



## Polk County Board of County Commissioners

### Meeting Agenda - Final-revised

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#### July 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. 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 July 1, 2025.

#### **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 1st Class Roofing, Inc. for the roof replacement of the existing Polk County Specialty Care and Children Home Society building in Bartow, FL. (\$850,500.00 one-time expense).
- G.2. Approve Right-of-Way Agreement between the City of Lake Alfred and Polk County in conjunction with the County Road 557 Project, Parcels 100, 145 and 146. (\$550,000 one-time expense)
- G.3. Approve cooperative agreement with Optus, Inc. for software based phones and implementation services. (One-time cost \$438,864.26)
- G.4. Approve cooperative agreement with Carahsoft Technology Corp. for Zoom phone software and implementation services. (\$67,331.18 one-time cost and \$253,023.85 recurring annual cost)

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

- H.1. Commissioner Troutman Comments.

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

- I.1. Commissioner Braswell Comments.

**J. COMMISSIONER DISTRICT 4 (MARTHA SANTIAGO)**

- J.1. Commissioner Santiago Comments.

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

- K.1. Commissioner Scott Comments.

**L. COMMISSIONER DISTRICT 2 (RICK WILSON, CHAIR)**

- L.1. Chair Wilson Comments.

**M. LAY BOARD APPOINTMENTS**

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

\* County Attorney opening comments

- N.1. Public Hearing (LDCPAS-2025-7 Brooks Street CPA Amendment) (Adoption Hearing) to consider the adoption of a Small-Scale Comprehensive Plan Amendment to change the Future Land Use designation on 3.8 acres from Residential-Low X (RLX) to Business-Park Center (BPCX).

- N.2. Public Hearing (LDCPAL-2025-4 EAR Based Comprehensive Plan Text Amendment) (Transmittal Hearing) to consider a Large-Scale Comprehensive Plan Amendment to change several policies in all Comprehensive Plan elements per the requirements of Florida Statutes 163.3191, Evaluation and Appraisal Report (EAR).
- N.3. Public Hearing (LDCT-2025-5 Chicken Coop Setbacks LDC Text Amendment) (Adoption Hearing) to reduce the setbacks for structures intended for the feeding and sheltering of livestock and fowl from 50 to 10 feet. (No Fiscal Impact)
- N.4. Public Hearing (LDCT-2025-3 Stressed Basins and Stormwater Management Standards) (Adoption Hearing) to consider a County-initiated request to adopt a LDC Text amendment to multiple sections, to address stressed drainage basins, and improve stormwater management standards. (Withdrawn by staff)
- N.5. Public Hearing (LDCT-2025-4 Public Hearing Mailing Radius) (Adoption Hearing) to consider a County-initiated request to adopt a 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. (Withdrawn by staff)

#### **O. PUBLIC HEARINGS**

- O.1. Public Hearing (LDCPAS-2025-2 Morame Watkins Rd CPA) (Adoption Hearing) to consider the adoption of a Small-Scale Comprehensive Plan Amendment to change the Future Land Use from Residential-Low (RL) to Institutional (INST) on  $\pm$  0.55 acres in the Utility Enclave Area (UEA).
- O.2. Public Hearing (LDCPAL-2024-17 Stuart Thornhill CPA Amendment) (Adoption Hearing) to consider the adoption of a Large-Scale Comprehensive Plan Amendment to change the Future Land Use designation on 158 acres from Agricultural/Residential-Rural (A/RR) to Residential-Low (RL), and from Rural Development Area (RDA) to Urban Growth Area (UGA).
- O.3. Public Hearing to consider adoption of a resolution to vacate a portion of deeded and unmaintained right-of-way located east of Overlook Drive. (No fiscal impact)
- O.4. Public Hearing to Consider Adoption of a Resolution Allowing for the Installation of Two Traffic Calming Devices (Speed Humps) on Harney Street, Near Bartow. (estimated \$10,000.00 one-time expense)

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

- P.1. Wallace Lowery to discuss building permitting and code enforcement violations.
- P.2. G. Robert Weedon, DVM, MPH to continue discussion regarding amending the Polk County Animal Ordinance.

P.3. Becky Bywater to discuss experience with Animal Control and need for spay/neuter.

P.4. 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. Proposed Fiscal Year 2025/2026 budgets for Lakeside Preserve, Pollard Road, Scenic Terrace North, Scenic Terrace South, Schaller Preserve, Solterra Resort, VillaMar, Yarborough Lane and Westridge Community Development Districts.

R.2. Removal of equipment from inventory as listed on Blanket Removal Form 2221.

R. COUNTY MANAGER

R. ECONOMIC DEVELOPMENT

R. TOURISM/SPORTS MARKETING

R. OFFICE OF PLANNING & DEVELOPMENT

R.3. SET HEARING: (LDCPAL-2025-1 GPK Holly Hill Groves 2 CPA) to consider the adoption of a Large-Scale Comprehensive Plan Amendment to change the Future Land Use designation on 14.6+/- acres from Employment Center X (ECX) to Residential-High X (RHX) in the Transit-Supportive Development Area (TSDA). The suggested transmittal hearing date is August 5, 2025, at 9:15 a.m. and the adoption hearing date is December 16, 2025, at 9:15 a.m.

R.4. Conditional Approval of Merritt Acres Plat.

R.5. Accept Performance Surety in the amount of \$270,650.73 in the form of Performance Bond No. 874885 for Hickory Ridge. (No Fiscal Impact)

R.6. Accept Performance Surety in the amount of \$81,127.23 in the form of Performance Bond No. 108275456 for Public Storage Sandhill. (No Fiscal Impact)

- R. BUILDING
- R. DEPUTY COUNTY MANAGER
- R. BUDGET & MANAGEMENT SERVICES
- R.7. Set Proposed Millage Rate for FY 25/26.
- R.8. Set Proposed Millage Rate for the Library Municipal Service Taxing Unit (MSTU) for FY 25/26.
- R.9. Set Proposed Millage Rate for the Rancho Bonito Municipal Service Taxing Unit (MSTU) for FY 25/26.
- R.10. Set Proposed Millage Rate for the Stormwater Municipal Service Taxing Unit (MSTU) for FY 25/26.
- R.11. Set Proposed Millage Rate for the Parks Municipal Service Taxing Unit for FY 25/26.
- R. PROCUREMENT
- R. COMMUNICATIONS
- R. COOPERATIVE EXTENSION SERVICES
- R. HEALTH & HUMAN SERVICES
- R.12. Resolution adopting the Fiscal Year (FY) 2025-2026 U.S. Department of HUD Annual Action Plan. (CDBG, Emergency Solutions, and HOME Federal Funding)
- R. EQUITY & HUMAN RESOURCES
- R. INFORMATION TECHNOLOGY
- R.13. Oracle Cloud Services Agreement (No fiscal impact)
- R. CODE ENFORCEMENT
- R. COURT SERVICES
- R. RISK MANAGEMENT
- R. COMMUNITY HEALTH CARE
- R.14. Approve Polk HealthCare Plan Medical Services Agreement with Suncoast Skin Solutions, Inc. for dermatology services. (estimated annual amount less than \$100,000)
- R. FACILITIES MANAGEMENT

R.15. Approve selection committee's recommendation to authorize staff negotiations with Fleischman and Garcia Architects And Planners, A.I.A., P.A., for architectural and engineering services for the Polk County and City of Bartow Joint-Use Fire Rescue Station. (No Fiscal Impact)

R. FLEET MANAGEMENT

R. PARKS & NATURAL RESOURCES

R.16. Conservation Land Acquisition Selection Advisory Committee (CLASAC) recommendations on the following sites nominated to the Environmental Lands Program are to pursue acquisition on EL-139-25: Hancock Lake Ranch, EL-140-25: Smith Bros Peace River, EL-141-25: Marston Ranch, EL-142-25: Wheeler Sandhill, EL-143-25: Shores of Lake Pierce, EL-144 -25: Mountain Lake NE Sandhill, EL-145-25: Lassiter Family Trust, EL-146-25: Ingram Hatchineha Property, and EL-147-25: Davis-Ingram Ranch.

R.17. Approve Eighth Amendment to Encroachment Management Agreement Between United States of America and Conservation Florida and Adding Polk County agreement. (no fiscal impact)

R.18. Approve Amendment One of the Florida Defense Infrastructure Grant Agreement (S0232-A1) made between the Florida Department of Commerce (Commerce) and Polk County (County) The amendment removes the minimum County match requirement of 30% and allows for full fee land acquisition in addition to conservation easements. (no fiscal impact)

R. FIRE RESCUE

R. EMERGENCY MANAGEMENT

R.19. Approve state-funded 2025-2026 Emergency Management Preparedness and Assistance (EMPA) Subgrant Agreement and Certification.

R.20. Adopt Resolution Concerning the 2025 Polk County Local Mitigation Strategy.

R. REAL ESTATE SERVICES

R.21. Approve Right-of-Way Agreement between Lakeside Real Estate, LLC and Polk County in conjunction with the CR 540 (Cypress Gardens Road) at Lake Ned Road Intersection Improvement Project, Parcel 100. (\$73,000 one-time expense)

R.22. 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, Anichini, Brown-Ferguson Parcels, Beck, Delehoy and Fitzpatrick parcels (\$36,500 one-time expense)

- R.23. Approve Agreement for Transfer of Public Road between the City of Winter Haven and Polk County for all of McClean Road and authorize a County Deed for the right-of-way associated therewith. (No fiscal impact)
- R.24. Authorize the conveyance of the County's interest in five parcels to the City of Winter Haven. (No fiscal impact)
- R.25. Accept Quit Claim Deeds, a Perpetual Joint Use Drainage Easement and a Polk County Utilities Easement in conjunction with development near Heller Court. (No fiscal impact)
- R.26. Ratify a Utility Easement in conjunction with proposed development along North Ridge Trail. (No fiscal impact)

R. ROADS & DRAINAGE

- R.27. SET HEARING to Consider Adopting a Resolution Allowing for the Installation of Traffic Calming Devices (Speed Humps) on Lakeland Highlands Road near Lakeland. (Suggested Hearing Date: Tuesday, August 5, 2025, at 9:15 a.m.) (No fiscal impact)
- R.28. SET HEARING to Consider Adopting a Resolution Allowing for the Installation of Traffic Calming Devices (Speed Humps) on Tangelo Street near Highland Park Manor. (Suggested Hearing Date: Tuesday, August 5, 2025, at 9:15 a.m.) (No fiscal impact)
- R.29. Approve Consultant Services Authorization (CSA) No. 22-090-04 with Kimley-Horn & Associates (Consultant) for design services for the E. Bridgers Ave Sidewalk Project. (\$163,623.00 one-time expense)
- R.30. Approve Amendment to the State Highway Lighting, Maintenance, and Compensation Agreement with the Florida Department of Transportation (FDOT) to Include Updated Work Order and Exhibit "A" for FY 2025/2026 (\$132,068.05 one-time revenue/no match required).
- R.31. Approve recommended alignment alternative for the Thompson Nursery Road Phase I - Segment 2 Extension Project (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. COUNTY ATTORNEY
- R.32. SET PUBLIC HEARING to consider adoption of an ordinance amending Ordinance 2025-036, the Master Inwood Street Lighting MSBU Ordinance to replace the boundary description found in "Exhibit A." (Suggested hearing date August 5, 2025 at 9:00.)
- R.33. Request Approval of Agreement for Traffic Control on Private Roads for Lake Mariana Reserve Homeowners Association, Inc. (No fiscal impact.)
- R.34. Reappoint Tiffany Stanton-Hawks, Esquire as a Code Enforcement Special Magistrate and approve the Code Enforcement Special Magistrate Agreement.
- R.35. Reappoint Jillian Spangler as an Alternate Code Enforcement Special Magistrate and approve the Alternate Code Enforcement Special Magistrate Agreement with Boswell and Dunlop, LLP.
- R.36. Reappoint David Maldonado, Esquire as an Appellate Code Enforcement Special Magistrate and Approve the Appellate Code Enforcement Special Magistrate Agreement with The Maldonado Law Firm P.A. ("Law Firm")
- R.37. Consider approval of the proposed settlement in the matter of Evan Scott v. Polk County Board of County Commissioners; \$86,898.78 one-time expense.
- R.38. Consider the approval of a Resolution of the Board of County Commissioners of Polk County, Florida, implementing new State-mandated platting procedures under SB 784.



## 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 16, 2025 – 8:30 a.m. – Citrus Connection Board meeting will be held at 1120 George Jenkins Boulevard, Lakeland.
- Wednesday, July 16, 2025 – 9:00 a.m. – Appellate Special Magistrate of the Code Enforcement Unit will meet in the County Commission Boardroom.
- Wednesday, July 16, 2025 – 2:00 p.m. – Comprehensive Plan Review Advisory Committee will meet in Room 413, Fourth Floor, County Administration Building.
- Thursday, July 17, 2025 – 8:30 a.m. – Development Review Committee will meet in the Planning and Development Conference Room, Second Floor, County Administration Building.
- Thursday, July 17, 2025 – 9:00 a.m. – Special Magistrate of the Code Enforcement Unit will meet in the County Commission Boardroom.
- Thursday, July 17, 2025 – 9:00 a.m. – Tourist Development Council's Sports and Special Events Committee will meet at the RP Funding Center, Lake Parker Room, 701 West Lime Street, Lakeland.
- Friday, July 18, 2025 – 3:00 p.m. – Parks and Natural Resources Division will hold a public meeting to gather public input on Loyce E. Harpe Park's proposed park enhancements and to discuss master plan recommendations to the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida (TIITF); the public meeting will be held at Loyce E. Harpe Park, Grand Pavilion, 500 Carter Road, Mulberry.
- Thursday, July 24, 2025 – 8:30 a.m. – Development Review Committee will meet in the Planning and Development Conference Room, Second Floor, County Administration Building.
- Thursday, July 24, 2025 – 9:00 a.m. – Tourist Development Council's Marketing Committee will meet at Suntrax Test Facility, 100 Transformation Way, Auburndale.
- Thursday, July 24, 2025 – 9:30 a.m. – Polk Transportation Technical Advisory Committee (TAC) will meet in Room 413, Fourth Floor, County Administration Building.
- Thursday, July 24, 2025 – 1:30 p.m. – Land Use Hearing Officer Hearings will be held in the County Commission Boardroom.
- Monday, July 28, 2025 – 5:30 p.m. – Community Relations Advisory Council (CRAC) will meet in Room 413, Fourth Floor, County Administration Building.

- Tuesday, July 29, 2025 – 10:00 a.m. – Emergency Operations Center (EOC) Warehouse Ribbon Cutting, 1890 Jim Keene Boulevard, Winter Haven.
- Wednesday, July 30, 2025 – 10:30 a.m. – Affordable Housing Advisory Committee (AHAC) will meet in Room 413, Fourth Floor, County Administration Building.
- Wednesday, July 30, 2025 – 2:00 p.m. – Polk Regional Water Cooperative (PRWC) Board of Directors meeting will be held at the AdventHealth Fieldhouse and Conference Center, 210 Cypress Gardens Boulevard, Chain of Lakes Park, Winter Haven.
- Thursday, July 31, 2025 – 8:30 a.m. – Development Review Committee will meet in the Planning and Development Conference Room, Second Floor, County Administration Building.
- Thursday, July 31, 2025 – 3:00 p.m. – Polk County Trial Lawyers Association Commemoration: Retirement of the Honorable Judge Mary Catherine Green & Reopening of the Polk County History Center, 100 E. Main Street, Bartow.
- Friday, August 1, 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.