranteed Maximum Price (GMP) Addendum with Miller Construction Management, Inc. for the Watkins Road (Sand Hill/Sun Air) Fire Rescue Station (\$4,804,470.28 one-time expense).

**Minutes:** County Manager Bill Beasley discussed the Construction Manager at Risk (CMAR), Guaranteed Maximum Price (GMP) Addendum with Miller Construction Management, Inc., for the Watkins Road (Sand Hill/Sun Air) Fire Rescue Station. He recommended approval.

Upon question, Mr. Beasley said they will bid the next two out and will have a competitive price check for the CMAR process. He said they will pay the reuse fee and what will be bid is the station design on that unique site. He said the intent is to see what the prices are now. He said he thinks \$4.8 million is right in the ball park and two to three years ago we were paying around \$3.8 million. He said each site is unique.

Facilities Director Keith Tate said the next two are Moore Road and Master Piece and Eaton Park will be going through environmental permitting. He said the next two will be bid in the next couple of months.

Upon question, Mr. Tate said it has been about 20 years since a sealed bid was for facilities.

Mr. Beasley said on the utility and roadway side they bid them frequently.

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

H.2. Approve a State-Funded Grant Agreement and associated resolutions with the Florida Department of Transportation (FDOT) and CIP Amendment for the Fort Fraser Trail Extension Project (\$3,897,960.00 one-time revenue)

**Minutes:** County Manager Bill Beasley discussed the State-Funded Grant Agreement and associated resolutions with the Florida Department of Transportation (FDOT) and CIP Amendment for the Fort Fraser Trail Extension Project. He recommended approval.

Commissioner Braswell said he would like them to reconsider where they cross Winter Lake Road; he said that is not the better choice. He said the road by the gas station is perpendicular to the trail and there is much less traffic.

Commissioner Santiago said it is very dangerous where they have the crossing and if they could bring it down to the light that would benefit the people who use the trail.

Commissioner Lindsey echoed the previous comments. He extended gratitude to the Holloway family for their participation and willingness in this project. He said we could not have done it without them.

Mr. Beasley said the design on the existing alignment is complete and they will probably receive the State funds within the July/August time frame. He said they will stay with the pedestrian crossing at Winter Lake Road but they will also incorporate the crossing at the upper location with signage to encourage folks to use that crossing.

<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.3. Approve Consultant Services Authorization (CSA) No. 22-082-01 with AIM Engineering & Surveying, Inc. (Consultant) for design services for the 1st Street NW Sidewalk Project. (\$372,592.53 one-time expense)

**Minutes:** County Manager Bill Beasley discussed Consultant Services Authorization (CSA) No. 22-082-01 with AIM Engineering & Surveying, Inc. (Consultant) for design services for the 1st Street NW Sidewalk Project. He recommended approval.

<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

H.4. Declare surplus and authorize the public sale of County-owned Parcel ID

Number 272617-000000-044010. (Potential for \$550,000 or greater, one-time revenue)

**Minutes:** County Manager Bill Beasley discussed declaring surplus and authorizing the public sale of County-owned Parcel ID Number 272617-000000-044010. 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

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

I.1. Commissioner Wilson Comments.

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

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

J.1. Commissioner Braswell Comments.

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

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

K.1. Commissioner Santiago Comments.

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

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

L.1. Commissioner Combee Comments.

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

**M. COMMISSIONER DISTRICT 1 (GEORGE LINDSEY, CHAIR)**

M.1. Chair Lindsey Comments.

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

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

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

O.1. Public Hearing (LDCPAS-2022-39 McKeel INST CPA) (Adoption Hearing) to consider the adoption of a Small-Scale Comprehensive Plan Amendment to change the Future Land Use designation on 5.98 +/- acres from Residential Low (RL) in the Transit Supportive Development Area (TSDA) to Institutional (INST).

(No Fiscal Impact)

**Minutes:** Land Development Director Ben Ziskal discussed the proposed land use change. 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>	Rick Wilson
<b>AYE:</b>	Lindsey, Braswell, Combee, Santiago, and Wilson

O.2. Public Hearing (LDCD-2022-9 McKeel Sub-district Change) (Adoption Hearing) to consider the adoption of a Sub-District Map Change on 5.98 +/- acres from Institutional-1 (INST-1) in the Transit Supportive Development Area (TSDA) to Institutional-2 (INST-2). (No Fiscal Impact)

**Minutes:** Land Development Director Ben Ziskal discussed the proposed land use change. He said that staff recommends approval.

The Chair opened a public hearing; no one spoke.

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

O.3. Public Hearing (LDCPAS-2022-28 Boy Scout Ranch Road CPA) (Adoption Public Hearing) to consider the adoption of a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Residential Suburban-X (RSX) in the Suburban Development Area (SDA) to Residential Low-X (RLX) in the Urban Growth Area (UGA) on approximately 4.72 acres in the US Highway 98 Selected Area Plan (SAP). (No Fiscal Impact)

**Minutes:** Land Development Director Ben Ziskal discussed the proposed land use change. 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>	Bill Braswell
<b>AYE:</b>	Lindsey, Braswell, Combee, Santiago, and Wilson

O.4. Public Hearing (LDCU-2022-40/Old Lake Wilson Road Mobile Home) (Adoption Hearing) to consider Conditional Use approval for a Mobile Home to be placed in a Residential Low-4X (RL-4X) land use district in the Ronald Reagan Selected Area Plan (SAP). No Fiscal Impact.

**Minutes:** Land Development Director Ben Ziskal discussed the proposed land use change. He said that staff recommends approval.

The Chair opened a public hearing; no one spoke.

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

O.5. Public Hearing (LDCPAS 2022-37 County Line Logistics BPC) (Adoption Hearing) to consider the adoption of a Small-Scale Comprehensive Plan Amendment (CPA) to change the Future Land Use designation on 35.18 +/- acres from Agricultural/Rural Residential (A/RR) in the Rural Development Area (RDA) to Business Park Center (BPC). (No Fiscal Impact)

**Minutes:** Land Development Director Ben Ziskal discussed the proposed land use change. He said that staff recommends approval.

The Chair opened a public hearing; no one spoke.

<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

## **P. PUBLIC HEARINGS**

P.1. Public Hearing (LDCPAS 2022-38 Cracker Cattle Combee Road BPC / RM) (Adoption Hearing) to consider the adoption of a Small-Scale Comprehensive Plan Amendment (CPA) to change the Future Land Use designation on 33.09 +/- acres from Residential Low (RL) and Linear Commercial Corridor (LCC) to Residential Medium (RM) and Business Park Center (BPC). (No Fiscal Impact)

**Minutes:** Robert Bolton, Land Development, showed slides and reviewed the proposed land use change. He said that staff and the Planning Commission recommend approval. He said this is consistent with the Comprehensive Plan and the Land Development Code (LDC). He recommended approval.

Upon question, Mr. Bolton said the drainage goes from the northeast into Crystal Lake and there are currently drain pipes there. He said current flows and storm water are covered in the LDC.

Commissioner Lindsey said it cannot impede existing flows.

Chanda Bennett, Land Development, said there is water running off there now and with impervious surface added it will come off faster. She said it has to be retained on site and slowly released.

Sarah Case, applicant, showed slides and reviewed the proposed land use change. She said they are aware of the environmental constraints and they will be addressed. She said this would be a good transition in the area. She said she is available for

questions.

The Chair opened a public hearing.

Lesley Jones said her backyard backs up to this property. She said her concern is for the wildlife. She said there needs to be a traffic light and asked how the development will impact her neighborhood.

David Dunn asked how the traffic will be brought in and out from the neighborhood. He said it is difficult to make a left hand turn onto Combee Road and asked that they not use his neighborhood.

The Chair closed the public hearing.

Ms. Bennett said it would have to be a Level 4 Review if the access was through another platted subdivision.

Mr. Bolton said that Combee Road is a State Road.

John McVay, applicant, spoke in response to public comment. He said the lake drains to the east through the property, goes through the Skyview golf course, and through a system of ditches over to Saddle Creek. He said Combee Road will be widened. He said the traffic will be signalized and will allow the people to the north to enter and exit their own property. He said they will come from the west at the light. He confirmed that they do not have any access to the north and they have no intention to access it through the north.

Commissioner Combee said there is no reason to access this from the north and said he is satisfied that this won't happen.

<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

## **ANNOUNCEMENTS**

**Minutes:** Board Meeting adjourned at 10:16 a.m.