



Polk County Board of County Commissioners

Meeting Agenda - Final-revised

April 15, 2025 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. (RICK WILSON, CHAIR)

INVOCATION

Murphy Hanley, Polk County Fire Rescue Chaplain

PLEDGE OF ALLEGIANCE (RICK WILSON, CHAIR)

A. PRESENTATIONS and RECOGNITIONS

A.1. Employee Recognition

B. CEREMONIAL PROCLAMATIONS

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

C.1. Comments.

D. APPROVE CONSENT AGENDA

D.1. Approve Consent Agenda.

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

E.1. Disbursements.

E.2. Minutes of Regular Board meeting held on April 1, 2025.

F. REQUEST FROM ELECTED OFFICIAL and OTHER GOVERNMENTAL AGENCY

G. COUNTY ATTORNEY (RANDY MINK)

H. COUNTY MANAGER (BILL BEASLEY)

- H.1. Request Board approve (1) construction contract with C&T Contracting Services, Inc. for the septage receiving and leachate treatment system project (\$21,430,000.00 one-time expense) and (2) CIP amendment and budget transfer from the Utilities Capital Expansion Fund Reserve for Future Capital Expansion to fully fund the project (\$18,343,741.00 one-time transfer).
- H.2. Approve Amendment No. 2 to Agreement 2022-025 with Hazen and Sawyer, P.C. to provide professional engineering services for septage receiving stations (\$488,410.00 one-time expense)
- H.3. Approve the Local Agency Program (LAP) Agreement between Polk County and the Florida Department of Transportation (FDOT) for the Old Dixie Trail Project, associated resolutions, CIP Budget Amendment and budget resolution (\$2,000,335.00 one-time unanticipated revenue).

I. COMMISSIONER DISTRICT 1 (BECKY TROUTMAN)

- I.1. Commissioner Troutman Comments.

J. COMMISSIONER DISTRICT 3 (BILL BRASWELL)

- J.1. Commissioner Braswell Comments.

K. COMMISSIONER DISTRICT 4 (MARTHA SANTIAGO)

- K.1. Commissioner Santiago Comments.

L. COMMISSIONER DISTRICT 5 (MICHAEL SCOTT)

- L.1. Commissioner Scott Comments.

M. COMMISSIONER DISTRICT 2 (RICK WILSON, CHAIR)

- M.1. Chair Wilson Comments.

N. LAY BOARD APPOINTMENTS

- N.1. Appoint Danielle Tanner as a member of the Housing and Neighborhood Development Citizens Advisory Committee (CAC) for a three-year term, April 15, 2025, through April 14, 2028. (No fiscal impact).

O. EXPEDITED HEARINGS PURSUANT TO RESOLUTION NO. 2022-089

* County Attorney opening comments

- O.1. Public Hearing (LDCPAS-2025-4 Bradley Junction Fire Station) (Adoption Hearing) to consider the adoption of a Small-Scale Comprehensive Plan Amendment to change the Future Land Use from Rural Cluster Center (RCC) to Institutional (INST) on ±8.13 acres to recognize an existing Water Treatment Facility and County Fire Rescue Station in the Rural Development Area (RDA).
- O.2. Public Hearing (LDCPAS-2025-6 ABC Road Caloosa Fire Station) (Adoption Hearing) to consider the adoption of a Small-Scale Comprehensive Plan Amendment to change the Future Land Use designation from Agricultural/Residential Rural (A/RRX) to Institutional-1 (INSTX) on ±5.82 acres for a new County Fire Rescue Station in the Rural Development Area (RDA).
- O.3. Public Hearing (LDCT-2024-28 I-4 SAP LDC Text Amendment) (Adoption Hearing) to amend Chapter 4, Section 401.01, I-4/NE Parkway Plan Districts, to remove outdated criteria and requirements for residential development from the I-4 Selected Area Plan (SAP). (No Fiscal Impact).
- O.4. Public Hearing (LDCT-2025-2 INST-2 LDC Text Amendment) (Adoption Hearing) to allow Vehicle Service, Mechanical and outdoor storage in the Institutional-2 (INST-2) land use district. (No Fiscal Impact).
- O.5. Public Hearing (LDCT-2025-6 Mobile Homes in Plats Prior to 1971) (First Reading) to consider the adoption of a County-initiated LDC Text amendment to Chapter 3 Conditional Uses, Section 303, Criteria for Conditional Uses, Individual Mobile Homes, to allow mobile homes by right in subdivision plats recorded prior to May 20, 1971.
- O.6. Public Hearing (LDCT-2025-4 1,000 Foot Public Hearing Mailer Radius) (First Reading) to consider the adoption of a County-initiated LDC Text amendment to Chapter 9 Development Review Procedures, Section 960(A), Types of Public Notice, by removing the current text of a 500-foot distance in which mail notices are to be sent to area property owners and replacing it with 1,000 feet.
- O.7. Public Hearing (LDCT-2025-3 Stressed Basins and Stormwater Management) (First Reading) to consider the adoption of a County-initiated LDC Text amendment to multiple sections of Chapters 2, 7 and 10 and Appendix A of the Land Development Code, to address stressed drainage basins, and improve stormwater management standards.

P. PUBLIC HEARINGS

- P.1. Public Hearing to consider the adoption of an Ordinance of the Polk County Board of County Commissioners prohibiting camping on certain property, unless specifically authorized. (Continued to May 6, 2025)

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 2215.

R. COUNTY MANAGER

R. ECONOMIC DEVELOPMENT

R. TOURISM/SPORTS MARKETING

R. OFFICE OF PLANNING & DEVELOPMENT

R.2. SET HEARING: (LDCPAL-2024-13 Stalwart Business CPA) to consider the adoption of a Large-Scale Comprehensive Plan Amendment to change the Future Land Use designation from Agricultural/ Residential Rural (A/RR) and Residential Low (RL) to Business Park Center (BPC) on 75.0± acres of a parent tract of 166.0± acres within the Rural Development Area (RDA), Transit Supportive Development Area (TSDA), and Transit Corridors and Centers Overlay (TCCO), and a text amendment to Appendix 2.135 adding a reference that the subject site has development conditions in Appendix E of the Land Development Code (LDCT-2024-20), and a sub-district change from Business Park Center-1 (BPC1) to Business Park Center-2 (BPC2) on 51.0± acres (LDCD-2024-7). The suggested transmittal date is May 6, 2025, at 9:15 a.m. and the adoption hearing date is July 1, 2025, at 9:15 a.m.

R.3. SET HEARING: (LDCT-2024-20 Stalwart Business Text Amendment) to amend Appendix E adding Conditions for development on parent tracts totaling 166.0± acres. The suggested hearing dates are for the first reading on May 6, 2025, at 9:15 a.m. and the second reading on July 1, 2025, at 9:15 a.m.

R.4. SET HEARING: (LDCPAL-2024-14 Poinciana Subdivision CPA) to consider the adoption of a Large-Scale Comprehensive Plan Amendment to change the Future Land Use designation on 160+/- acres from Agricultural/Residential-Rural (A/RR) to Residential-Low (RL) & from the Rural Development Area (RDA) to a Utility Enclave Area (UEA). The suggested transmittal date is May 6, 2025, at 9:15 a.m. and the adoption hearing date is July 1, 2025, at 9:15 a.m.

- R.5. SET HEARING: (LDCPAL-2024-17 Stuart Property Thornhill Road) to consider the adoption of a Large-Scale Comprehensive Plan Amendment to change the Future Land Use designation on 326.92+/- acres from Agricultural/Residential-Rural (A/RR) to Residential-Low (RL), Residential-Low (RL) to Residential-Medium (RM), and from the Rural Development Area (RDA) to the Urban Growth Area (UGA) on the Future Land Use Map. The suggested transmittal date is May 6, 2025, at 9:15 a.m. and the adoption hearing date is July 1, 2025, at 9:15 a.m.
- R.6. SET HEARING (LDCDD-2025-1 North Power Line Road 4th CDD Expansion) to consider the adoption of an applicant-initiated ordinance to expand an existing Community Development District (CDD) located partially in both Davenport and the unincorporated areas of the County. Suggested hearing date is May 6, 2025, at 9:30 a.m. following the regular agenda (No fiscal impact).
- R.7. SET HEARING: (LDCT-2025-5 Chicken Coops & Roosters LDC Text Amendment) to amend Chapter 2, Section 222, to allow structures for the sheltering and feeding of animals at ten feet from property lines; Chapter 9, Section 930, variances and special exceptions, and Chapter 10 to provide for definitions. The suggested hearing dates are for the first reading on May 6, 2025, at 9:15 a.m. and the second reading on May 20, 2025, at 9:15 a.m.
- R.8. Applewood Reserve Plat for Conditional Approval. (No fiscal impact)
- R.9. Mammoth Grove South Plat for Conditional Approval. (No fiscal impact)
- R.10. Tuscan Hills Commercial Plat for Conditional Approval. (No fiscal impact)
- R.11. Recker Business Park Plat for Conditional Approval. (No fiscal impact)
- R.12. Citrus Place Plat for Conditional Approval. (No fiscal impact)
- R.13. Accept Providence Self Storage potable water, wastewater and reclaim water utility system improvements for ownership, operation, and maintenance by Polk County Utilities. (No fiscal impact)
- R.14. Accept a two-year warranty and surety in the amount of \$56,163.20 in the form of Maintenance Bond No. GM240770 for Providence Self Storage. (No fiscal Impact)
- R.15. Accept a two-year warranty and surety in the amount of \$70,579.78 in the form of a Maintenance Bond No. 7901194240 for Reserve at Forest Lake. (No fiscal impact)
- R.16. Accept Performance Surety in the amount of \$204,189.96 in the form of Performance Bond No. SU1206969 for Fifth Third Bank Champions Crossing. (No fiscal impact)

- R.17. Accept Performance Surety in the amount of \$392,989.55 in the form of Performance Bond No. GM244502 for FL Haines City Bannon Right of Way Improvements. (No fiscal impact)
- R.18. Accept Performance Surety in the amount of \$2,008,582.98 in the form of Performance Bond No. 0266203 for Hawthorne Ranch - Peachleaf/ Medulla Extension. (No fiscal impact)
- R.19. Approve the release of a warranty and surety in the amount of \$164,804.49 in the form of Maintenance Bond No. FGAG-23344 for Chateau at Astonia. (No fiscal impact)
- R.20. Approve the release of a warranty and surety in the amount of \$5,911.50 in the form of Maintenance Bond No. 9951470 for Culver's Christina. (No fiscal impact)
- R.21. Approve the release of a surety in the amount of \$1,485,303.70 in the form of Performance Bond No. SU1189282 for Marion Creek Estates Phase 1. (No fiscal impact)
- R.22. Approve the release of a surety in the amount of \$110,000.00 in the form of Performance Bond No. 024271029 for Westview Pod A Phase 1A. (No fiscal impact)
- R.23. Approve renewal agreement for Transportation Planning Organization (TPO) staff services. (No fiscal impact)
- R. BUILDING
- R. DEPUTY COUNTY MANAGER
- R. BUDGET & MANAGEMENT SERVICES
- R.24. Approve distribution of funds from the Driver Education Trust Fund to the Polk County School Board for use in its driver education safety program. (\$346,889.44 recurring revenue and expense)
- R. PROCUREMENT
- R. COMMUNICATIONS
- R.25. Water Conservation Month Proclamation
- R. COOPERATIVE EXTENSION SERVICES
- R. HEALTH & HUMAN SERVICES
- R.26. Approve State Housing Initiative Partnership (SHIP) Program rehabilitation/replacement program Homeowner Assistance Agreement and Grant Agreement for property located in Bartow, FL, for Case #RC23-SHIP-011. (\$179,518.50 one-time expense).

- R.27. Approve Modification of State Housing Initiative Partnership (SHIP) Program rehabilitation replacement program Homeowner Assistance Agreement and Grant Agreement for property located in Winter Haven, FL for Case #RC23-SHIP-015 to reflect execution of documents by homeowner rather than Power of Attorney. There are no other changes to the previous agenda item. (No Fiscal Impact).
- R. EQUITY & HUMAN RESOURCES
- R. INFORMATION TECHNOLOGY
- R. CODE ENFORCEMENT
- R. COURT SERVICES
- R.28. Approve Piggyback Agreement for Security Guard Services with Universal Protection Service, LLC d/b/a Allied Universal Security Services, LLC (\$200,000 estimated recurring annual expense)
- R. RISK MANAGEMENT
- R. COMMUNITY HEALTH CARE
- R.29. Approve Polk HealthCare Plan Medical Services Agreement with Advanced Kidney Care of Central Florida, PA for specialty care services. (Transfer of existing appropriations to medical provider; estimated annual amount less than \$100,000.)
- R.30. Approve the first amendment to the contract with Peace River Center for Personal Development, Inc. (PRC) for the provision of forensic specialists and navigation services. (No fiscal impact.)
- R. FACILITIES MANAGEMENT
- R. FLEET MANAGEMENT
- R. PARKS & NATURAL RESOURCES
- R.31. Approve piggyback agreement with RCP Shelters, Inc. to provide various park and playground equipment. (estimated \$200,000.00 to \$500,000.00 annual recurring expense)
- R.32. Conservation Land Acquisition Selection Advisory Committee (CLASAC) recommends pursuing acquisition of EL-137-25 and EL-138-25 and to recommend staff to proceed with pursuing the acquisition process. CLASAC recommends to not pursue acquisition of EL-135-25 and EL-136-25. (no fiscal impact)
- R. FIRE RESCUE

R.33. Approve Piggyback Agreement for Florida Certified Expenditure Program for Emergency Medical Transportation (PEMT) with Public Consulting Group LLC (\$320,000 estimated recurring annual expense)

R. EMERGENCY MANAGEMENT

R. REAL ESTATE SERVICES

R.34. Approve Land Purchase Agreement between Duane Frericks and Polk County for a parcel associated with the realignment of Bargain Barn Road. (\$65,100 one-time expense)

R.35. Accept Quit Claim Deed from AV Homes, Inc., f/k/a Avatar Properties Inc. for property located in the Poinciana area. (No fiscal impact)

R.36. Accept instrument for additional right-of-way along 2nd Street E. as requested through the Development Review Process. (No fiscal impact)

R.37. Accept Warranty Deed for property being donated by the Edward C. Stuart Foundation Incorporated for conservation preservation. (No fiscal impact)

R. ROADS & DRAINAGE

R.38. Approve Road Closure Requests in Accordance with the Ordinance No. 2025-020

R.39. Approve Modification No. 1 to Consultant Services Authorization (CSA) No. 22-083-01 with Burgess and Niple, Inc., (Consultant) to provide engineering services for the Lake Ned Road at Cypress Gardens Road Intersection Improvements Project (\$34,864.91 one-time expense).

R.40. Approve Amendment No. 1 to Consultant Services Authorization (CSA) No. 17-051-07 with Burgess and Niple, Inc., (Consultant) to provide engineering services for the CR 547 (Davenport Boulevard) at North 10th Street Intersection Improvements Project (\$4,485.68 one-time expense).

R.41. Adopt Resolution Setting Truck Restrictions on Deen Still Road East (near Davenport). (\$1,271.90 one-time expense)

R.42. Adopt a Resolution Setting Parking Restrictions on E F Griffin Road, near Bartow (\$720.92 one-time expense)

R.43. Adopt Resolution Setting Truck Restrictions on Berquist Road (near Fort Meade). (\$221.11 one-time expense)

R.44. Approve selection committee's recommendation to authorize staff negotiations with Eisman & Russo, Inc. for construction engineering and inspection (CEI) services for Thompson Nursery Road. (No fiscal impact)

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.45. Approve Memorandum of Understanding (“MOU”) and Infrastructure Agreement (“IFA”) between the Division of Vocational Rehabilitation (“Partner”) and Polk County Workforce Development Board d/b/a CareerSource Polk (“CareerSource Polk”)
- R. COUNTY ATTORNEY
- R.46. SET HEARING to consider adoption of an ordinance of the Polk County Board of County Commissioners repealing and restating the Polk County Waterway Protection Code to update and clarify language, add and amend definitions, and create authority to establish designated swim areas and vessel exclusion zones. SUGGESTED HEARING DATE: May 20, 2025, at 9:00 a.m.
- R.47. SET HEARING to consider adoption of an ordinance granting an Economic Development Ad Valorem Tax Exemption for Project Ray, a New Business. (Suggested hearing date is May 6, 2025 at 9:00 a.m.)
- R.48. SET HEARING to consider adoption of an ordinance repealing Ordinance 22-054, the Economic Development Ad Valorem Tax Exemption for Lineage Logistics Services, LLC. (Suggested hearing date is May 6, 2025 at 9:00 a.m.)
- R.49. 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 6, 2025 at 9:00 a.m.).
- R.50. Designate the County Attorney as the designee of the Polk County Board of County Commissioners for the Florida Department of Juvenile Justice Circuit 10 Advisory Board.
- R.51. Adopt Resolution appointing Code Enforcement Special Magistrates and Appellate Code Enforcement Special Magistrates as Animal Control and Animal Services Hearing Officers.

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 16, 2025 – 9:00 a.m. – Appellate Special Magistrate of the Code Enforcement Unit will meet in the County Commission Boardroom.
- Thursday, April 17, 2025 – 8:30 a.m. – Development Review Committee will meet in the Planning and Development Conference Room, Second Floor, County Administration Building.
- Thursday, April 17, 2025 – 9:00 a.m. – Special Magistrate of the Code Enforcement Unit will meet in the County Commission Boardroom.
- Thursday, April 17, 2025 – 10:00 a.m. – Interviews for RFP 25-185, Architectural and Engineering Services for the Courts & County Annex Building, will be held in Room 407, Fourth Floor, County Administration Building.
- Thursday, April 17, 2025 – 1:30 p.m. – Value Adjustment Board (VAB) final meeting will be held in Room 341, Third Floor, County Administration Building.
- Tuesday, April 22, 2025 – 10:30 a.m. – Affordable Housing Advisory Committee (AHAC) will meet in Room 413, Fourth Floor, County Administration Building.
- Tuesday, April 22, 2025 – 1:00 p.m. – Polk County Historical Commission will participate in Certified Local Government (CLG) Orientation, offered by the Bureau of Historic Preservation, Florida Department of State. The meeting will be held in Room 413, County Administration Building.
- Wednesday, April 23, 2025 – 1:00 p.m. – Conservation Land Acquisition Selection Advisory Committee (CLASAC) will meet in the County Commission Boardroom.
- Thursday, April 24, 2025 – 8:30 a.m. – Development Review Committee will meet in the Planning and Development Conference Room, Second Floor, County Administration Building.
- Thursday, April 24, 2025 – 8:30 a.m. – Tourist Development Council (TDC) Board will meet at Lake Myrtle Sports Complex, 2701 Myrtle Park Road, Auburndale.
- Thursday, April 24, 2025 – 10:00 a.m. – State of the County will be held at Polk State College Center for Public Safety, 1251 Jim Keene Boulevard, Winter Haven.
- Thursday, April 24, 2025 – 1:30 p.m. – Land Use Hearing Office Hearings will be held in the County Commission Boardroom.
- Friday, April 25, 2025 – 9:00 a.m. – Citizens Healthcare Oversight Committee (COC) Work Retreat will be held at Circle B Bar Reserve, 4399 Winter Lake Road,

Lakeland.

- Thursday, May 1, 2025 – 8:30 a.m. – Development Review Committee will meet in the Planning and Development Conference Room, Second Floor, County Administration Building.
- Thursday, May 1, 2025 – 9:00 a.m. – Tourist Development Council (TDC) Arts, Culture, and Heritage Committee (ACH) will meet at Bonnet Springs Park, 400 Bonnet Springs Boulevard, Lakeland.
- Thursday, May 1, 2025 – 2:30 p.m. – Polk County Historical Commission and Marker Committee will meet in the Commission Boardroom.
- Friday, May 2, 2025 – 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.