

CITY COMMISSION MINUTES

March 18, 2025

Mayor LaCascia called the meeting to order at 6:00 pm.

Pastor Eddie, New Life Community Church, gave the invocation.

Those present recited the Pledge of Allegiance led by Mayor LaCascia.

ROLL CALL – Assistant City Manager Sheandolen Dunn

Present: Mayor Joe LaCascia, Vice Mayor Charles Nichols, Commissioner Michelle Pettit, Commissioner Micheal T. Blethen, Attorney Kristie Hatcher-Bolin, City Manager Patricia Jackson

Absent: Commissioner Rick Wilson

APPROVE CONSENT AGENDA

Motion by Vice Mayor Nichols to approve the **February 18, 2025** Regular City Commission Meeting, Department Reports, and other items on the Consent Agenda; this item was seconded by Commissioner Blethen

Motion carried unanimously by Voice Vote.

PRESENTATIONS

Mayor LaCascia read the following Proclamations into the record:

1. Proclamation for National Donate Life Month
2. Proclamation for Irish American Heritage Month
3. Proclamation for Water Conservation Month

PUBLIC COMMENT - None

ORDER OF BUSINESS

ORDINANCE 2025-01

AN ORDINANCE OF THE CITY COMMISSION OF POLK CITY, FLORIDA; AMENDING ARTICLE 2 – REGULATIONS FOR SPECIFIC DISTRICTS, SECTION 2.04.02.15, “PLANNED UNIT DEVELOPMENT DISTRICT” OF THE UNIFORM LAND DEVELOPMENT CODE; REMOVING THE LIST OF PERMITTED USES FROM PLANNED UNIT DEVELOPMENTS TO ALLOW GREATER INNOVATION IN USE AND DESIGN; REPEALING ALL ORDINANCES IN CONFLICT THEREWITH; PROVIDING A BUSINESS IMPACT ESTIMATE, SEVERABILITY, CODIFICATION, AND AN EFFECTIVE DATE. **Second and Final Reading**

Attorney Hatcher-Bolin read this Ordinance by title only. Mayor LaCascia opened the Public Hearing. No one spoke for or against this item. Mayor LaCascia closed the Public Hearing.

Motion by Vice Mayor Nichols to approve Ordinance 2025-01 on Second and Final Reading; this motion was seconded by Commissioner Pettit.

Roll Call Vote: Commissioner Pettit – aye, Commissioner Blethen – nay, Vice Mayor Nichols – aye, Mayor LaCascia – aye

Motion carried 3/1.

ORDINANCE 2025-02

AN ORDINANCE OF THE CITY COMMISSION OF POLK CITY, FLORIDA; AMENDING ARTICLE 3 – DEVELOPMENT DESIGN AND IMPROVEMENT STANDARDS, SECTION 3.09.01.02 “RECREATIONAL VEHICLE PARKS” OF THE UNIFORM LAND DEVELOPMENT CODE; CHANGING THE BUFFERING REQUIREMENT FROM A MASONRY WALL TO A SOLID FENCE; REPEALING ALL ORDINANCES IN CONFLICT THEREWITH; PROVIDING A BUSINESS IMPACT ESTIMATE, SEVERABILITY, CODIFICATION, AND AN EFFECTIVE DATE. **Second and Final Reading**

Attorney Hatcher-Bolin read this Ordinance by title only. Mayor LaCascia opened the Public Hearing. No one spoke for or against this Ordinance. Mayor LaCascia closed the Public Hearing.

Motion by Vice Mayor Nichols to approve Ordinance 2025-02 on Second and Final Reading; this motion was seconded by Commissioner Pettit.

Roll Call Vote: Vice Mayor Nichols – aye, Commissioner Blethen – nay, Commissioner Pettitt – aye, Mayor LaCascia – aye

Motion carried 3/1.

ORDINANCE 2025-03

Stefanie Von-Pelask-Bush provided an overview and PowerPoint for this Ordinance. An Ordinance of Polk City, Florida, amending the official Polk City Zoning Map to change to zoning on approximately 18.71 acres located at the northwest corner of Commonwealth Avenue (SR 33) and Citrus Grove Boulevard North from Planned Unit Development for 168 Multi-Family Units to Planned Unit Development to allow for 69 single-family dwelling units; providing for a Business Impact Estimate, severability, codification, repeal of conflicting ordinances, and an effective date. **First Reading**

Attorney Hatcher-Bolin read this Ordinance by title only. Mayor LaCascia opened the Public Hearing. No one spoke for or against this Ordinance. Mayor LaCascia closed the Public Hearing.

Commissioner Blethen inquired about the removal of property taxes and what kind of impact would we see with the multi-family units versus the single-family homes.

Mayor LaCascia stated that this goes back to the state trying to gain more control over

the cities. Polk County taxes are 2% and we get approximately one-third of that.

Steve Sloan (Sloan Engineering, Bartow) spoke to clarify concerns regarding this project.

Commissioner Blethen expressed concerns about the maximum capacity at the school.

No further Discussion.

Motion by Mayor LaCascia to approve Ordinance 2025-03 on First Reading; this motion was seconded by Vice Mayor Nichols.

Roll Call Vote: Vice Mayor Nichols – aye, Commissioner Blethen – nay, Commissioner Pettitt – aye, Mayor LaCascia - aye

Motion carried 3/1.

Civil Surv Professional Engineering Services Proposal – The Landings at Mt. Olive Phase 3

City Manager Jackson stated that this is a Pass-Through Fee to the Developer. Due to the amount of the contract, City Commission approval is required. The Developer has agreed to the fee.

Staff recommended the City Commission approve the CivilSurv Proposal in the amount of \$93,600.

Motion by Vice Mayor Nichols to approve the CivilSurv Proposal in the amount of \$93,600; this motion was seconded by Mayor LaCascia.

Motion carried 3/1 by Voice Vote.

CITY MANAGER ITEMS

420 Marklen Loop – Polk City is now in possession of the title.

Time Capsule – will be opened during the centennial. We will provide the specifics closer to the event on April 12, 2025 – 10 am – 7pm. Location is at City Hall and at the Donald Bronson Community Center and on the grounds in between the two buildings.

Resurfacing of Basketball and Tennis Courts – Waiting on one more quote.

Workshop in March for the City Commission – Attorney Hatcher-Bolin is putting together a Workshop on Decorum and will provide the City Manager with date and time details in the coming weeks.

CITY ATTORNEY ITEMS - None

COMMISSIONER ITEMS

Commissioner Pettit – None


Commissioner Blethen – discussion on property taxes, school occupancy and the City Manager's Employment Contract.

Vice Mayor Nichols – None

Mayor LaCascia – Discussed his recent visit to Tallahassee for Polk County Day at the Florida Capitol. He briefly discussed Homeowner's Insurance.

ANNOUNCEMENTS - None

ADJOURNMENT – 6:35 pm



Patricia Jackson, City Manager



Joe LaCascia, Mayor