



# Polk County Board of County Commissioners

## Meeting Minutes - Final

### March 19, 2024 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. (BILL BRASWELL, CHAIR)

#### Rollcall

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| <b>Present:</b> | Commissioner George Lindsey<br>Commissioner Bill Braswell<br>Commissioner Neil Combee<br>Commissioner Martha Santiago<br>Commissioner Rick Wilson |
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### INVOCATION

Murphy Hanley, Polk County Fire Rescue Chaplain

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

#### A. PRESENTATIONS and RECOGNITIONS

##### A.1. Employee Recognition

**Minutes:** The Board recognized Roger Brown from Fleet Management, Kris Keprios from Tourism and Sports Marketing, Kimberly Siler from Code Enforcement, and Christine Tomlinson for Health and Human Services Indigent Health Care Division for their years of service.

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

C.1. Phillip Amerson to discuss speed humps for Lamplight Lane & Twilight Lane in Winter Haven.

**Minutes:** Phillip Amerson said he is representing his community for speed humps. He discussed accidents that have happened on Lamplight Lane and Twilight Lane. He said he has a petition signed from the residents with 38 signatures.

Mr. Amerson will follow up with Traffic Manager Amy Gregory.

C.2. Comments.

**Minutes:** Michael Colangelo discussed the item with the Grenelefe CDD and said the hearing is being set for April 2nd. He asked that this be continued so they can get more information.

Chair Braswell said that they will leave this on the agenda and Mr. Colangelo can speak to Land Development Director John Bohde.

James Abercrombie said he will read the final decision into the record. He discussed the definition of enforce. He said the Board is acting as judges and said there is no one else who can make a final decision. He said that his building re-roof permit was not denied and that they put the wrong roof on.

#### D. APPROVE CONSENT AGENDA

D.1. Approve Consent Agenda.

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| <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 |

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

E.1. Disbursements.

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| <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 March 5, 2024

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| <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. COUNTY MANAGER (BILL BEASLEY)**

H.1. Approve the contract with Lakeland Regional Health Systems, Inc. and Lakeland Regional Medical Center, Inc. d/b/a Lakeland Regional Health (LRH) for specialty care services to non-Polk HealthCare Plan (PHP) members and navigation services. (Total amount not to exceed \$2,400,000 annually)

**Minutes:** County Manager Bill Beasley discussed the contract with Lakeland Regional Health Systems, Inc., and Lakeland Regional Medical Center, Inc., d/b/a Lakeland Regional Health for specialty care services to non-Polk HealthCare Plan members and navigation services. He recommended approval.

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| <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.2. Approve the contract with Lakeland Regional Medical Center, Inc. (LRMC) for the proposed renovations to expand clinical space at their Morrell Internal Medicine (MIM) clinic in Lakeland. (Total amount not to exceed \$1,500,000)

**Minutes:** County Manager Bill Beasley discussed the contract with Lakeland Regional Medical Center, Inc., for the proposed renovations to expand clinical space at their Morrell Internal Medicine clinic in Lakeland. He recommended approval.

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| <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 |

H.3. Approve a Marketing Partnership Agreement with the Detroit Tigers to extend the Tigers Spring Training agreement to continue training in Polk County for an additional seven years. (\$1,960,000 expense from the Tourist Development Tax fund over a period of 7 years)

**Minutes:** County Manager Bill Beasley discussed the Marketing Partnership Agreement with the Detroit Tigers to extend the Tigers Spring Training agreement to continue training in Polk County for an additional seven years. He recommended approval.

Tourism and Sports Marketing Director Mark Jackson said part of the marketing agreement includes the Tigers paying for 10,000-15,000 Hawaiian shirts that are branded with Visit Central Florida. He said approximately 5.4 % of the visitors from the months from February through April are from Michigan. He said that is a testament to the Central Florida Development Council and he said it is a great marketing tool.

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| <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 construction contract with Kamminga & Roodvoets, Inc. for the East Main at Combee Road intersection project (\$787,497.90 one-time expense)

**Minutes:** County Manager Bill Beasley discussed the construction contract with Kamminga and Roodvoets, Inc., for the East Main at Combee Road intersection project. He recommended approval.

Commissioner Combee said he was there yesterday and he said that the traffic was stacked. He said he thinks this may be an all day long occurrence there.

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| <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.5. Approve Consultant Services Authorization (CSA) No. 22-087-02 with HDR Engineering Inc., (Consultant) for engineering services for the design of improvements on the Country Club Road at Buckeye Loop Road Intersection Improvements Project. (\$378,645.01 one-time expense)

**Minutes:** County Manager Bill Beasley discussed the Consultant Services Authorization No. 22-087-02 with HDR Engineering Inc., for engineering services for the design of improvements on the Country Club Road at Buckeye Loop Road Intersection Improvements Project. He recommended approval.

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| <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 |

H.6. Approve Land Purchase Agreement between Alcoma Properties, LTD and Polk County for the purchase of property in conjunction with Masterpiece Road at Timberlane Road intersection improvements along with a CIP amendment and budget transfer. (\$525,000 one-time expense)

**Minutes:** County Manager Bill Beasley discussed the Land Purchase Agreement between Alcoma Properties, LTD, and Polk County for the purchase of property in conjunction with Masterpiece Road at Timberlane Road intersection improvements along with a CIP amendment and budget transfer. He recommended approval.

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| <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.7. Approve Land Purchase Agreement between Clint Payne and Tanya Payne and Polk County in conjunction with the Upper Kissimmee Watershed Water Quality Improvements/Lake Marion Scrub Project. (\$225,000 one-time expense)

**Minutes:** County Manager Bill Beasley discussed the Land Purchase Agreement

between Clint Payne and Tanya Payne and Polk County in conjunction with the Upper Kissimmee Watershed Water Quality Improvements/Lake Marion Scrub Project. He recommended approval.

Upon question, Parks and Natural Resources Director Gaye Sharpe said they will look at recreation and the permitting for a swinging bridge is difficult. She showed the access points and the shore lines on the map. She said this is a key area that could provide recreation in the future. She said they decided to move on this because they had a willing seller and they saw it would help us with encroachment and also allow better access if we were to do water quality treatment in the area.

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| <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. Appoint Marian Ryan as a member of the Conservation Land Acquisition Selection Advisory Committee (CLASAC) for the remainder of the four-year term ending April 30, 2027.

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

K.2. Commissioner Santiago Comments.

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

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

L.1. Commissioner Combee Comments.

**Minutes:** Commissioner Combee said Happy First Day of Spring.

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

M.1. Chair Braswell Comments.

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

**N. LAY BOARD APPOINTMENTS**

N.1. Reappoint JaQuis McCullough to Housing and Neighborhood Development's Affordable Housing Advisory Committee (AHAC) beginning retroactively January 1, 2024, and ending December 31, 2026.

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| <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 |

N.2. Reappoint Nicole Redmond to Housing and Neighborhood Development's Affordable Housing Advisory Committee (AHAC) beginning retroactively January 1, 2024, and ending December 31, 2026.

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| <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 |

N.3. Reappoint Mark Piburn to Housing and Neighborhood Development's Affordable Housing Advisory Committee (AHAC) beginning retroactively January 1, 2024, and ending December 31, 2026.

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| <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 |

N.4. Reappoint Tom Wodrich to Housing and Neighborhood Development's Affordable Housing Advisory Committee (AHAC) beginning retroactively January 1, 2024, and ending December 31, 2026.

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

**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 public hearings and swore in those who plan to speak.

O.1. Public Hearing (LDCPAS-2023-11 Providence N-27 CAC) (Adoption Hearing) to consider the Future Land Use Map change from Preservation-X (PRES-X) to Community Activity Center-X (CAC-X). (No Fiscal Impact)

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

The Chair opened a public hearing; no one spoke.

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| <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 |

O.2. Public Hearing (LDDR 2023-1 Providence N-27 CAC) (Adoption Hearing) to consider an amendment to the Providence Development of Regional Impact (DRI) for the 1) expansion of the N-27 commercial area (related to LDCPAS-2023-11), 2) summarization of the residential and commercial unit counts within the Neighborhoods, and 3) extend the buildout dates of Phase I and Phase II. (No Fiscal Impact)

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

The Chair opened a public hearing; no one spoke.

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| <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.3. Public Hearing (LDCPAS-2023-21 Rifle Range HIC) (Adoption Hearing) to consider the Future Land Use Map change from Agricultural/Rural Residential-X (A/RR-X) in the Rural Development Area (RDA) to High Impact Commercial-X (HIC-X) in the Suburban Development Area (SDA). (No Fiscal Impact)

**Minutes:** Land Development Director Ben Ziskal reviewed the proposed map change. He said that the Planning Commission and staff recommends approval.

The Chair opened a public hearing; no one spoke.

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| <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 |

O.4. Public Hearing (LDCPAS-2023-31 Fox Lake Drive CPA) (Adoption Hearing) to consider a Future Land Use designation change from Linear Commercial Corridor (LCC) to Residential Medium (RM) in the Transit Supportive Development Area (TSDA).

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

The Chair opened a public hearing; no one spoke.

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| <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.5. Public Hearing (LDCPAS-2023-28 Lake Marion ROS) (Adoption Hearing) to consider the Future Land Use Map change from Poinciana Pre-Development of Regional Impact (PRE-DRI#1) to Recreation Open Space (ROS). (No Fiscal Impact)

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

The Chair opened a public hearing; no one spoke.

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| <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 |

O.6. Public Hearing (LDCD-2023-14 Drane Field/Hamilton Road Subdistrict) (Adoption Public Hearing) to consider the adoption of a Sub-District Change from Business Park Center-1 (BPC-1) to Business Park Center-2 (BPC-2) on 29+/- acres in the Urban Growth Area (UGA)

**Minutes:** Land Development Director Ben Ziskal reviewed the proposed sub-district change. He said that the Planning Commission and staff recommend approval.

The Chair opened a public hearing; no one spoke.

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| <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 |

O.7. Public Hearing (LDCT-2023-19 Housing LDC Text Amendment) (Adoption Hearing) 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 the Planning Commission and staff recommend approval.

The Chair opened a public hearing; no one spoke.

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| <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 |

O.8. Public Hearing (LDCT-2023-20 Mining Inspection Text Amendment) (Adoption Hearing) to consider the adoption of a Text Amendment to change the responsibility of performing annual mining inspections from Codes Enforcement to Land Development. (No Fiscal Impact)

**Minutes:** Land Development Director Ben Ziskal reviewed the proposed text amendment. He said this is an effort to change responsibilities from Code Enforcement to the Land Development Division for annual mining inspections. He said staff recommends approval.

The Chair opened a public hearing; no one spoke.

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| <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 |

**P. PUBLIC HEARINGS**

P.1. Public Hearing (LDCT-2023-10 Lunn Road Subdistrict) (Adoption Hearing) to consider the adoption of a Sub-District Change from Residential Low-1 (RL-1) to Residential Low-3 (RL-3) on 2.71+/- acres in the Transit Supportive Development Area (TSDA).

**Minutes:** Amy Little, Land Development, showed slides and reviewed the proposed sub-district change. She said that this is compatible with the surrounding area. She said that staff and the Planning Commission recommend approval. She said it is consistent with the Comprehensive Plan and the Land Development Code.

The Chair opened a public hearing.

John Hatfield said his property is across the street from this. He discussed the changes in traffic and said the addition of these units will need an in-way and out-way and he said it will cause more congestion. He said this may lead to a widening of Lunn Road. He said they could put more than nine units in. He discussed water in his yard. He discussed how this will add to the traffic congestion. He asked them to consider denial.

Todd Shuff said he lives adjacent to this project. He said going to RL-3 they could do multi-family and said to keep this at RL-1.

Stewart McDonald, representing the applicant, said he is available for questions. He said there is no issue with relative distance to intersections. He discussed topography and drainage. He said they will do nine total single-family / single-story homes.

William Tower, owner, said they are doing lower density than what they could do. He said he owns the property beside it and they got it rezoned to RL-3 and there was not opposition for that.

The Chair closed the public hearing.

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

P.2. Public Hearing to consider the adoption of a Joint Planning Area and Interlocal Agreement - Amendment #3 between the City of Auburndale and Polk County

**Minutes:** Land Development Ben Ziskal discussed the amendment number three to the Joint Planning Area and Interlocal Agreement between the City of Auburndale and Polk County. He said this will extend the agreement to March 18, 2027. He said after both parties have updated their comprehensive plans they can make changes to the agreement. He said staff recommends approval.

The Chair opened a public hearing; no one spoke.

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

## ANNOUNCEMENTS

**Minutes:** Meeting adjourned at 9:59 a.m.