



# Polk County Board of County Commissioners

## Meeting Agenda - Final-revised

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### April 07, 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**

#### **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 March 17, 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 agreement with Dewberry Engineers, Inc. to provide engineering services for repairs to Circle B Bar Reserve from Hurricane Milton (Not-to-Exceed of \$1,149,927.44).
- G.2. Approve construction contract with Central Concrete Products Inc. for the Wabash Park Basketball Court and Sidewalk project (\$481,981.00 one-time expense)
- G.3. Approve Consultant Services Authorization (CSA) No. 2025-054-03 with RS&H Inc. (Consultant) to provide Construction Engineering and Inspection (CEI) services for the Country Club Road at Buckeye Loop Road Intersection Improvement Project. (\$460,157.24 one-time expense).
- G.4. Approve Consultant Services Authorization (CSA) No. 2022-095-06 with RK&K, LLP, (CONSULTANT) to provide professional design services for the development of full construction documents for the US 27 at Bates Road Intersection Improvement project. (Total cost not to exceed \$307,006.07)

**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 (LDCT-2025-28 Flex Space & Retail Plazas) (First Reading) 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.2. PUBLIC HEARING (LDCT-2025-29 Storage Yards) (First Reading) 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.3. PUBLIC HEARING (LDCT-2025-30 Administrative Plat Approval) (First Reading) 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**

- O.1. PUBLIC HEARING to Consider Adoption of a Resolution Allowing for the Installation of One Additional Traffic Calming Device (Speed Hump) on Avenue Y Northeast, Near Winter Haven. (estimated \$5,000.00 one-time expense)
- O.2. PUBLIC HEARING to Consider Adoption of a Resolution to vacate a portion of platted, unopened, and unmaintained right-of-way as shown on the map of Cruse and Horney's First Addition to Lake Bonny Park, Lakeland, Florida and request Board accept a Drainage Easement from Arizona Holding IV, LLC. (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 2238.
- R. COUNTY MANAGER
- R. ECONOMIC DEVELOPMENT

- R. TOURISM/SPORTS MARKETING
- R. OFFICE OF PLANNING & DEVELOPMENT
- R.2. SET HEARING: (LDCPAS-2025-37 Hwy 17 92 LCC CPA) to consider the adoption of a Small-Scale Comprehensive Plan Amendment to change the Future Land Use designation from Leisure/Recreation (LR) to Linear Commercial Corridor (LCC) in the Urban Growth Area (UGA) on ±1.32 acres. The suggested adoption hearing date is April 21, 2026, at 9:15 a.m.
- R.3. SET HEARING: (LDCPAS-2025-38 Toho Water Authority) to consider the adoption of a Small-Scale Comprehensive Plan Amendment from Development of Regional Impact-X (DRIX) to Institutional-X (INST-X), and Neighborhood Activity Center-X (NACX) on 12.5 +/- acres. The suggested adoption hearing date is April 21, 2026, at 9:15 a.m.
- R.4. SET HEARING: (LDCPAL-2026-1 Office Center Future Land Use) to consider the adoption of a Large-Scale Comprehensive Plan Amendment modifying the use and locational criteria policies under Objective 2.133-C Office Centers. The suggested transmittal hearing date is April 21, 2026, at 9:15 a.m. and the adoption hearing date is June 16, 2026, at 9:15 a.m.
- R.5. SET HEARING: (LDCT-2026-2 Office Center Future Land Use designation) to amend Chapter 2, Section 205, Table 2.1, Use Table for Standard Land Use Districts of the Polk County Land Development Code. The suggested hearing dates are for the first reading on April 21, 2026, at 9:15 a.m. and the adoption hearing date on June 16, 2026, at 9:15 a.m.
- R.6. Accept Performance Surety in the amount of \$50,000.00 in the form of Performance Bond No. 30263011 Aldi Right of Way Improvements. (No Fiscal Impact)
- R.7. Accept Performance Surety in the amount of \$222,791.80 in the form of Performance Bond No. 101603014 for ECP - Florida Ave & Shepherd. (No Fiscal Impact)
- R.8. Accept Performance Surety in the amount of \$175,851.41 in the form of Performance Bond No. 101773135 for Haines City Commercial Right of Way. (No Fiscal Impact)
- R.9. Accept Performance Surety in the amount of \$251,996.75 in the form of Performance Bond No. 30253429 for McCourt Equipment. (No Fiscal Impact)
- R.10. Accept Performance Surety in the amount of \$903,679.70 in the form of Performance Bond No. 100262590 for Minute Maid Mixed Use Development. (No Fiscal Impact)

- R.11. Accept Performance Surety in the amount of \$6,723.52 in the form of Performance Bond No. SU 00162300SU26A for Sand and Silica Offsite Roadway. (No Fiscal Impact)
- R.12. Approve the release of a surety in the amount of \$170,648.56 in the form of Performance Bond No. 0273036 Pipkin Road Convenience. (No Fiscal Impact)
- R. BUILDING
- R. DEPUTY COUNTY MANAGER
- R. BUDGET & MANAGEMENT SERVICES
- R.13. Approve distribution of funds from the Driver Education Trust Fund to the Polk County School Board for use in its driver education safety program. (\$436,645.33 recurring revenue and expense)
- R. PROCUREMENT
- R. COMMUNICATIONS
- R. COOPERATIVE EXTENSION SERVICES
- R. HEALTH & HUMAN SERVICES
- R.14. Approve amendment #0001 to Subcontract Fiscal Year 2025-2026 between the Ounce of Prevention Fund of Florida, Healthy Families Florida, and Polk County, a political subdivision of the State of Florida (Healthy Families Polk). (one-time expense reduction of \$43,759)
- R. HUMAN RESOURCES
- R. INFORMATION TECHNOLOGY
- R. CODE ENFORCEMENT
- R. COURT SERVICES
- R. RISK MANAGEMENT
- R. COMMUNITY HEALTH CARE
- R.15. Approve the Renewal Amendment with Experian Health, Inc. (estimated annual amount less than \$100,000)
- R. FACILITIES MANAGEMENT

- R.16. Approve Modification No. 01 to Consultant Services Authorization (CSA) No. 2021-034-02 with Borrelli & Partners Inc., for consultant services associated with the Chemical Storage Building & Pole Barn project for Parks & Natural Resources (\$83,212.00 One-time expense).
- R.17. Approval of Ground Lease Amendment between the School Board of Polk County (Lessor) and Polk County (Lessee) for the installation of a precast barrier wall at the Polk County Sheriff's Office (PCSO) Central District Command Center. (no fiscal impact - funded by the PCSO budget).
- R. FLEET MANAGEMENT
- R. PARKS & NATURAL RESOURCES
- R.18. Conservation Land Acquisition Selection Advisory Committee (CLASAC) recommendations on the following sites nominated to the Environmental Lands Program are to pursue acquisition on EL-163-26: Circle T Holdings, EL-164 -26: Lake Miriam Environmental Areas, EL-165-26: Sunray, EL-166-26: Armington Ranch, EL-167-26: Mountain Lake Corp, EL-169-26: Stuart Ranch and EL-170-26: Fx Bar Ranch. CLASAC recommends not to pursue acquisition EL-168-26 Cypress Sticks (no fiscal impact).
- R.19. Approve selection committee's recommendation to authorize staff negotiations with Stuart Cattle & Equipment, LLC for a cattle grazing lease of the Friedlander property. (No fiscal impact)
- R.20. Approve Amendment 2 to Agreement No. 24PLN59 between Florida Department of Environmental Protection (FDEP) and Polk County for a time extension and modification to task timelines for the Polk County Adaptation Plan project (no fiscal impact).
- R. FIRE RESCUE
- R. EMERGENCY MANAGEMENT
- R. REAL ESTATE SERVICES
- R.21. Authorize the County Attorney's Office or outside counsel to stipulate to a final judgment for Parcel 127 in the case of Polk County v. Meritage Homes of Florida, Inc., an eminent domain lawsuit filed to acquire needed rights-of-way for the County Road 557 Project. (\$2,273,900 one-time expense)
- R.22. Approve Right-of-Way Agreement between Johnnie W. Welch, Jr. and Kristen L. Hall and Polk County in conjunction with the Thompson Nursery Road Phase 1 - Segment 2 Project. (\$1,058,000 one-time expense)

- R.23. Approve Land Purchase Agreement in conjunction with the purchase of conservation preservation properties located in the Lake Wales Ridge Ecosystem Project - Crooked Lake West Area, Cox Estate parcels (\$40,000 one-time expense)
  - R.24. Approve Land Purchase Agreement between Wenyang C. Tai and Yuk Sim C. Tai, his wife, and Polk County for the purchase of conservation preservation property. (\$10,000 one-time expense)
  - R.25. Approve Lease Agreement between Polk County and American Power Boat Association, Inc., and adopt a resolution authorizing the lease of the associated property. (\$13,800 annual revenue)
  - R.26. Accept a Drainage Easement from Michlyn D. Patterson, Trustee, in conjunction with drainage improvements along West Lake Eloise Terrace. (No fiscal impact)
  - R.27. Approve Partial Assignment of Easement to the City of Lakeland for a portion of Drainage Ditch Easement associated with Lake Bonnet Outfall. (No fiscal impact)
  - R.28. Approve Subordination of County Utility Interests between the State of Florida Department of Transportation and Polk County, FDOT parcels 803.07 and 804.07. (No fiscal impact)
  - R.29. Approve First Amendment to Conservation Easement between Polk County and the City of Winter Haven in conjunction with a conservation area known as the Astute Financial Land Trust Property. (No fiscal impact)
  - R.30. Approve Partial Release of Easement for a portion of a drainage easement adjacent to County Line Road in conjunction with development. (No fiscal impact)
  - R.31. Accept Quit Claim Deed for property being donated for conservation preservation, Thomas Pcl. (No fiscal impact)
  - R.32. Accept a Quit Claim Deed for additional right-of-way in conjunction with the North Ridge Trail Extension Infrastructure Agreement. (No fiscal impact)
  - R.33. Accept Polk County Utility Easement from DHIC-Citrus Ridge, LLC, a Delaware limited liability company, as requested through the Development Review Process. (No fiscal impact)
  - R.34. Approve Amendment to Lease Agreement No. 348 between Polk County and the Florida Department of Agriculture and Consumer Services. (No fiscal impact)
- R. ROADS & DRAINAGE

- R.35. SET HEARING to Consider Adopting a Resolution Allowing for the Installation of Traffic Calming Devices (Speed Humps) on Woodview Drive near Polk City. (Suggested Hearing Date: Tuesday, May 5, 2026, at 9:15 a.m.) (No fiscal impact)
  - R.36. Adopt a Resolution Setting Parking Restrictions on Victory Avenue, Vine Drive, and Vizcay Way, within the Vizcay Subdivision, near Davenport. (\$1,766.90 one-time expense)
  - R.37. Adopt a Resolution Setting Speed Limits on Christopher Court and Lake Mariam Drive South, near Winter Haven. (\$721.32 one-time expense)
  - R.38. Approve a Construction Agreement between Polk County and the Florida Department of Transportation for roadway improvements to the Chestnut Road intersection with US92.
  - R.39. Approve Construction Agreement No.: 2023-C-190-00005 and Resolution with the Florida Department of Transportation. (FDOT) for the Thompson Nursery Road Phase I project (no fiscal impact).
  - R.40. Approve selection committee's recommendation to authorize staff negotiations with Patel, Greene & Associates, LLC. for professional engineering services for the Kathleen Road widening project. (No fiscal impact)
- R. UTILITIES
- R.41. Approve Consultant Services Authorization 2024-007-04 with Carollo Engineers, Inc., to provide professional services for the SCADA Risk Assessment and Asset Management Project. (\$293,666.00 not-to-exceed, one-time expense)
- R. SOLID WASTE
- R.42. Florida Polytechnic University Town and Gown partnership with Polk County (One-time expense \$136,850.00).
  - R.43. Approve a new Non-Exclusive Commercial Franchise for FY2025-26 by PG Ventures FL LLC DBA Big Dumps Disposal. (No Fiscal Impact)
  - R.44. Approve a new Non-Exclusive Commercial Franchise for FY2025-26 Polk Property Junk Removal LLC. (No Fiscal Impact)
  - R.45. Approve a new Non-Exclusive Commercial Franchise for FY2025-26 by RGH Waste & Disposal LLC. (No Fiscal Impact)
  - R.46. Approve a renewal of Non-Exclusive Commercial Franchise for FY2025-26 by GFL Solid Waste Southeast 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.47. Request Board to authorize the County Attorney to execute required documents to sign-on or “opt-in” to the Remnant Defendants Settlement for opioid litigation and execute all documents on behalf of Polk County required by the settlement.
- R.48. Approve Interlocal with the Polk County Clerk of Courts for Legal Services by the County Attorney’s Office and approve Waiver of Conflict.
- R.49. Authorize the filing of Foreclosure lawsuits against the following listed parties to foreclose various deferred mortgages that are in default: 1) Elizabeth Williams Estate, 2) Ernestine Roberson Estate, 3) Raymond Edward Johnson Estate, 4) Bernice Lopez Estate, 5) Bertha Hill Estate.
- R.50. Approve a Stipulated Settlement Agreement in the Code Enforcement Foreclosure Action against Salvador Lopez Sr.

## 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, April 6, 2026 – 3:00 p.m. – Finance and Audit Committee meeting will be held in the Commissioners’ Conference Room, Room 407, Fourth Floor, County Administration Building.
- Tuesday, April 7, 2026 – 11:30 a.m. – Polk County Farm Bureau Legislative Luncheon, W.H. Stuart Center, 1702 Highway 17 South, Bartow.
- Tuesday, April 7, 2026 – 6:00 p.m. – Sidewalk Advisory Committee will meet in Room 413, Fourth Floor, County Administration Building.
- Wednesday, April 8, 2026 – 8:30 a.m. – Citrus Connection Board meeting will be held at 1212 George Jenkins Boulevard, Lakeland.
- Wednesday, April 8, 2026 – 12:45 p.m. – Polk Leadership Day Luncheon & Panel Discussion will be held in Room 413, Fourth Floor, County Administration Building.
- Wednesday, April 8, 2026 – 3:00 p.m. – Central Florida Development Council (CFDC) Board Meeting will be held at Pace Innovation Center, 1030 Pace Center Drive, Auburndale.
- Wednesday, April 8, 2026 – 4:00 p.m. – Central Florida Development Council (CFDC) Investors Meeting will be held at Pace Innovation Center, 1030 Pace Center Dr, Auburndale.
- Thursday, April 9, 2026 – 8:30 a.m. – Development Review Committee will meet in the Planning and Development Conference Room, Second Floor, County Administration Building.
- Thursday, April 9, 2026 – 9:00 a.m. – Transportation Planning Organization (TPO) will be held in the County Commission Boardroom.
- Monday, April 13, 2026 – 12:30 p.m. – Public Safety Coordinating Council will meet in the Commissioners’ Conference Room, Room 407.
- Monday, April 13, 2026 – 6:00 p.m. – Eloise Community Redevelopment Agency (CRA) Advisory Committee will hold a special meeting at the Johnny and Freda Brooks Resource Center, 710 Snively Avenue, Eloise.
- Wednesday, April 15, 2026 – 9:00 a.m. – Appellate Special Magistrate of the Code Enforcement Unit will meet in the County Commission Boardroom.
- Wednesday, April 15, 2026 – 2:00 p.m. – Comprehensive Plan Review Advisory Committee will meet in Room 413, Fourth Floor, County Administration Building.

- Thursday, April 16, 2026 – 8:30 a.m. – Development Review Committee will meet in the Planning and Development Conference Room, Second Floor, County Administration Building.
- Thursday, April 16, 2026 – 9:00 a.m. – Special Magistrate of the Code Enforcement Unit will meet in the County Commission Boardroom.
- Thursday, April 16, 2026 – 9:00 a.m. – Affordable Housing Advisory Committee (AHAC) will meet in Room 413, Fourth Floor, County Administration Building
- Friday, April 17, 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.