



Polk County Board of County Commissioners

Meeting Agenda - Final-revised

July 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

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 July 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 Ajax Paving Industries of Florida, LLC for the Country Club Road at Buckeye Loop Road Intersection Improvements project (\$2,774,976.16 one-time expense)
- G.2. Approve construction contract with Ajax Paving Industries of Florida, LLC for the Kathleen Road at Deeson Road signal project (\$2,150,875.08 one-time expense).
- G.3. Approve construction contract with Cathcart Construction Company - Florida LLC for the Peace Creek Canal stormwater infrastructure project (\$1,657,037.69 one-time expense).
- G.4. Approve the contract with Central Florida Health Care, Inc., for the purchase of equipment for their Lakeland site. (Total amount not to exceed \$1,512,116.53)

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 (LDCPAS-2025-24 Shimmering Dr CAC) (Adoption Hearing) to consider the Future Land Use Map change from Residential Low (RL) to Community Activity Center (CAC) on +/- 3.87 acres in the Transit Supportive Development Area (TSDA). Related to a LDCT-2026-5 (No Fiscal Impact)

- N.2. Public Hearing (LDCT-2026-5 Shimmering Dr LDC Text Amendment) (Adoption Public Hearing) to consider LDC Text Amendment text amendment to Appendix E adding for an activity center plan. Related to a LDCPAS-2025-24 (No Fiscal Impact)
- N.3. Public Hearing (LDCPAS-2026-10 GrayLineX CPA) (Adoption Hearing) to consider the adoption of a Small-Scale Comprehensive Plan Amendment to change the Future Land Use designation from Residential-Suburban (RS) to Industrial (IND) in the Suburban Development Area (SDA) on 3.81 acres. The request is to also change the text of Section 2.135 of the Comprehensive Plan to limit the intensity of the IND activity on the site. This case is related to LDCT-2026-7, an LDC text amendment for the same property. (No Fiscal Impact)
- N.4. Public Hearing (LDCT-2026-7 GrayLineX LDC Text Amendment) (Adoption Hearing) to consider the adoption of an ordinance amending the Land Development Code to Appendix E, Section E105, Parcel Specific Comprehensive Plan Amendments with Conditions, to limit the intensity of the proposed Industrial (IND) activity on the site. This case is related to LDCPAS-2026-10. (No Fiscal Impact)
- N.5. Public Hearing (LDCPAL 2026-2 Main Street Corridor Text) (Adoption Hearing) to consider the adoption of a Large-Scale Comprehensive Plan Amendment text amendment to establish a new Section, to be called the Main Street Corridor (MSC), in the Future Land Use Element. (No Fiscal Impact)
- N.6. Public Hearing (LDCT-2026-3 Goldenrod Ln RL-4 Sub-District) (Adoption Public Hearing) to consider the adoption of a Sub-District Map change from Residential Low-1X (RL-1X) to Residential Low-4X (RL-4X) on approximately 17.1± acres. (No Fiscal Impact)

O. PUBLIC HEARINGS

- O.1. Public Hearing (**WITHDRAWN/NO PUBLIC HEARING TO OCCUR**) (LDPD-2026-2 Pulte Crews Lake PD) (DeNovo Hearing) This is a request appealing the decision of the Planning Commission to approve a Planned Development for 400 single-family homes. (No Fiscal Impact)
- O.2. Request the Board, by its own motion, consider adoption of a resolution to vacate a portion of deeded right-of-way lying easterly of Crystal Beach Road in the Winter Haven area. Also request Board authorize the conveyance of the County's interest via County Deed, accept a Drainage Easement and accept a Quit Claim Deed for additional right-of-way for Crystal Beach Road. (No fiscal impact)

- O.3. Public Hearing to consider an ordinance amending Section 4 of the Polk County Indigent Health Care Plan Extension Ordinance (Ordinance No. 2015-076) which changes the process for amending the County's plan for providing health care services to qualified residents, and adopt a Resolution which approves a revised and restated version of that plan.
- O.4. Public Hearing to consider the adoption of a Resolution approving proposed revisions to the Utilities Division Schedule of Rates, Charges, and Fees (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. Removal of equipment from inventory as listed on Blanket Removal Form 2245.
- R. COUNTY MANAGER
- R. ECONOMIC DEVELOPMENT
- R. TOURISM/SPORTS MARKETING
- R.2. Approve an Interlocal Agreement with the City of Winter Haven for Equipment Donation at Chain of Lakes Park (No fiscal impact)
- R. OFFICE OF PLANNING & DEVELOPMENT
- R.3. SET HEARING: (LDCT-2026-15 RACX Vehicle Service) to add "Vehicle Service, Mechanical" to Table 4.8, Use Table for U.S. 27 Selected Area Plan, as a "CI" conditional use in Regional Activity Center (RACX) land use district. The suggested hearing dates are for the first reading on August 4, 2026, at 9:15 a.m. and the adoption hearing date on August 18, 2026, at 9:15 a.m.

- R.4. SET HEARING (LDCPAL 2026-4 Organic Matters CPA) to consider the adoption of a Large-Scale Comprehensive Plan Amendment to change +/- 71.26 acres from Business Park Center (BPC) to Industrial (IND). (No Fiscal Impact)
- R.5. SET HEARING: (LDCU-2026-35/DeNovo Crossed Paws Rescue CU). This is a request appealing the decision of the Planning Commission to approve a Conditional Use to allow a Kennels and Boarding use on approximately 4.63 acres. The suggested hearing date is August 4, 2026, at 9:15 a.m.
- R.6. Accept Performance Surety in the amount of \$1,286,373.33 in the form of Commercial Performance Surety Bond No. 30273540 for Davenport Big Box Off Site HHGR2 Improvements (No Fiscal Impact)
- R.7. Accept Performance Surety in the amount of \$16,206.99 in the form of Performance Bond No. 3305385 for Evergreen Baptist Church. (No Fiscal Impact)
- R.8. Accept Performance Surety in the amount of \$2,350,243.00 in the form of Commercial Performance Surety Bond No. 016254633 for Home Depot (No Fiscal Impact)
- R.9. Accept Performance Surety in the amount of \$54,067.75 in the form of Performance Bond No. 108466158 for Murphy USA Station No 8596. (No Fiscal Impact)
- R.10. Accept EOS Fitness Posner potable water and wastewater utility system improvements for ownership, operation, and maintenance by Polk County Utilities. (No Fiscal Impact)
- R.11. Accept a one-year warranty and cash surety in the amount of \$9,470.00 for EOS Fitness Posner. (No Fiscal Impact)
- R.12. Accept Wynnstone Phase 2 potable water, wastewater and reclaim water utility system improvements for ownership, operation, and maintenance by Polk County Utilities. (No Fiscal Impact)
- R.13. Accept a one-year warranty and surety in the amount of \$83,241.62 in the form of Maintenance Bond No. LICX1988376 for Wynnstone Phase 2. (No Fiscal Impact)
- R.14. Power Line Road (Phase 2) Proportionate Fair Share Agreement - Crosswinds West and Crosswinds East Residential Developments. (No Fiscal Impact)
- R. BUILDING
- R. DEPUTY COUNTY MANAGER
- R. BUDGET & MANAGEMENT SERVICES

- R.15. SET HEARING to consider adoption of an ordinance granting an Economic Development Ad Valorem Tax Exemption for Project Clean Water, a New Business. (Suggested hearing date is August 4, 2026 at 9:00 a.m.)
- R.16. Set Proposed Countywide Millage Rate for FY 26/27.
- R.17. Set Proposed Millage Rate for the Library Municipal Service Taxing Unit (MSTU) for FY 26/27.
- R.18. Set Proposed Millage Rate for the Parks Municipal Service Taxing Unit for FY 26/27.
- R.19. Set Proposed Millage Rate for the Rancho Bonito Municipal Service Taxing Unit (MSTU) for FY 26/27.
- R.20. Set Proposed Millage Rate for the Stormwater Municipal Service Taxing Unit (MSTU) for FY 26/27.
- 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.21. Approve agreement with Peace River Center for Personal Development, Inc. for recruiting incentives used for hiring certain mental health positions. (Not to exceed \$1,300,000.)
- R.22. Approve agreement with Lakeland Regional Health for recruiting incentives used for hiring certain mental health positions. (Not to exceed \$600,000.)
- R.23. Approve agreement with Ibis Healthcare, Inc. for recruiting incentives used for hiring certain mental health positions. (Not to exceed \$296,000.)

R. FACILITIES MANAGEMENT

R.24. Approve construction contract with Thielen Roofing and Construction LLC for the Polk County Sheriff's Southwest Command - Roof Replacement project (\$227,010.00 one-time expense)

R.25. Approve construction contract with Thielen Roofing and Construction LLC for the Polk County Sheriff's Southeast Command - Roof Replacement project (\$227,010.00 one-time expense)

R. FLEET MANAGEMENT

R. PARKS & NATURAL RESOURCES

R.26. Approve Standard Grant Amendment 1 to Agreement #LPA0436 between State of Florida Department of Environmental Protection (FDEP) and Polk County to fund the Peace Creek Water Preservation Project. (Time-extension only)

R. FIRE RESCUE

R. EMERGENCY MANAGEMENT

R. REAL ESTATE SERVICES

R.27. Accept Polk County Utility Easement from Urgent Care Developers of North Davenport, LLC, a Florida limited liability company, as requested through the Development Review Process. (No fiscal impact)

R.28. Authorize a Utility Easement and Ingress Egress Easement, for the County's interest in Parcel ID Number 242913-000000-044120, to the Polk Regional Water Cooperative in conjunction with its Southeast Wellfield and Water Production Facility Project. (No fiscal impact)

R.29. Approve Partial Release of Easement for a portion of drainage easement in conjunction with an FDOT project on US Highway 98 in the Lakeland area, FDOT Parcel No. 100. (No fiscal impact)

R.30. Accept a Quit Claim Deed, Drainage Easement and Polk County Utilities Easement in conjunction with development along Holly Hill Grove Road 1. (No fiscal impact)

R.31. Accept Special Warranty Deed for additional right-of-way along Thornhill Road as requested through the Development Review Process. (No fiscal impact)

R. ROADS & DRAINAGE

R.32. Approve Consultant Services Authorization (CSA) Modification No. 4 to CSA No. 17-56-02 with NV5, Inc (Consultant) to provide additional post design services for the Chestnut Road Sidewalk Project. (\$40,073.82 one-time expense)

- R.33. Adopt a Resolution Setting Parking Restrictions on Augustus Drive and Pompay Drive within the Tivoli Reserve Subdivision, near Davenport. (\$971.25 one-time expense)
- R. UTILITIES
 - R. SOLID WASTE
 - 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.34. SET HEARING to consider the adoption of an Ordinance of the Polk County Board of County Commissioners entitled the Polk County Property Maintenance Ordinance.
SUGGESTED HEARING DATE: August 18, 2026, at 9:00 a.m.

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, July 22, 2026 – 8:30 a.m. – Citrus Connection Board Meeting will be held at 1212 George Jenkins Boulevard, Lakeland.
- Wednesday, July 22, 2026 – 2:00 p.m. – Comprehensive Plan Review Advisory Committee will meet in Room 413, Fourth Floor, County Administration Building.
- Thursday, July 23, 2026 – 8:30 a.m. – Development Review Committee will meet in the Planning and Development Conference Room, Second Floor, County Administration Building.
- Thursday, July 23, 2026 – 9:30 a.m. – Polk Transportation Technical Advisory Committee (TAC) will meet in the FDOT Conference Center at 801 N. Broadway Avenue, Bartow.
- Monday, July 27, 2026 – 5:30 p.m. – Community Relations Advisory Council (CRAC) will meet in Room 413, Fourth Floor, County Administration Building.
- Tuesday, July 28, 2026 – 7:30 a.m. – Technical Advisory Group (TAG) for Polk County Environmental Lands Program will gather in the parking lot Parks and Natural Resources Office 4177 Ben Durrance Road, Bartow, FL 33830. Please contact brookemoherek@polkfl.gov for details.
- Tuesday, July 28, 2026 – 9:00 a.m. – 1st Selection Committee Meeting for RFP 26-290 A&E Services for the New Kathleen Government Center will convene in Room 407, Fourth Floor, County Administration Building.
- Tuesday, July 28, 2026 – 10:00 a.m. – 1st Selection Committee Meeting for RFP 26-292 Construction Manager at Risk for the New Kathleen Government Center will convene in Room 407, Fourth Floor, County Administration Building.
- Wednesday, July 29, 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, July 30, 2026 – 8:30 a.m. – Development Review Committee will meet in the Planning and Development Conference Room, Second Floor, County Administration Building.
- Friday, July 31, 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.