



Polk County Board of County Commissioners

Meeting Minutes - Final

January 21, 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)

A. PRESENTATIONS and RECOGNITIONS

A.1. Employee Recognition

Minutes: The Board recognized Tanya Tucker with Code Enforcement, Eric Anderson with Roads and Drainage, Chanda Bennett with Land Development, and Sharon Mathis with Equal Opportunity for their years of dedicated services.

County Manager Bill Beasley introduced Brenda Brooks with the International Association of Black Professional Firefighters (IABFF).

Ms. Brooks thanked Mr. Beasley for allowing her to be here. She awarded Sharon Mathis with a 25-year service award with IABFF as their training chair and for all the other jobs she did. She said it is a 25-year gold pin. She said this pin recognizes the effort that she does especially in her community.

B. CEREMONIAL PROCLAMATIONS

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

C.1. Gueline Gbobo - Traffic on Avenue G NW - Inwood Community

Minutes: Gueline Gbobo was not present.

C.2. Comments.

Minutes: Linda Fife discussed Thompson Nursery Road and said she spoke about some options at the last meeting. She discussed her e-mail that she has sent to Roads and Drainage Director Jay Jarvis. She said she opposes the new Publix on Thompson Nursery Road. She discussed concerns with the intersection. She said to take a second look and to make this safe for all residents.

Kelly Quinn said she is here to implore the Commissioners to take seriously the concerns and priorities of residents who participated and paid for the Comprehensive Plan. She said the top concerns were to preserve and conserve the natural environment and wildlife habitat, protect rural and agricultural land, ensure adequate water supply, update roads and affordable housing. She said this could be done by a limited growth strategy. She requested a new hydrology study and she said we have not had one since 2006. She said a lot has changed in 20 years. She discussed expanding the Old Scenic Highway/17 to a four lane highway versus alternative toll routes.

Tom Palmer discussed the Northeast Polk wastewater plant and asked if they need a review of the Comp Plan or if there is a better way to get a handle on this. He said it is not clear what mechanism the county has to crack down on this. He asked for something more clear in writing.

County Attorney Randy Mink said a lot of it is covered under the Utility Code and his office is working with Utilities to make sure it is enforced.

Mr. Palmer said he looked at the utilities ordinance and he said it is a slap on the wrist with a \$50 fine.

Mr. Mink said they will look at this closer.

Suzanne Lindsey said there has been a sub-consultant hired for the transportation portion under the Comprehensive Plan. She asked if there could be a sub-consultant hired for the environmental and the conservation of natural resources.

Ron Newingham said he is with the Walk-in-Water Estates. He said the proposed development for Boy Scout Road and Highway 60 is not conducive to growth development. He said it is not good for the environment, not good for the county and he said it should not be allowed to take place.

D. APPROVE CONSENT AGENDA

D.1. Approve Consent Agenda.

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

Minutes

Minutes: Commissioner Scott discussed the implementation of the increased impact fees for warehousing and industrial and he asked if we have a date certain.

County Manager Bill Beasley said an item on the Consent Agenda sets the date for the public hearing to March 18th. He said county staff is looking to coordinate with a number of Economic Development Councils to have a single presentation to them on the studies that were done. He said they are planning to do that between now and the public hearing.

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

E.1. Disbursements.

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

E.2. Minutes of Regular Board meeting held on January 7, 2025.

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

H. COUNTY MANAGER (BILL BEASLEY)

H.1. Thompson Nursery Road (Phase 2, Segment 5) Infrastructure Agreement. (County reimbursement not to exceed \$4,729,067.16 and includes a Developer contribution in the amount of \$1,187,326.75 for a total project cost of \$5,916,393.91)

Minutes: County Manager Bill Beasley discussed the Thompson Nursery Road Phase 2, Segment 5 Infrastructure Agreement. He recommended approval.

Upon question, Mr. Beasley said this is the area annexed into the City of Lake Wales. He said Winter Haven is on the north side.

Shelton Rice, Peterson and Myers, said the development and entitlements were

annexed to the city around 2019. He said it was entitled through a master development plan. He said it has mixed uses from commercial, residential, retail and office. He said there are two primary access points. He said the plan contemplates up to 6,000 residential units and is likely to come in less than that. He stated it is still going through the engineering process. He said it connects to 27 south of Thompson Nursery Road and Thompson Nursery Road is the northern boundary.

Thado Hays, Concurrency and Entitlements Manager, said the property to the north is in the process of doing a proportionate share agreement to see what proportion their payment is for the actual improvement to Thompson Nursery Road.

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

H.2. Approve piggyback agreement with 1) Rep Services, Inc. and 2) Bliss Products and Services, Inc. to provide various park and playground equipment. (estimated \$3,000,000.00 to \$4,500,000.00 annual recurring expense)

Minutes: County Manager Bill Beasley discussed the piggyback agreement with Rep Services, Inc., and Bliss Products and Services, Inc., providing various park and playground equipment. He recommended approval.

Commissioner Scott said it is great that the county continues to invest in our parks and the adaptation of equipment to be applicable to all types of users. He said it is a great investment.

Mr. Beasley said this Board has been good with one-time capital funding for these types of investments.

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

H.3. Approve 1) construction contract with Ajax Paving Industries of Florida, LLC, for the US 27 at Tierra Del Sol intersection improvement project. (\$2,286,826.36 one-time expense), and 2) CIP Amendment, and budget transfer in the amount of \$1,286,827.00 from the Transportation Trust Fund, Reserve Budget Stabilization to the Tierra Del Sol Intersection Project.

Minutes: County Manager Bill Beasley discussed the construction contract with Ajax Paving Industries of Florida, LLC, for the US 27 at Tierra Del Sol intersection improvement project, CIP Amendment, and budget transfer. He recommended approval.

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

H.4. Approve the Construction Manager at Risk (CMAR) 2020-055-03, Guaranteed Maximum Price (GMP) Addendum with SEMCO Construction, Inc. for the Polk County Utilities AMI radio towers. (\$1,479,127.28 one-time expense)

Minutes: County Manager Bill Beasley discussed the Construction Manager at Risk 2020-055-03, Guaranteed Maximum Price Addendum with SEMCO Construction, Inc., for the Polk County Utilities AMI radio towers. He recommended approval.

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

H.5. Approve a behavioral health contract with Peace River Center for Personal Development, Inc. (PRC) for the provision of forensic specialists and navigation services not to exceed \$700,000.

Minutes: County Manager Bill Beasley discussed the behavioral health contract with Peace River Center for Personal Development, Inc., for the provision of forensic specialists and navigation services. He recommended approval.

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

I. COMMISSIONER DISTRICT 1 (BECKY TROUTMAN)

I.1. Appoint Bruce W. Lyon as a Member (Seat 2) of the Polk County Industrial Development Authority, for the three-year term, February 20, 2025 through February 19, 2028.

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

I.2. Appoint Kimberly Knaisch as a member of the Housing Finance Authority for the four-year term, January 22, 2025 through January 21, 2029.

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

I.3. Commissioner Troutman Comments.

Minutes: Commissioner Troutman said on Saturday, February 1st, Polk County's Parks and Recreation will be doing a run at the Bone Valley ATV Park for the Hunt for Sasquatch. She encouraged everyone to attend. She said for the item R. 27 on the Consent Agenda for the renovation of the Willow Oaks Fire Department she received communication from a fire fighter that wanted to express their sincere thanks and gratitude for this long overdue project. She said they wanted the Commissioners to know that they appreciate it.

J. COMMISSIONER DISTRICT 3 (BILL BRASWELL)

J.1. Commissioner Braswell Comments.

Minutes: Commissioner Braswell said he could not wait for noon to get here yesterday. He said it was a long time coming and he is glad it happened.

Upon question, Clerk and County Comptroller Stacy Butterfield said the Real ID is a process with the Tax Collector and you get the star on your identification. She said it should not be a surprise because it has been advertised for a long time. She said when they go to renew they will have that information. She said she has been told that if you do not have a star you cannot get on an airplane.

Mr. Mink said for the Wahneta drainage ditch they will have a meeting with the O'Kellys and the Water Management District and get their input. He confirmed that we will need the full plan for the lakes management and then they will have to do studies to take in what they are bringing down.

Commissioner Braswell said he wants to be at the meeting.

Mr. Mink said something will be brought back to the Board.

K. COMMISSIONER DISTRICT 4 (MARTHA SANTIAGO)

K.1. Commissioner Santiago Comments.

L. COMMISSIONER DISTRICT 5 (MICHAEL SCOTT)

L.1. Commissioner Scott Comments.

Minutes: Commissioner Scott said he appreciates the county's efforts for the hurricane debris pick-up. He said they are receiving a little reprieve from concerned residents. He said he received a couple emails about Bok Tower Gardens and said DOT has a road project. He said he would like the county to weigh in on that and he does not want Bok

Towers to be impacted for an expansion of a roadway. He said with Wahneta Farms he does not want to support flooding downstream. He said we do not want an adverse impact ten years from now. He said there are several options to look at. He said to stay true to what we should be doing which is they manage their water and we are not looking at taking on more water for that.

County Attorney Randy Mink said the direction from the Board was to get the studies done and then the Board will make the final decision from the options.

Commissioner Braswell said there is no talk of increasing water it is just giving another avenue. He said every time we get a heavy rain it floods. He said there is flooding there right now. He said they are looking at pulling water back to where it should be.

Commissioner Scott said he does not like Option 3 with the storage of water because of the increase in flow. He said Option 1 and 2 maintain the characteristics. He said a portion of the property has wetlands that should have been constructed or was on deck to be constructed. He said he does not want us to take land for the betterment of someone else.

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 the procedures for expedited hearings and public hearings and swore in those who plan to speak.

O.1. Public Hearing (LDCT-2024-26 Record Drawings and Appendix A Revisions) (Adoption Hearing) to consider adoption of a County-initiated request to amend 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. (No Fiscal Impact)

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

Upon question, Mr. Ziskal said there are two different groups they meet with twice a year. He said one is the local engineers that focuses on the design components and the other group focuses on construction and that includes the testing labs and site contractors

The Chair opened a public hearing; no one spoke.

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

O.2. Public Hearing (LDCT-2024-18, Section 220 Warehouse Separation) (First Reading), to consider the adoption of a County-initiated request amending Section 220, Compatibility related to warehouse uses and loading and unloading areas. (No Fiscal Impact)

Minutes: Land Development Director Ben Ziskal reviewed the proposed text amendment. He said that the Planning Commission and staff recommend approval. He said this will require additional buffering for light intrusion. He said that this is the first reading.

Upon question, Mr. Ziskal said the opaque fence and the buffering will be required in all cases when abutting residential. He said what they have drafted is a facility that has four or more loading or unloading areas will be required to have an additional spacing of 50 feet where no development can occur. He said they have differentiated between facilities that have three or less loading areas.

The Chair opened a public hearing; no one spoke.

P. PUBLIC HEARINGS

P.1. Public Hearing (LDCU-2024-36 Rodriguez Rights Restoration ABC Road) to consider an applicant-initiated request seeking a Conditional Use for recognition of a former legal non-conforming use of three dwelling units on one parcel per Section 120.H of the LDC. (No Fiscal Impact)

Minutes: Erik Peterson, Land Development, showed slides and reviewed the proposed request for a Conditional Use of three dwelling units on one parcel. He said that the Planning Commission recommends approval. He showed photos of the site. He said that this is compatible with all the criteria.

Upon question, Mr. Peterson said the septic systems will have to be re-permitted through the Health Department.

The Chair opened a public hearing; no one spoke.

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

ANNOUNCEMENTS

Minutes: Regular Board meeting concluded at 10:05 a.m.