



## Polk County Board of County Commissioners

### Meeting Agenda - Final-revised

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January 20, 2026 Regular BoCC meeting

In accordance with the American with Disabilities Act, persons with disabilities needing special accommodations to participate in this proceeding should contact the Communications Office not later than 48 hours prior to the proceeding. Their office is located in the County Administration Building, 330 West Church Street in Bartow. Telephone (863) 534-6090 or TTY (863) 534-7777. If hearing impaired dial 7-1-1 for Florida Relay services or call (800) 955-8771 (TTY); dial (800) 955-1339 if you are using a computer.

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. (MARTHA SANTIAGO, CHAIR)**

#### **INVOCATION**

Murphy Hanley, Polk County Fire Rescue Chaplain

#### **PLEDGE OF ALLEGIANCE (MARTHA SANTIAGO, CHAIR)**

#### **A. PRESENTATIONS and RECOGNITIONS**

A.1. Employee Recognition

#### **B. PUBLIC COMMENTS CONCERNING AGENDA ITEMS**

B.1. Comments.

#### **C. APPROVE CONSENT AGENDA**

C.1. Approve Consent Agenda.

#### **D. COUNTY COMPTROLLER (STACY M. BUTTERFIELD, CPA)**

D.1. Disbursements.

D.2. Minutes of Regular Board meeting held on January 6, 2026.

#### **E. REQUEST FROM ELECTED OFFICIAL and OTHER GOVERNMENTAL AGENCY**

#### **F. COUNTY ATTORNEY (RANDY MINK)**

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

- G.1. Request Board Approve Amendment 3 with Kimley-Horn and Associates, for Agreement 2022-041, Thompson Nursery Road extension. (\$4,119,689.30 one-time expense)
- G.2. Approve Construction Contract with Timmons Contracting Inc. for the Rock Ridge Rd Bridge Replacement project (\$2,229,446.00 one-time expense)
- G.3. Approve Construction Contract with Legacy Sports Construction LLC for the Poinciana Park artificial turf fields project (\$2,843,863.97 one-time expense)
- G.4. Approve Construction Contract with Legacy Sports Construction LLC for the Hunt Fountain Park artificial turf fields project (\$2,510,707.00 one-time expense)

**H. COMMISSIONER DISTRICT 1 (BECKY TROUTMAN)**

- H.1. Commissioner Troutman Comments.

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

- I.1. Commissioner Wilson Comments.

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

- J.1. Commissioner Braswell Comments.

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

- K.1. Commissioner Scott Comments.

**L. COMMISSIONER DISTRICT 4 (MARTHA SANTIAGO, CHAIR)**

- L.1. Chair Santiago Comments.

**M. LAY BOARD APPOINTMENTS**

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

\* County Attorney opening comments

- N.1. Public Hearing (LDCU-2025-21 Stericycle Reconstruction) (Adoption Hearing) to consider a request to approve a Conditional Use request for an expansion of a non-conforming Solid Waste Management Facility (SWMF) to include a new operations building and additional parcels. This application also includes a request for a permit in accordance with the SWMF Siting and Operation Ordinance No. 2014-14. (No Fiscal Impact)

- N.2. Public Hearing (LDCPAS-2025-30 Lake Gibson Estates CPA) (Adoption Hearing) to consider the adoption of a Small-Scale Comprehensive Plan Map Amendment to change the Future Land Use (FLU) designation on 2.55 acres +/- parcel from Residential Low (RL) to Residential Medium (RM) in the Urban Growth Area (UGA) with a Comprehensive Plan Text Amendment to Section 2.135 Parcel Specific Future Land Use Map Amendment with Conditions to reference the subject site has development conditions part of a LDC Text Amendment (LDCT-2025-21) to Appendix E. (No Fiscal Impact)
- N.3. Public Hearing (LDCT-2025-21 Lake Gibson Estates Text Amendment) (Adoption Hearing) to consider the adoption of a Land Development Code Text Amendment to add development conditions in Appendix E, Section E105 for property subject to LDCPAS-2025-30 which is a land use change on 2.55 +/- acres from Residential Low (RL) to Residential Medium (RM). (No Fiscal Impact)
- N.4. Public Hearing (LDCT-2025-23 Alcohol Separation Requirements & Hours LDC Text Amendment) (Adoption Hearing) to amend Chapter 2, Section 224 and Table 2.4, to change the method of distance measurement, reduce distance separations for different types of alcohol licenses from religious institutions and schools, and adjust Sunday hours of operation. (No Fiscal Impact).
- N.5. Public Hearing (LDCT-2025-24 Powerline Landscape Buffers LDC Text Amendment) (Adoption Hearing) to modify landscaping requirements to include a Utility Buffer (No Fiscal Impact).

## **O. PUBLIC HEARINGS**

- O.1. Public Hearing (LDCDD-2025-2 Gardener Trails CDD) (Adoption Hearing) to consider the adoption of an applicant-initiated ordinance to establish a new Community Development District (CDD) in the unincorporated area of Polk County.
- O.2. Public Hearing (LDCPAL-2025-9 ECX CPA) (Adoption Hearing) to consider the adoption of a Large-Scale Comprehensive Plan text amendment to Policy 2.131-RA4. F. 3. (h) to amend the personal services and commercial limitation to exceed 30 percent of the Employment Center (ECX) when approved as a Conditional Use in the US 98 SAP. This case is related to LDCT-2025-20 which is a companion Land Development Code text amendment. (No Fiscal Impact)
- O.3. Public Hearing (LDCT-2025-20 ECX LDC Text Amendment) (Adoption Hearing) a Land Development Code text amendment to Section 401.04.D.6(g) changing the personal services and commercial limitation to exceed 30 percent of the Employment Center (ECX) when approved as a Conditional Use in the US 98 SAP. This case is related to a companion Comprehensive Plan text amendment LDCPAL-2025-9. (No Fiscal Impact)

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

P.1. Comments.

**Q. WORK SESSION ITEMS**

**R. CONSENT AGENDA ITEMS**

R. COMMISSIONER DISTRICT 1

R. COMMISSIONER DISTRICT 2

R. COMMISSIONER DISTRICT 3

R. COMMISSIONER DISTRICT 4

R. COMMISSIONER DISTRICT 5

R. COUNTY COMPTROLLER

R.1. Affidavits of Publication of Unclaimed Funds received from the Tax Collector and Clerk of the Circuit Court.

R.2. Removal of equipment from inventory as listed on Blanket Removal Form 2233.

R. COUNTY MANAGER

R. ECONOMIC DEVELOPMENT

R. TOURISM/SPORTS MARKETING

R. OFFICE OF PLANNING & DEVELOPMENT

R.3. Approve the release of a surety in the amount of \$257,880.70 in the form of Performance Bond No. 2298100 for Campbell Subdivision. (No Fiscal Impact)

R.4. Accept Campbell Subdivision potable water, wastewater and reclaim water utility system improvements for ownership, operation, and maintenance by Polk County Utilities. (No Fiscal Impact)

R.5. Accept a one-year warranty and surety in the amount of \$326,474.66 in the form of Maintenance Bond No. 2300244 for Campbell Subdivision. (No Fiscal Impact)

R.6. Approve the release of a surety in the amount of \$1,230,727.10 in the form of Performance Bond No. 72BSBIY2461 for Ross Creek. (No Fiscal Impact)

R.7. Accept Ross Creek potable water and wastewater utility system improvements for ownership, operation, and maintenance by Polk County Utilities. (No Fiscal Impact)

R.8. Accept a one-year warranty and surety in the amount of \$135,275.48 in the form of Maintenance Bond No. 024280661 for Ross Creek. (No Fiscal Impact)

- R.9. Accept Haven at Davenport potable water and wastewater utility system improvements for ownership, operation, and maintenance by Polk County Utilities. (No Fiscal Impact)
- R.10. Accept a one-year warranty and surety in the amount of \$50,490.36 in the form of Maintenance Bond No. 800172042 for Haven at Davenport. (No Fiscal Impact)
- R.11. Accept Legacy at Davenport Self Storage potable water, wastewater and reclaim water utility system improvements for ownership, operation, and maintenance by Polk County Utilities. (No Fiscal Impact)
- R.12. Accept a one-year warranty and surety in the amount of \$1,577.53 in the form of Maintenance Bond No. GM250521 Legacy at Davenport Self Storage. (No fiscal Impact)
- R.13. Accept Stein US 98 Self Storage potable water and wastewater utility system improvements for ownership, operation, and maintenance by Polk County Utilities. (No Fiscal Impact)
- R.14. Accept a one-year warranty and cash surety in the amount of \$2,621.00 for Stein US 98 Self Storage. (No Fiscal Impact)
- R.15. Approve the release of a surety in the amount of \$204,189.96 in the form of Performance Bond No. SU1206969 Fifth Third Bank Champions Crossing. (No Fiscal Impact)
- R.16. Accept an eighteen-month warranty and surety in the amount of \$2,713.50 in the form of Maintenance Bond No. SU1206969-M for Fifth Third Bank Champions Crossing. (No Fiscal Impact)
- R.17. Approve the release of a surety in the amount of \$98,340.00 in the form of Performance Bond No. GM226224 for Serenity at Peace Creek Reserve. (No Fiscal Impact)
- R.18. Accept an eighteen-month warranty and surety in the amount of \$8,940.00 in the form of Maintenance Bond No. GM252785 for Serenity at Peace Creek Reserve. (No Fiscal Impact)
- R.19. Accept Performance Surety in the amount of \$405,984.21 in the form of Performance Bond No. SU 1204524 for Cottonwood. (No Fiscal Impact)
- R.20. Accept Performance Surety in the amount of \$794,474.12 in the form of Performance Bond No. 875185 and subdivision agreement for Knights Landing Phase 2. (No Fiscal Impact)

R. BUILDING

R. DEPUTY COUNTY MANAGER

- R.21. Interlocal Agreement with the Highlands County for expansion of the District 10 Medical Examiner's Office (Highlands to contribute \$1,500,000)
- R.22. Approve an Interlocal Agreement with Hardee County for the expansion and renovation of the District 10 Medical Examiner's Office (Hardee to contribute \$500,000)
- R. BUDGET & MANAGEMENT SERVICES
- R. PROCUREMENT
- R. COMMUNICATIONS
- R. COOPERATIVE EXTENSION SERVICES
- R. HEALTH & HUMAN SERVICES
- R. HUMAN RESOURCES
- R. INFORMATION TECHNOLOGY
- R. CODE ENFORCEMENT
- R. COURT SERVICES
- R. RISK MANAGEMENT
- R. COMMUNITY HEALTH CARE
- R.23. Approve Agreement with Cynet Health, Inc. to provide recruitment services of mental health provider positions for community mental health agencies. (\$2,000,000.00 of 5 year period)
- R. FACILITIES MANAGEMENT
- R. FLEET MANAGEMENT
- R. PARKS & NATURAL RESOURCES
- R.24. Approve the Wildland Conservation (Wildlands), Inc. Scope of Services Agreement with the County to provide Land management support to the Environmental Lands Program. (Fiscal Impact \$195,000)
- R. FIRE RESCUE
- R. EMERGENCY MANAGEMENT
- R. REAL ESTATE SERVICES

R.25. SET HEARING to consider a request to vacate a portion of deeded right-of-way for Johnson Road along with a request to vacate a portion of a platted drainage easement shown on the plat of Country Class Estates Phase Two. (Suggested hearing date is February 3, 2026 at 9:00 a.m or immediately following the regular agenda)

R.26. Approve Land Purchase Agreement in conjunction with the purchase of conservation preservation property located in the Lake Wales Ridge Ecosystem Project - Crooked Lake West Area, Perone parcels (\$10,000 one-time expense)

R.27. Declare surplus and authorize the private conveyance of the County's interest in Parcel ID Number 252824-353600-004061. (\$5,000, one-time revenue)

R.28. Accept Quit Claim Deed for additional rights-of-way along Cody Villa Road, Wes Mann Road and Minute Mann Road as requested through the Development Review Process. (No fiscal impact)

#### R. ROADS & DRAINAGE

R.29. Approve Construction Contract with American Design Engineering Construction, Inc. for the City of Lake Wales Orange and Crystal Avenue project (\$826,872.95 one-time expense)

R.30. Approve Agreement for the Transfer of Roads from Polk County to City of Bartow (\$1,300,000.00 One-time Expense)

R.31. Approve Consultant Services Authorization (CSA) No. 25-054-01 with RS&H, Inc. (Consultant) to provide Construction, Engineering, and Inspection (CEI) services for the Rockridge Road Bridge 164138 Replacement Project. (\$273,111.46 one-time expense)

R.32. Approve Modification No. 1 to Consultant Services Authorization (CSA) 2022-086-04 with DRMP, Inc. (Consultant) for the SR 33 @ Mt. Olive Road Project. (\$18,460.00 one-time expense)

R.33. Approve an Interlocal Agreement Between Polk County and City of Auburndale for the intersection Design at CR-559 and Gapway Road (No Fiscal Impact)

#### R. UTILITIES

R.34. Approval of Interlocal Bulk Wastewater Service Agreement between Polk County and Tohopekaliga Water Authority. (represents approx. \$5,400 continuing monthly operating expenses)

#### R. SOLID WASTE

R.35. Approve a New Non-Exclusive Commercial Franchise for FY2025-26 by Lazy Lizard Dumpster and Trailer Rental LLC. (No fiscal impact)

- R.36. Approve a New Non-Exclusive Commercial Franchise for FY2025-26 by I4 Waste Valet & Recycling LLC. (No fiscal impact)
- R.37. Approve a New Non-Exclusive Commercial Franchise for FY2025-26 by RAM Waste Management Inc., d/b/a Dumpster Dudez of Polk County. (No fiscal impact)
- R.38. Approve a New Non-Exclusive Commercial Franchise for FY2025-26 by Barajas Junk Removal & Services LLC. (No fiscal impact)
- R.39. Approve a New Non-Exclusive Commercial Franchise for FY2025-26 by Michael King Trucking LLC. (No fiscal impact)
- R. ELECTED OFFICIAL AND OTHER GOVERNMENTAL AGENCY
- R. COURT RELATED
- R. POLK COUNTY PROPERTY APPRAISER
- R. POLK COUNTY SHERIFF
- R. POLK COUNTY SUPERVISOR OF ELECTIONS
- R. POLK COUNTY TAX COLLECTOR
- R. WORKFORCE DEVELOPMENT BOARD
- R. COUNTY ATTORNEY
- R.40. Subordination Agreement for Lien for Affordable Housing Impact Fee Waiver - Norma Castellanos (No fiscal impact)

## ANNOUNCEMENTS

Below are scheduled events and public meetings at which two or more County Commissioners or Planning Commissioners may appear to discuss issues that may come before the Board of County Commissioners.

- Monday, January 19, 2026 – The offices of the Board of County Commissioners will be closed in observance of the Martin Luther King, Jr Day Holiday.
- Wednesday, January 21, 2026 – 7:30 a.m. – Technical Advisory Group (TAG) for Polk County Environmental Lands Program will gather in the parking lot at the Parks & Natural Resources Office, 4177 Ben Durrance Road, Bartow. Please contact [brookemoherek@polkfl.gov](mailto:brookemoherek@polkfl.gov) for details
- Wednesday, January 21, 2026 – 9:00 a.m. – Value Adjustment Board hearings will be held in Conference Room 341, Third Floor, County Administration Building.
- Wednesday, January 21, 2026 – 9:00 a.m. – Appellate Special Magistrate of the Code Enforcement Unit will meet in the County Commission Boardroom.
- Thursday, January 22, 2026 – 8:30 a.m. – Development Review Committee will meet in the Planning and Development Conference Room, Second Floor, County Administration Building.
- Thursday, January 22, 2026 – 9:00 a.m. – Tourist Development Council's Sports and Special Events Committee will meet at the Auburndale Civic Center, 2220 Lake Ariana Boulevard, Auburndale.
- Thursday, January 22, 2026 – 9:30 a.m. – Polk Transportation Technical Advisory Committee (TAC) will meet in the FDOT Conference Center, 801 North Broadway Avenue, Bartow.
- Thursday, January 22, 2026 – 1:30 p.m. – Land Use Hearing Officer (LUHO) Hearings will be held in the County Commission Boardroom.
- Thursday, January 22, 2026 – 5:00 p.m. – 2026 Polk County Day Reception will be held at The Capitol, 22nd Floor, 400 South Monroe Street, Tallahassee.
- Tuesday, January 27, 2026 – 1:00 p.m. – 2nd Selection Committee Meeting for RFP 26-054 Architectural & Engineering Services for Polk County Fire Rescue Administration will convene in Procurement Conference Room 150, First Floor, County Administration Building.
- Tuesday, January 27, 2026 – 3:00 p.m. – Lakes Access Advisory Meeting will be at the Parks and Natural Resources Office, 4177 Ben Durrance Road, Bartow.
- Wednesday, January 28, 2026 – 8:30 a.m. – Central Florida Development Council (CFDC) EconDev Forum 2026 will be held at Polk State College, Clear Springs Advanced Technology Center Campus, 310 Technology Drive, Bartow.

- Wednesday, January 28, 2026 – 2:00 p.m. – Polk Regional Water Cooperative (PRWC) Board of Directors meeting will be held at the Lake Myrtle Sports Complex, 2701 Lake Myrtle Park Road, Auburndale.
- Thursday, January 29, 2026 – 8:30 a.m. – Development Review Committee will meet in the Planning and Development Conference Room, Second Floor, Polk County Administration Building.
- Thursday, January 29, 2026 – 1:00 p.m. – 2nd Selection Committee Meeting for RFP 26-055 CMAR Smith Lane Joint-Use Fire Rescue Station will convene in Procurement Conference Room 150, First Floor, County Administration Building.
- Thursday, January 29, 2026 – 1:30 p.m. – 3rd Selection Committee Meeting for RFP 26-055 CMAR Smith Lane Joint-Use Fire Rescue Station will convene in Procurement Conference Room 150, First Floor, County Administration Building.
- Friday, January 30, 2026 – 9:00 a.m. – Board/Staff Agenda Review meeting to discuss the Agenda and any other matters that may come before the Board will be held in the Commissioners' Conference Room, Room 407, Fourth Floor, County Administration Building.