



Polk County Board of County Commissioners

Meeting Agenda - Final

April 21, 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

A.2. Lance Schmidt, Principal and Chris Kessler, Principal with CliftonLarsonAllen, LLP, will present the Annual Comprehensive Financial Audit for the fiscal year ended September 30, 2025.

B. PUBLIC COMMENTS CONCERNING AGENDA ITEMS

B.1. Comments.

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

C.1. Disbursements.

C.2. Minutes of Regular Board meeting held on April 7, 2026.

D. APPROVE CONSENT AGENDA

D.1. Approve Consent Agenda.

E. REQUEST FROM ELECTED OFFICIAL and OTHER GOVERNMENTAL AGENCY

F. COUNTY ATTORNEY (RANDY MINK)

G. COUNTY MANAGER (BILL BEASLEY)

- G.1. Approve construction contract with Rogar Management & Consulting of Florida, LLC for the Maine Avenue Sidewalk project (\$2,418,685.50 one-time expense)
- G.2. Approve agreement with Carollo Engineers, Inc. to provide Part 2 engineering services (Conceptual Design) for the East Regional Wastewater Treatment Facility (ERWWTF). (\$976,382.54 one-time expense)
- G.3. Approve budget amendment and budget transfer from the General Fund Reserve for Budget Stabilization to General County Administration operating budget for the Commission Boardroom audio-visual equipment upgrade project (\$207,000 one-time transfer)

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 (LDCPAL 2026-1 OC Text) (Transmittal Hearing) to consider the adoption of a Large-Scale Comprehensive Plan Amendment text amendment to modify the characteristics, location criteria and development criteria for the Office Center (OC) Future Land Use designation. (No Fiscal Impact)

- N.2. PUBLIC HEARING (LDCT-2026-2 Office Center Consistency) (First Reading) to consider the adoption of an ordinance amending the Land Development Code to clarify development parameters of the Office Center (OC) district to implement policies in the Comprehensive Plan. No Fiscal Impact.
- N.3. PUBLIC HEARING (LDCPAS-2025-37 Hwy 17 92 LCC CPA) (Adoption Hearing) to consider the adoption of a Small-Scale Comprehensive Plan Amendment to change the Future Land Use designation on ±1.32 acres from Leisure/Recreation (LR) to Linear Commercial Corridor in the Urban Growth Area (UGA). (No Fiscal Impact)
- N.4. PUBLIC HEARING (LDCPAS-2025-38 Toho Marigold INST/NAC CPA) (Adoption Hearing) to consider the adoption of a Small-Scale Comprehensive Plan Amendment to change the Future Land Use designation on ±12.5 acres from Development of Regional Impact (DRI) to Institutional (INST), and Neighborhood Activity Center (NAC) in the Utility Enclave Area (UEA). (No Fiscal Impact)
- N.5. PUBLIC HEARING (LDCT-2025-28 Flex Space & Retail Plazas) (Adoption Hearing) to consider the adoption of an ordinance amending the Land Development Code to add standards for Flex Space and Retail Plazas. (No Fiscal Impact)
- N.6. PUBLIC HEARING (LDCT-2025-29 Storage Yards) (Adoption Hearing) to consider the adoption of an ordinance amending the Land Development Code to add storage yards as a new land use activity in the Industrial (IND) districts. (No Fiscal Impact)
- N.7. PUBLIC HEARING (LDCT-2025-30 Administrative Plat Approval) (Adoption Hearing) to consider the adoption of an ordinance amending the Land Development Code to change the procedure of approving subdivision plats from the Board of County Commissioners to the Land Development Director in accordance changes to the Florida Statutes. No Fiscal Impact.

O. PUBLIC HEARINGS

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. Approve revised Investment Policy.
- R.2. Appoint property custodian for the office of Utilities/Operations/Utility Systems-Asset Management.
- R.3. Appoint property custodian for the office of Parks and Natural Resource/Polk County History Center.
- R.4. Removal of equipment from inventory as listed on Blanket Removal Form 2239.
- R. COUNTY MANAGER
- R. ECONOMIC DEVELOPMENT
- R. TOURISM/SPORTS MARKETING
- R. OFFICE OF PLANNING & DEVELOPMENT
- R.5. Anielys Salgado requests the Board to refund the Level 4 Review fees and waive the Level 4 Review Pre-application fee totaling \$4,858.00 for a Future Land Use designation change. (LDCPAS-2026-11 Medulla Rd RL)
- R.6. SET HEARING: (LDCPAS-2025-19 PRWC CPA) to consider the adoption of a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map change from Residential Low-X (RLX) to Institutional-X (INSTX) on 9.91 +/- acres in the Urban Growth Area (UGA). The suggested adoption hearing date is May 5, 2026, at 9:15 a.m.
- R.7. SET HEARING: (LDCCD-2025-4 PRWC District Change) to consider the adoption of a Sub-District change on 9.91 +/- acres from (INST-1) to Institutional (INST-2) in the Urban Growth Area (UGA). The suggested adoption hearing date is May 5, 2026, at 9:15 a.m.
- R.8. SET HEARING: (LDCT-2025-4 Poinciana Commercial NAC Activity Center Plan) Modifying Appendix E, Section E105 Parcel Specific Comprehensive Plan Amendments with Conditions. This case is related to LDCPAS 2025-40. The suggested hearing dates are for the first reading on May 5, 2026, at 9:15 a.m. and the adoption hearing date on May 19, 2026, at 9:15 a.m.

- R.9. SET HEARING: (LDCT-2026-1 Wahneta Main Street Corridor Overlay) to amend Chapter 403.01 Wahneta Neighborhood Plan, to add the Main Street Commercial Overlay and reinstating Table 3 Wahneta Neighborhood Plan Temporary Uses and Modifications. The suggested hearing dates are for the first reading on May 5, 2026, at 9:15 a.m. and the adoption hearing date on May 19, 2026, at 9:15 a.m.
- R. BUILDING
- R. DEPUTY COUNTY MANAGER
- R. BUDGET & MANAGEMENT SERVICES
- R. PROCUREMENT
- R. COMMUNICATIONS
- R. COOPERATIVE EXTENSION SERVICES
- R. HEALTH & HUMAN SERVICES
- R.10. Approve the State Housing Initiative Partnership (SHIP) Program rehabilitation/replacement program 1) Homeowner Assistance Agreement and 2) Grant Agreement for the property located in Winter Haven, FL., for Case #RC25-SHIP-017. (\$184,841.00 one-time expense).
- R.11. Approve the State Housing Initiative Partnership (SHIP) Program New Construction program Rehabilitation/Reconstruction Work Contract for property located in 830 3rd Street, Winter Haven, FL., for Case #NC25-SHIP-001. (\$176,212.00 one-time expense).
- R.12. Approve First Amendment to American Rescue Plan Local Fiscal Recovery Funding Agreement with Theatre Winter Haven Inc. (No fiscal impact)
- R. HUMAN RESOURCES
- R. INFORMATION TECHNOLOGY
- R. CODE ENFORCEMENT
- R. COURT SERVICES
- R. RISK MANAGEMENT
- R. COMMUNITY HEALTH CARE
- R. FACILITIES MANAGEMENT
- R. FLEET MANAGEMENT

R. PARKS & NATURAL RESOURCES

R. FIRE RESCUE

R. EMERGENCY MANAGEMENT

R. REAL ESTATE SERVICES

R.13. Approve Land Purchase Agreements in conjunction with the purchase of conservation preservation properties located in the Lake Wales Ridge Ecosystem Project - Crooked Lake West Area, Porter parcel (\$10,000 one-time expense)

R.14. Adopt a resolution authorizing the Real Estate Services Director, or their designee, to sign and submit vouchers for SHIP program funds to closing agents.

R.15. Approve Amendment to Lease No. 357 between Polk County and The Auburndale Chamber of Commerce, Inc. (No fiscal impact)

R.16. Accept Quit Claim Deed for properties being donated for conservation preservation, High Country Holdings, Inc. parcels. (No fiscal impact)

R.17. Accept Quit Claim Deeds for additional right-of-way along Lake Reedy Boulevard/Mullinsville Road and Overlook Drive as requested through the Development Review Process. (No fiscal impact)

R. ROADS & DRAINAGE

R.18. Approve the amended calendar year 2025 agreement with the Association of Poinciana Villages, Inc. and approve the new agreement to expire on December 31, 2030. (\$240,000.00 estimated annual expense)

R.19. Approve agreement with Civil Surv Design Group, Inc. for professional engineering services for Caspian Road Sidewalk design. (\$194,700.00-one-time expense)

R.20. Approve Modification No. 2 to CSA No. 22-82-01 with AIM Engineering & Surveying, Inc. (Consultant) for Post-Design Services for the 1st Street NW Sidewalk Project. (\$30,221.00 one-time expense).

R.21. Adopt a Resolution Setting Parking Restrictions on Island Slough Lane, Myrtle Hammock Lane, Preserve Pointe Boulevard, Sawgrass Hammock Lane, and Scrub Oak Hammock Road within the Preservation Pointe Subdivision, near Davenport. (\$3,271.93 one-time expense)

R.22. Adopt a Resolution Setting Speed Limits on Grandview Parkway and Posner Boulevard, near Davenport. (\$1,332.70 one-time expense)

- R.23. Adopt Resolution Setting Truck Restrictions on Wilder Road (near Lakeland). (\$412.90 one-time expense)
- R.24. Approve selection committee's recommendation to authorize staff to enter into contract negotiations with all proposers, Rostan Solutions, LLC as the primary, Tetra Tech, Inc. as the secondary and Thompson Consulting Services, LLC as the tertiary for debris monitoring services. (No fiscal impact)
- R.25. Approve selection committee's recommendation to authorize staff to enter into contract negotiations with CrowderGulf Joint Venture, Inc. as the primary, AshBritt, Inc. as the secondary and Looks Great Services of MS, Inc. as the tertiary for debris removal services. (No fiscal impact)
- R. UTILITIES
- R. SOLID WASTE
- R.26. Approve Northeast Landfill Customer Convenience Center (NELF-CCC) Pilot Project and adopt a Resolution establishing the NELF-CCC disposal rates
- R.27. Approve Amendment #2 to Agreement 2024-030 with RDK Assets, Inc. dba RDK Truck Sales (RDK) for waste collection truck lease. (\$140,000.00 estimated expense)
- R.28. Approve a New Non-Exclusive Commercial Franchise for FY2025-26 by Trash out Services LLC. (No Fiscal Impact)
- R. ELECTED OFFICIAL AND OTHER GOVERNMENTAL AGENCY
- R. COURT RELATED
- R. POLK COUNTY PROPERTY APPRAISER
- R.29. Approve the Property Appraiser's request to allocate excess revenue returned from FY 24/25 in the FY 25/26 budget, a CIP amendment, and a budget transfer from the General Capital Improvement Fund Reserve for Future Capital to establish a new CIP project and budget for the Property Appraiser's Building Renovation project (\$300,000 one-time transfer).
- R. POLK COUNTY SHERIFF
- R. POLK COUNTY SUPERVISOR OF ELECTIONS
- R. POLK COUNTY TAX COLLECTOR
- R. WORKFORCE DEVELOPMENT BOARD
- R.30. Appointments to the CareerSource Polk Board of Directors for terms to begin on July 1, 2026 and ending on June 30, 2030.

- R.31. Request to Extend Designation as Direct Provider of Workforce Services (July 1, 2026 - June 30, 2029)
- R.32. Subsequent Board Redesignation and Board Composition Certification for CareerSource Polk
- R.33. Approval of Interlocal Agreement Between Polk County and the Polk County Workforce Development Board, Inc. (d/b/a CareerSource Polk)
- R. COUNTY ATTORNEY
- R.34. SET HEARING to consider adoption of an ordinance amending Ordinance 22-018, the Economic Development Ad Valorem Tax Exemption for Publix Super Markets, Inc. (IT Headquarters). (Suggested hearing date is May 5, 2026 at 9:00 a.m.).
- R.35. SET HEARING to consider adoption of an ordinance amending Ordinance 21-006, the Economic Development Ad Valorem Tax Exemption for Agro-Iron, LLC. (Suggested hearing date is May 5, 2026 at 9:00 a.m.).
- R.36. SET HEARING to consider adoption of an ordinance amending Ordinance 2024-015, the Economic Development Ad Valorem Tax Exemption for D.R. Horton, Inc. (Suggested hearing date is May 5, 2026 at 9:00 a.m.).
- R.37. Request Board adopt a Resolution approving the issuance by the Housing Finance Authority of its multifamily housing revenue bonds in the aggregate face amount not to exceed \$27,800,000, to provide funds to finance a multifamily residential rental housing facility for persons or families of low and moderate income to be owned by Lakewood Terrace Preservation, LTD., or an affiliate thereof, located in Polk County, Florida.
- R.38. Release of Lien related to an Affordable Housing Impact Fee Waiver for Ricky O. Johnsey (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.

- Wednesday, April 22, 2026 – 11:00 a.m. – Tourist Development Council (TDC) Board will meet at Lake Myrtle Sports Complex, 2701 Myrtle Park Road, Auburndale.
- Thursday, April 23, 2026 – 8:30 a.m. – Development Review Committee will meet in the Planning and Development Conference Room, Second Floor, County Administration Building.
- Thursday, April 23, 2026 – 9:00 a.m. – 2026 State of the County – Polk State College Center for Public Safety, 1251 Jim Keene Boulevard, Winter Haven.
- Thursday, April 23, 2026 – 1:00 p.m. – Land Use Hearing Officer (LUHO) Hearings will be held in the County Commission Boardroom.
- Saturday, April 25, 2026 – 8:00 a.m. – Keep Polk County Beautiful (KPCB) & Eloise Community Redevelopment Agency (CRA) Curbside Cleanup & Tire Collection Event, Johnny & Freda Brooks Resource Center, 710 Snively Avenue, Eloise.
- Monday, April 27, 2026 – 5:30 p.m. – Community Relations Advisory Council (CRAC) will meet in Room 413, Fourth Floor, County Administration Building.
- Wednesday, April 29, 2026 – 1:00 p.m. – Comprehensive Plan Review Advisory Committee will meet in Room 413, Fourth Floor, County Administration Building.
- Thursday, April 30, 2026 – 8:30 a.m. – Development Review Committee will meet in the Planning and Development Conference Room, Second Floor, County Administration Building.
- Friday, May 1, 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.