



# Polk County Board of County Commissioners

## Meeting Agenda - Final-revised

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### March 04, 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**

### **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 February 18, 2025.

### **F. REQUEST FROM ELECTED OFFICIAL and OTHER GOVERNMENTAL AGENCY**

### **G. COUNTY ATTORNEY (RANDY MINK)**

**H. COUNTY MANAGER (BILL BEASLEY)**

- H.1. Approve Amendment No.3 to Agreement 2022-077, with Wright-Pierce, Inc. to provide Part 4 construction administration services for the Northeast Regional Wastewater Treatment Facility Expansion from 6.0 MGD to 9.0 MGD. (\$9,658,092.00 one-time expense)
- H.2. Approve agreement with Black & Veatch Corporation to provide Part 1 engineering services for improvements to the southwest regional wastewater treatment facility. (\$3,100,586.00 one-time expense)
- H.3. Approve the Seventh Amendment to the Cypress Lake Alternative Water Supply Agreement with the Water Cooperative of Central Florida relating to the Cypress Lake Wellfield. (\$1,840,000 not-to-exceed, one-time expense)
- H.4. Confirm the appointment of Shawn Smith to serve as Polk County Fire Rescue Services Director (Fire Rescue Chief).

**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. Reappoint Daniel Haight, MD as a Member of the Citizens HealthCare Oversight Committee, representing Primary Care Physicians, for the four-year term, April 6, 2025 through April 5, 2029.
- M.2. Chair Wilson Comments.

**N. LAY BOARD APPOINTMENTS**

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

\* County Attorney opening comments

- O.1. Public Hearing (LDCT-2024-21 Accessory Structures LDC Text Amendment) (First Reading) to amend Chapter 2, Section 206.A, Accessory Dwelling Units; Section 208.F, Accessory Structure Setbacks; Section 209.D, Accessory Structure Location and Chapter 9, Section 930, to add Accessory Dwelling Units. (No Fiscal Impact).
- O.2. Public Hearing (LDCPAS-2024-28 Space Source Inc CPA) (Adoption Hearing) to consider the adoption of an applicant-initiated Small-Scale Comprehensive Plan Map Amendment to change the Future Land Use (FLU) designation from Development of Regional Impact (DRI) to Neighborhood Activity Center (NACX) on 7.49 +/- acres in the Poinciana DRI. (No Fiscal Impact)
- O.3. Public Hearing (LDCU-2024-38 South Fort Meade Mine DRI Extension) (Adoption Hearing) to consider a request to extend the current Development Order expiration date 20 years to continue processing mined material at the South Fort Meade mine on 17,508.5 +/- acres in a Rural Development Area (RDA) and Phosphate Mining (PM) Future Land Use designation. (No Fiscal Impact)
- O.4. Public Hearing (LDDRI-2024-1 South Fort Meade Mine DRI Extension) (Adoption Hearing) to consider a request to extend the current Development Order expiration date 20 years to continue processing mined material at the South Fort Meade mine on 17,508.5 +/- acres in a Rural Development Area (RDA) and Phosphate Mining (PM) Future Land Use designation. (No Fiscal Impact)

**P. PUBLIC HEARINGS**

- P.1. Public Hearing to consider adoption of a Resolution Allowing for the Installation of Three Traffic Calming Devices (Speed Humps) on Shenandoah Street, Near Lakeland. (estimated \$15,000.00 one-time expense)
- P.2. Public Hearing to consider adoption of a Resolution to vacate and close maintained right-of-way for Florence Avenue shown as Florence Drive on the Plat of J. A. Leslie Subdivision, Winter Haven, Florida. (No fiscal impact)
- P.3. Public Hearing to consider adoption of a Resolution to vacate portions of platted, and unmaintained rights-of-way as shown on the Revised Plat of Crooked Lake Subdivision, Lake Wales, Florida. (No fiscal impact)

**Q. WORK SESSION ITEMS**

- Q.1. Warehouse and Industrial Impact Fees 2nd Work Session (Extraordinary Circumstances) - 10:00 a.m.

**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 2212.
- R. COUNTY MANAGER
- R. ECONOMIC DEVELOPMENT
- R. TOURISM/SPORTS MARKETING
- R. OFFICE OF PLANNING & DEVELOPMENT
- R.2. Accept Alta Davenport potable water, wastewater and reclaim water utility system improvements for ownership, operation, and maintenance by Polk County Utilities. (No fiscal impact)
- R.3. Accept a one-year warranty and surety in the amount of \$33,612.28 in the form of Maintenance Bond No. 0859297 for Alta Davenport. (No Fiscal Impact)
- R.4. Approve the release of a surety in the amount of \$1,495,929.87 in the form of Performance Bond No. 4469896 for Danbury Townhomes (aka Danbury @ Ridgewood Lakes). (No Fiscal Impact)
- R.5. Accept Danbury Townhomes (aka Danbury @ Ridgewood Lakes) potable water, wastewater and reclaim water utility system improvements for ownership, operation, and maintenance by Polk County Utilities. (No Fiscal Impact)
- R.6. Accept a one-year warranty and surety in the amount of \$411,629.39 in the form of Maintenance Bond No. 4476044 for Danbury Townhomes (aka Danbury @ Ridgewood Lakes). (No Fiscal Impact)
- R.7. Approve the release of a surety in the amount of \$10,419,846.92 in the form of Performance Bond No. FGAC-24195 for Garden Hills at Providence Phase 2. (No Fiscal Impact)
- R.8. Accept Garden Hills at Providence Phase 2 potable water, wastewater, and reclaimed utility system improvements for ownership, operation, and maintenance by Polk County Utilities. (No Fiscal Impact)

- R.9. Accept a one-year warranty and surety in the amount of \$490,066.31 in the form of Irrevocable Letter of Credit No. FGAC-24873 for Garden Hills at Providence Phase 2. (No Fiscal Impact)
- R.10. Accept Minnesota Avenue Waterline potable water utility system improvements for ownership, operation, and maintenance by Polk County Utilities. (No fiscal impact)
- R.11. Accept a one-year warranty and surety in the amount of \$6,425.43 in the form of Maintenance Bond No. 41K237614 for Minnesota Avenue Waterline. (No Fiscal Impact)
- R.12. Accept a performance surety in the amount of \$59,590.78 in the form of Performance Bond No. 0217727 for Auburndale FSER. (No Fiscal Impact)
- R.13. Accept a performance surety in the amount of \$286,726.39 in the form of Performance Bond No. LICX1984358 for K-Ville Ph 2 & 3 ROW. (No Fiscal Impact)
- R.14. Accept a performance surety in the amount of \$85,374.00 in the form of Performance Bond No. 108178423 for Rifle Range Road Substation. (No Fiscal Impact)
- R.15. Approve recommended changes to the functional classification of select Polk County roads: Avenue M NW, Catherine Drive, Friedlander Road, Windee Avenue, 2nd Street NW and 31st Street NW. (No fiscal impact)

- R. BUILDING
- R. DEPUTY COUNTY MANAGER
- R. BUDGET & MANAGEMENT SERVICES
- R. PROCUREMENT
- R. COMMUNICATIONS
- R. COOPERATIVE EXTENSION SERVICES
- R. HEALTH & HUMAN SERVICES
- R. EQUITY & HUMAN RESOURCES
- R. INFORMATION TECHNOLOGY
- R. CODE ENFORCEMENT
- R. COURT SERVICES
- R. RISK MANAGEMENT

R. COMMUNITY HEALTH CARE

R.16. Approve Polk HealthCare Plan Medical Services Agreement with Vein & Vascular Experts, PLLC for specialty care services. (Transfer of existing appropriations to medical provider).

R.17. Approve the third amendment to the contract with Tri-County Human Services, Inc. to provide behavioral health services to eligible low-income county residents. (No fiscal impact.)

R. FACILITIES MANAGEMENT

R.18. Approve selection committee's recommendation to authorize staff negotiations with The Lunz Group, LLC, design a new roadway maintenance facility. (No Fiscal Impact)

R. FLEET MANAGEMENT

R. PARKS & NATURAL RESOURCES

R. FIRE RESCUE

R. EMERGENCY MANAGEMENT

R. REAL ESTATE SERVICES

R.19. Authorize the County Attorney's Office or outside counsel to stipulate to a final judgment for Parcel 136 in the case of Polk County v. John Storck, Candy M. Guzman, et al, an eminent domain lawsuit filed to acquire needed rights-of-way for the County Road 557 Project. (\$87,700 one-time expense)

R.20. Approve Land Purchase Agreement in conjunction with the purchase of a conservation preservation property located in the Lake Wales Ridge Ecosystem Project - Crooked Lake West Area, Camacho parcel. (\$2,000 one-time expense)

R.21. Accept Quit Claim Deed for property being donated for conservation preservation, Boughton Estate parcel. (No fiscal impact)

R.22. Authorize the sale of County owned properties located at 12 Cedar Street and 16 Cedar Street in Haines City to income eligible buyers for the purpose of promoting affordable housing. (No fiscal impact)

R.23. Approve a Perpetual Easement and License Agreement between Polk County and Southwest Florida Water Management District in conjunction with two monitoring wells proposed by the District. (No fiscal impact)

R.24. Adopt a Resolution authorizing the temporary closure to public vehicular traffic access to a portion of a County-maintained roadway known as Holly Hill Fruit Road along with unmaintained platted right-of-way lying to the east thereof and unmaintained platted right-of-way lying between Holly Hill Road and Florida Development Road. (No Fiscal Impact)

R. ROADS & DRAINAGE

R.25. Approve Consultant Services Authorization (CSA) No. 22-096-04 with WSP USA Environment & Infrastructure, Inc. (Consultant) to provide Construction Engineering & Inspection (CEI) services for the US 27 @ Tierra Del Sol Boulevard/Central Grove Road Intersection Improvements Project. (\$298,410.30 one-time expense)

R.26. Approve Consultant Services Authorization (CSA) No. 22-098-03 with WSP USA, Inc. (Consultant) to provide Construction Engineering & Inspection (CEI) services for the Palmer Road Drainage Improvements Project. (\$295,577.54 one-time expense - General Revenue Fiscal Recovery Funds)

R.27. Approve Joint Project Agreement (JPA) with the City of Lakeland for adjustment of wastewater infrastructure on the Fort Fraser Trail Extension Project. (no fiscal impact)

R. UTILITIES

R.28. Approve Consultant Services Authorization 2024-007-02 with Carollo Engineers, Inc. for the Southwest Regional Utility Service Area (SWRUSA) Master Plan Update Project (\$314,995.29 not-to-exceed, one-time expense)

R.29. Approve Consultant Services Authorization 2024-007-01 with Carollo Engineers, Inc., to provide professional services for the Advanced Metering Infrastructure (AMI) Support - Northeast Regional Utility Service Area Design Services project. (\$125,658.88 not-to-exceed, one-time expense)

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.30. SET PUBLIC HEARING to consider the adoption of an ordinance providing procedure requirements to close Polk County-owned roads. Suggested Hearing Date: April 1, 2025, at 9:00 a.m. or soon thereafter.
- R.31. Approve Interlocal with the District Medical Examiner for Legal Services by the County Attorney's Office and approve Waiver of Conflict.
- R.32. Authorize Deputy County Manager, John Bohde to negotiate on behalf of Polk County and to recommend settlement to the Polk County Board of County Commissioners in cases involving WHS Visions of Lakeland, LLC or BS Ranch and Farm, Inc. including, but not limited to, Case No. 2023CA-6073.



## 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, March 3, 2025 – 1:00 p.m. – The Interviews for RFP 24–642, Architectural and Engineering Services for the Polk County Agricultural Center Complex, will be held in Room 413, Fourth Floor, County Administration Building.
- Monday, March 3, 2025 – 6:00 p.m. – Eloise Community Redevelopment Agency (CRA) Advisory Committee will meet at the Johnny and Freda Brooks Resource Center, 710 Snively Avenue, Eloise.
- Wednesday, March 5, 2025 – 8:50 a.m. – Planning Commission will conduct a work session, prior to its regularly scheduled meeting, in the County Commission Boardroom.
- Wednesday, March 5, 2025 – 9:00 a.m. – Planning Commission meeting will be held in the County Commission Boardroom.
- Thursday, March 6, 2025 – 8:00 a.m. – Board/Staff Retreat will be held at Lake Myrtle Sports Complex, 2701 Lake Myrtle Park Road, Auburndale.
- Thursday, March 6, 2025 – 8:30 a.m. – Development Review Committee will meet in the Planning and Development Conference Room, Second Floor, Polk County Administration Building.
- Thursday, March 6, 2025 – 9:00 a.m. – Tourist Development Council (TDC) Arts & Culture Committee will meet at Lake Wales Arts Council, 1099 State Road 60 East, Lake Wales.
- Thursday, March 6, 2025 – 2:30 p.m. – Historical Commission and Marker Committee Meeting will meet in the County Commission Boardroom.
- Friday, March 7, 2025 – 8:30 a.m. – Citizens Healthcare Oversight Committee (COC) will be held in the County Commission Boardroom.
- Tuesday, March 11, 2025 – 1:30 p.m. – Librarians' Advisory Council will meet at Winter Haven Public Library, 325 Avenue A NW, Winter Haven.
- Wednesday, March 12, 2025 – 1:30 p.m. – Library Cooperative Governing Board will meet at Winter Haven Public Library, 325 Avenue A NW, Winter Haven.
- Wednesday, March 12, 2025 – 2025 Polk County Day Reception will be held at The Capitol, 22nd Floor, 400 South Monroe Street, Tallahassee.
- Wednesday, March 12, 2025 – 9:00 a.m. – Citrus Connection Board meeting will be held at 1212 George Jenkins Boulevard, Lakeland.

- Thursday, March 13, 2025 – 8:30 a.m. – Development Review Committee will meet in the Planning and Development Conference Room, Second Floor, Polk County Administration Building.
- Thursday, March 13, 2025 – 9:00 a.m. – Tourist Development Council (TDC) Marketing Committee will meet at Bok Tower Gardens, 1151 Tower Blvd, Lake Wales.
- Friday, March 14, 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.
- Friday, March 14, 2025 – 11:30 a.m. – The 1st Selection Committee Meeting for RFP 25–185, Architectural and Engineering Services for the Courts & County Annex Building, will be held in Room 150, First Floor, County Administration Building.
- Monday, March 17, 2025 – 1:30 p.m. – Polk County Transportation Disadvantaged Local Coordinating Board (TDLCB) will be held in the County Commission Board Room.