



Polk County Board of County Commissioners

Meeting Agenda - Final-revised

October 01, 2024 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. (BILL BRASWELL, CHAIR)

INVOCATION

Dr. William DeHart, Chaplain, Polk County Fire Rescue

PLEDGE OF ALLEGIANCE (BILL BRASWELL, CHAIR)

A. PRESENTATIONS and RECOGNITIONS

B. CEREMONIAL PROCLAMATIONS

B.1. Domestic Violence Awareness Month Proclamation

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

C.1. Ms. Fawn Spacke - Discuss Land Use Section 222 (Livestock/Fowl)

C.2. Comments.

D. APPROVE CONSENT AGENDAS

D.1. Approve Consent Agenda.

ELOISE COMMUNITY REDEVELOPMENT AGENCY

D.2. Approve Eloise CRA Consent Agenda.

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

E.1. Disbursements.

E.2. Minutes of Regular Board meeting held on September 17, 2024, and Budget Public Hearings held on September 9, 2024, and September 16, 2024.

F. REQUEST FROM ELECTED OFFICIAL and OTHER GOVERNMENTAL AGENCY

G. COUNTY ATTORNEY (RANDY MINK)

H. COUNTY MANAGER (BILL BEASLEY)

H.1. Approve an Interlocal Agreement with the City of Auburndale for Tourist Development Tax Funding for improvements to the Lake Myrtle Sports Complex and Auburndale Softball Complex. (\$26,901,740 estimated expense over 23 years)

H.2. Approve Standard Grant Agreement No. QG010 between Polk County and State of Florida Department of Environmental Protection (FDEP) to fund the Wilson Ranch Reserve Hydrological Restoration Project. (one-time revenue \$7,500,000)

I. COMMISSIONER DISTRICT 1 (GEORGE LINDSEY)

I.1. Commissioner Lindsey Comments.

J. COMMISSIONER DISTRICT 2 (RICK WILSON)

J.1. Reappoint Eric Hinshaw as a Member (Seat 4) of the Industrial Development Authority, for the three-year term, November 7, 2024 through November 6, 2027.

J.2. Commissioner Wilson Comments.

K. COMMISSIONER DISTRICT 4 (MARTHA SANTIAGO)

K.1. Commissioner Santiago Comments.

L. COMMISSIONER DISTRICT 5 (NEIL COMBEE)

L.1. Commissioner Combee Comments.

M. COMMISSIONER DISTRICT 3 (BILL BRASWELL, CHAIR)

M.1. Chair Braswell Comments.

N. LAY BOARD APPOINTMENTS

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

* County Attorney opening comments

- O.1. Public Hearing (LDCPAL 2024-3 CR 640 Industrial Park CPA) (Adoption Hearing) to consider the adoption of a Large-Scale Comprehensive Plan Map Amendment on 380 +/- acres to change the Future Land Use from Phosphate Mining (PM) to Industrial (IND). (No Fiscal Impact)
- O.2. Public Hearing (LDCT-2024-14 TCX Full-Service Car Wash Text Amendment) (Adoption Hearing) to modify Table 4.8, Use Table for US 27 Selected Area Plan. (No Fiscal Impact).

P. PUBLIC HEARINGS

- P.1. Public Hearing to consider approval of an Ordinance limiting code enforcement and/or building division action for certain Construction on property in unrecorded subdivisions.
- P.2. Approve a Resolution identifying unrecorded subdivisions where the Board of County Commissioners desires to limit code enforcement and/or building division action for certain Construction.

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 2203.
- R. COUNTY MANAGER
- R. ECONOMIC DEVELOPMENT
- R. TOURISM/SPORTS MARKETING
- R. OFFICE OF PLANNING & DEVELOPMENT

- R.2. SET HEARING: (LDPCAS-2024-6 Copalas Market CPA) to consider the adoption of a Small-Scale Comprehensive Plan Amendment to change the Future Land Use designation on 1.58 +/- acres of a total of 4.22 +/- acre parent parcel from Leisure/Recreation (LR) to Linear Commercial Corridor (LCC) in the Urban Growth Area (UGA). The suggested adoption hearing date is October 15, 2024, at 9:15 a.m.
- R.3. SET HEARING: (LDPCAS-2024-11 US 98 Ft. Meade ARR CPA) to consider the adoption of a Small-Scale Comprehensive Plan Amendment to change the Future Land Use designation on 40.59 +/- acres from Phosphate Mining (PM) to Agricultural/Residential Rural (A/RR) in the Rural Development Area (RDA). The suggested adoption hearing date is October 15, 2024, at 9:15 a.m.
- R.4. SET HEARING: (LDPCAS-2024-12 Hall Communications IND CPA) to consider the adoption of a Small-Scale Comprehensive Plan Amendment to change the Future Land Use designation on 49.10 +/- acres from Phosphate Mining (PM) to Industrial (IND) in the Rural Development Area (RDA) and Urban Growth Area (UGA). The suggested adoption hearing date is October 15, 2024, at 9:15 a.m.
- R.5. SET HEARING: (LDPCAS-2024-13 5955 South Florida Avenue South CPA) to consider the adoption of a Small-Scale Comprehensive Plan Amendment to change the Future Land Use designation on 11.8 +/- acres from Business-Park Center (BPC) to Institutional (INST) in the Transit Supportive Suburban Development Area (TSDA). The suggested adoption hearing date is October 15, 2024, at 9:15 a.m.
- R.6. SET HEARING: (LDPCAS-2024-14 Peace River ROS CPA) to consider the adoption of a Small-Scale Comprehensive Plan Amendment to change the Future Land Use designation on 11.67 +/- acres from Agricultural/Residential Rural (A/RR) & Linear Commercial Corridor (LCC) to Recreation/Open Space (ROS) at the Bartow Peace River Landing in the Rural Development Area (RDA). The suggested adoption hearing date is October 15, 2024, at 9:15 a.m.
- R.7. SET HEARING: (LDPCAS-2024-17 Homeland Park CPA) to consider the adoption of a Small-Scale Comprehensive Plan Amendment to change the Future Land Use designation on 5.71 +/- acres from Rural Cluster Center (RCC) to Leisure/Recreation (L/R) at the Homeland Heritage Park. The suggested adoption hearing date is October 15, 2024, at 9:15 a.m.
- R.8. SET HEARING: (LDPCAS-2024-18 Crystal Lake CPA) to consider the adoption of a Small-Scale Comprehensive Plan Amendment to change the Future Land Use designation on 2.32 +/- acres from Residential Low (RL) to Recreation/Open Space (ROS) at the Crystal Lake Park. The suggested adoption hearing date is October 15, 2024, at 9:15 a.m.
- R.9. Approve the release of a cash surety in the amount of \$2,665.30 for Davenport Carwash. (No fiscal impact)

- R.10. Approve the release of a cash surety in the amount of \$2,136.20 for The Retreat Orlando. (No fiscal impact)
- R. BUILDING
- R. DEPUTY COUNTY MANAGER
- R. BUDGET & MANAGEMENT SERVICES
- R.11. Approve the First Amendment to the American Rescue Plan Fund Agreement with Heart for Winter Haven. (No Fiscal Impact)
- R. PROCUREMENT
- R. COMMUNICATIONS
- R.12. Red Ribbon Month Proclamation
- R.13. Safe Sleep Awareness Month Proclamation
- R. COOPERATIVE EXTENSION SERVICES
- R. HEALTH & HUMAN SERVICES
- R.14. Approve 2022 HOME Community Housing Development Organization (CHDO) Funds for single family, new construction located in Haines City, FL. (\$236,302.00 one-time expense).
- R.15. Approve 2021 HOME Community Housing Development Organization (CHDO) funds for single family, new construction located in Haines City, FL. (\$235,000 one-time expense).
- R.16. Approve 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-017. (\$213,940.54 one-time expense).
- R.17. 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-009. (\$210,140.30 one-time expense).
- R. EQUITY & HUMAN RESOURCES
- R.18. Approve the Collective Bargaining Agreement (CBA) between Polk County and the International Association of Emergency Medical Technicians (EMT's) and Paramedics Local 917 R-5 SEIU/NAGE (IAEP)
- R. INFORMATION TECHNOLOGY

- R. CODE ENFORCEMENT
- R. COURT SERVICES
- R. RISK MANAGEMENT
- R. COMMUNITY HEALTH CARE
- R.19. Approve Polk HealthCare Plan Behavioral Health Services Agreement with Lakeland Regional Health Systems, Inc. and Lakeland Regional Medical Center, Inc. d/b/a Lakeland Regional Health (Lakeland Regional Health) for outpatient behavioral health services. (Transfer of existing appropriations to medical provider).
- R. FACILITIES MANAGEMENT
- R. FLEET MANAGEMENT
- R.20. Extension of MOU for Fleet Management with the City of Auburndale FY24/25 (one-time revenue and expense of \$698,999.52)
- R.21. Extension of MOU for Fleet Management with the City of Lake Wales FY24/25 (one-time revenue and expense of \$366,355.44)
- R. PARKS & NATURAL RESOURCES
- R. FIRE RESCUE
- R. EMERGENCY MANAGEMENT
- R. REAL ESTATE SERVICES
- R.22. Approve Right-of-Way Agreement between Kaz J. Nycz, and Polk County in conjunction with the County Road 557 Project, Parcels 126 A, B and C and 721. (\$1,533,300 one-time expense)
- R.23. Approve Right-of-Way Agreement between Patrick Henry Saussol and Rosemary Fox Saussol and Polk County in conjunction with the County Road 557 Project, Parcels 117 and 705. (\$425,384 one-time expense)
- R.24. Approve Right-of-Way Agreement between Jasmine Sarmiento, and Polk County in conjunction with the County Road 557 Project, Parcels 140,141 and 727. (\$275,000 one-time expense)
- R.25. Approve Right-of-Way Agreement between Leslie R. Mason and Carol R. Mason and Polk County in conjunction with the CR 542A (Galloway Road) at 10th Street Project, Parcel 106. (\$117,919 one-time expense)

- R.26. Approve Right-of-Way Agreement between Grace V. Malcolm and Polk County in conjunction with the CR 542A (Galloway Road) at 10th Street Project, Parcel 107. (\$79,883 one-time expense)
- R.27. Approve Agreements for Transfer of Public Roads between the Town of Lake Hamilton and Polk County for portions of Kokomo Road (County Road 546) and Water Tank Road and authorize County Deeds for the rights-of-way associated therewith. (No fiscal impact)
- R.28. Approve Agreements for Transfer of Public Roads between the City of Winter Haven and Polk County for portions of Lake Eloise Drive West and Shell Road and authorize County Deeds for the rights-of-way associated therewith. (No fiscal impact)
- R.29. Accept instruments for additional rights-of-way along K-Ville Avenue, Ewell Road, CR 653, Gandy Cemetery Road, and H.L. Smith Road as requested through the Development Review Process. (No fiscal impact)
- R.30. Accept Polk County Utilities Easements from Spirit Lake Storage LLC and Christian Heritage Baptist Church, Inc., as requested through the Development Review Process. (No fiscal impact)

R. ROADS & DRAINAGE

- R.31. Adopt Resolution Setting Truck Restrictions on Kalogridis Road (near Haines City). (\$171.01 one-time expense)

R. UTILITIES

R. SOLID WASTE

- R.32. Approve a Non-Exclusive Commercial Franchise for FY2024-25 by Roggen Clyne Development. (No Fiscal Impact)
- R.33. Approve a Non-Exclusive Commercial Franchise for FY2024-25 by Waste Pro of Florida Inc. (No Fiscal Impact)
- R.34. Approve a Non-Exclusive Commercial Franchise for FY2024-25 by Republic Services of FL LP. (No Fiscal Impact)
- R.35. Approve a Non-Exclusive Commercial Franchise for FY2024-25 by JJ's Waste & Recycling 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.36. SET PUBLIC HEARING to consider the adoption of an ordinance setting the yearly salary of Commissioners in accordance with Section 2.5 of the Polk County Charter. Suggested Hearing Date: November 5, 2024, at 9:00 a.m. or soon thereafter.
- R.37. SET PUBLIC HEARING to consider adoption of an Amended Assessment Resolution and Non-Ad Valorem Assessment Roll pursuant to Ord. 2022-029, as amended, the Polk County Local Provider Participation Fund Ordinance. (Suggested hearing date is October 15, 2024 at 9:00 a.m.)
- R.38. Approve the Extension of the Ad Valorem and Non-Ad Valorem Assessment Rolls prior to Completion of Value Adjustment Board Hearings. (No fiscal impact)
- R.39. Release of Lien related to an Affordable Housing Impact Fee Waiver for Jose Canales (No fiscal impact).
- R.40. Release of Lien related to an Affordable Housing Impact Fee Waiver for Delores Canty (No fiscal impact).
- R.41. Release of Lien related to an Affordable Housing Impact Fee Waiver for David Cruz (No fiscal impact).
- R.42. Release of Lien related to Workforce Housing Impact Fee Waiver for Samuel and Tara Loman (No fiscal impact).
- R.43. Release of Lien related to Workforce Housing Impact Fee Waiver for Angel P. Cantillano and Dorian Y. Cantillano (No fiscal impact).
- R.44. Release of Lien related to Workforce Housing Impact Fee Waiver for Tammie D. Cameron (No fiscal impact).
- R.45. Adopt resolution amending the Berkley Ridge Street Lighting Assessment Area by adding Berkley Ridge Phase 2 and Berkley Ridge Phase 3 into the Berkley Ridge Special Street Lighting Area.
- R.46. Adopt resolution amending the Timberidge Street Lighting Assessment Area
- R.47. Adopt resolution creating the Natures Reserve Street Lighting Assessment Area.
- R.48. Adopt resolution creating the Sunrise Landing Street Lighting Assessment Area

S. ELOISE COMMUNITY REDEVELOPMENT AGENCY

S.1. Approve the Eloise CRA meeting minutes from August 20, 2024.

S.2. Adopt resolution granting the County Manager authority to execute certain contracts on behalf of the Eloise Community Redevelopment Agency (CRA).
(No fiscal impact)

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, September 30, 2024 – 1:30 p.m. – Transportation Disadvantaged Local Coordinating Board (TD-LCB) meeting will be held in the County Commission Boardroom.
- Tuesday, October 1, 2024 – 12:00 p.m. – Duke Energy will hold a lunch and meet-and-greet at the Hines Energy Complex, 7700 County Road 555 South, Bartow.
- Tuesday, October 1, 2024 – 6:00 p.m. – Sidewalk Advisory Committee will meet in Room 413, Fourth Floor, Administration Building.
- Wednesday, October 2, 2024 – 8:50 a.m. – Planning Commission will conduct a work session, prior to its regularly scheduled meeting, in the County Commission Boardroom.
- Wednesday, October 2, 2024 – 9:00 a.m. – Planning Commission meeting will be held in the County Commission Boardroom.
- Thursday, October 3, 2024 – 8:30 a.m. – Development Review Committee will meet in the Planning and Development Conference Room, Second Floor, Polk County Administration Building.
- Thursday, October 3, 2024 – 9:30 a.m. – Transportation Planning Organization (TPO) Technical Advisory Committee (TAC) will meet in Room 413, Fourth Floor, County Administration Building.
- Thursday, October 3, 2024 – 10:00 a.m. – I-4 Corridor Conference will be held at the Omni Orlando Resort at Championsgate, 1500 Masters Boulevard, Championsgate.
- Thursday, October 3, 2024 – 2:30 p.m. – Historical Commission and Marker Committee will meet in the County Commission Boardroom.
- Thursday, October 3, 2024 – 5:00 p.m. – Polk County Farm Bureau Political Candidate Forum & 82nd Annual Membership meeting will be held at the W.H. Stuart Center, 1710 US Highway 17 South, Bartow.
- Friday, October 4, 2024 – 9:30 a.m. – Bartow Sports Complex Ribbon Cutting, 850 Highway 555, Bartow.
- Friday, October 4, 2024 – 2:30 p.m. – Arts, Culture & Heritage (ACH) Guidelines Subcommittee will meet at the Florida United Methodist Foundation, 450 Martin Luther King Jr. Avenue, Lakeland.

- Saturday, October 5, 2024 – 9:00 a.m. – Community Relations Advisory Council (CRAC) Strategic Planning meeting will be held in Room 413, Fourth Floor, Polk County Administration Building.
- Wednesday, October 9, 2024 – 8:30 a.m. – Citrus Connection Board Meeting will be held at 1212 George Jenkins Boulevard, Lakeland.
- Wednesday, October 9, 2024 – 10:00 a.m. – Polk State College Haines City – Davenport Campus Groundbreaking will be held at 39816 US Highway 27, Davenport. (Nearest cross street is Olive Drive, 39816 US Highway 27)
- Wednesday, October 9, 2024 – 4:00 p.m. – Central Florida Development Council (CFDC) Board Meeting will be held at the CFDC Offices, 1725 Bartow Road, Lakeland.
- Thursday, October 10, 2024 – 8:30 a.m. – Development Review Committee will meet in the Planning and Development Conference Room, Second Floor, Polk County Administration Building.
- Thursday, October 10, 2024 – 9:00 a.m. – Transportation Planning Organization (TPO) Board meeting will be held in the County Commission Boardroom.
- Thursday, October 10, 2024 – 12:00 p.m. – Bartow Adult Leadership Day – Lunch & Round Table Talk will be held in Room 413, Fourth Floor, Administration Building.
- Friday, October 11, 2024 – 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.