



Polk County Board of County Commissioners

Meeting Agenda - Final

May 05, 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 April 21, 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 commerce agreement No. MS024 between State of Florida Department of Commerce and Polk County, for Federally Funded Community Development Block Grant Disaster Recovery (CDBG-DR) Rebuild Florida Infrastructure Repair Program Subrecipient Agreement (one-time revenue of \$70,000,000.00).
- G.2. Approve a State-Funded Grant Agreement between the Florida Department of Transportation (“FDOT”) and Polk County in conjunction with the Power Line Road Phase 2 Project. (\$7,500,000 one-time money)
- G.3. Approve a CIP amendment and a budget transfer of \$3,000,000 from the Polk County Sheriff’s Office Central County Jail (CCJ) expansion CIP project to the Kathleen Government Center CIP project (one-time transfer \$3,000,000).
- G.4. Execute a Local Agency Program (LAP) Agreement No. 452132-1-58-01 with the Florida Department of Transportation (FDOT), and Resolution to establish that Polk County will serve as the LAP manager on behalf of the City of Lake Wales for the Ridge Scenic Highway (RSH) Connector Trail project.

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 (LDCPAS-2025-19 PRWC Receiving Facility 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 ±9.91 acres for a future County potable water storage and interconnect facility. (No Fiscal Impact)
- N.2. Public Hearing (LDCCD-2025-4 PRWC Receiving Facility District Change) (Adoption Hearing) to consider the adoption of a Land Development Code Subdistrict Map change from Institutional-1X (INST-1X) to Institutional-2X (INST-2X) on ±9.91 acres for a future County potable water storage and interconnect facility.
- N.3. Public Hearing (LDCT-2026-1 Wahneta Main Street Corridor (MSC) Overlay LDC Text Amendment) (First Reading) to consider the adoption of an ordinance amending the Land Development Code to establish the Main Street Corridor (MSC) Overlay, plus reinstate Table 3, Wahneta Neighborhood Plan Temporary Uses Modifications. (No Fiscal Impact)
- N.4. Public Hearing (LDCT-2026-4 Poinciana Commercial Activity Center Plan LDC Text Amendment) (First Reading) to consider the adoption of an ordinance amending the Land Development Code to Appendix E, Section E 105, Parcel Specific Comprehensive Plan Amendments with Conditions, to establish the Poinciana Commercial Activity Center Plan. (No Fiscal Impact)

O. PUBLIC HEARINGS

- O.1. Public Hearing to Consider Adoption of a Resolution Allowing for the Installation of Four Traffic Calming Devices (Speed Humps) on Woodview Drive, Near Polk City. (estimated \$20,000.00 one-time expense)
- O.2. Public Hearing to consider adoption of an ordinance amending Ordinance 21-006, the Economic Development Ad Valorem Tax Exemption for Agro-Iron, LLC.
- O.3. Public Hearing to consider adoption of an ordinance amending Ordinance 22-018, the Economic Development Ad Valorem Tax Exemption for Publix Super Markets, Inc. (Project HORIZON - IT Headquarters).
- O.4. Public Hearing to consider adoption of an ordinance amending Ordinance 2024-015, the Economic Development Ad Valorem Tax Exemption for D.R. Horton, Inc.

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 2240.

R. COUNTY MANAGER

R. ECONOMIC DEVELOPMENT

R. TOURISM/SPORTS MARKETING

R. OFFICE OF PLANNING & DEVELOPMENT

R.2. SET HEARING: (LDCPAS-2025-39 Braddock Road CPA) to consider the adoption of a Small-Scale Comprehensive Plan Amendment to change on 36 +/- acres from Mixed-Use (MUX) and Preservation (PRESVX) within the I-4/NE Parkway Plan District Selected Area Plan to Business Park Center (BPC-X). The suggested adoption hearing date is May 19, 2026, at 9:15 a.m.

R.3. SET HEARING: (LDCPAS-2025-40 Poinciana Commercial CPA) to consider the adoption of a Small-Scale Comprehensive Plan Amendment to change 12.6. +/- acres from Development of Regional Impact (DRI) to Neighborhood Activity Center (NAC). The suggested adoption hearing date is May 19, 2026, at 9:15 a.m.

R.4. SET HEARING: (LDCPAS-2026-1 Deer Creek Blvd INST) to consider the adoption of a Small-Scale Comprehensive Plan Map Amendment from Leisure Recreation-X (LRX) to Institutional-1X (INST-1X) on 1.01± acres located within the North Ridge SAP and Transit Supportive Development Area (TSDA). The suggested adoption hearing date is May 19, 2026, at 9:15 a.m.

- R.5. SET HEARING: (LDPCAS-2026-11 Medulla Road CPA) to consider the adoption of a Small-Scale Comprehensive Plan Map Amendment to change the future land use from Business Park Center (BPC) to Residential Low (RL) in the Urban Growth Area on 5.14 +/- acres. The suggested adoption hearing date is May 19, 2026, at 9:15 a.m.
- R.6. Accept Performance Surety in the amount of \$379,808.54 in the form of Performance Bond No. 101714729 for Dundee & Buckeye Loop. (No Fiscal Impact)
- R.7. Approve the release of a surety in the amount of \$1,885,386.98 in the form of Performance Bond No. 08BSBJA9482 Fulton Meadows (aka East Atlantic Property). (No Fiscal Impact)
- R.8. Accept Fulton Meadows (aka East Atlantic Property) potable water, wastewater and reclaim water 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 \$208,156.64 in the form of Maintenance Bond No. 3000812 Fulton Meadows (aka East Atlantic Property). (No Fiscal Impact)
- R.10. Approve the release of a warranty and surety in the amount of \$8,125.35 in the form of Maintenance Bond No. US00143144SU24A for RaceTrac - Winter Haven. (No Fiscal Impact)
- R.11. Approve recommended changes to the functional classification of select Polk County roads: 1st Street, 3rd Street SE, Central Ave SE, Grandview Pkwy and Posner Blvd. (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.12. Approve the State Housing Initiative Partnership (SHIP) Program rehabilitation/replacement program 1) Homeowner Assistance Agreement and 2) Grant Agreement for property located in Dundee, FL, for Case #RC25-SHIP-009. (\$194,361.00 one-time expense).

- R.13. Approve the State Housing Initiative Partnership (SHIP) Program rehabilitation/replacement program 1) Homeowner Assistance Agreement and 2) Grant Agreement for property located in Unincorporated Lakeland, FL, for Case #RC25-SHIP-012. (\$187,706.00 one-time expense).
- R. HUMAN RESOURCES
- R. INFORMATION TECHNOLOGY
- R. CODE ENFORCEMENT
- R. COURT SERVICES
- R. RISK MANAGEMENT
- R. COMMUNITY HEALTH CARE
- R.14. Approve the Memorandum of Understanding for the Shared Transportation Plan between Polk, Highlands and Hardee Counties. This shared plan outlines the process for the safe and dignified transport of individuals experiencing mental health and substance abuse crises (Baker Acts/Marchman Acts). (No fiscal impact.)
- R. FACILITIES MANAGEMENT
- R. FLEET MANAGEMENT
- R. PARKS & NATURAL RESOURCES
- R. FIRE RESCUE
- R. EMERGENCY MANAGEMENT
- R. REAL ESTATE SERVICES
- R.15. Accept a Quit Claim Deed from Eastgroup Properties, L.P. for additional right-of-way in conjunction an Infrastructure Agreement for North Ridge Trail. (No fiscal impact)
- R.16. Approve a Partial Release of Easement for a portion of a drainage easement in conjunction with Rolling Oaks Estates Drainage Improvement Project. (No fiscal impact)
- R.17. Approve Agreement for Transfer of Public Road between the City of Winter Haven and Polk County for all of Boys Club Road and authorize a County Deed for the right-of-way associated therewith. (No fiscal impact)
- R. ROADS & DRAINAGE

- R.18. Approve Consultant Services Authorization (CSA) No. 2025-055-02 with WSB (Consultant) to provide Construction, Engineering, and Inspection (CEI) services for the North Rifle Range Road Drainage Improvement Project. (\$377,619.66 one-time expense)
- R.19. Approve Consultant Services Authorization (CSA) No. 2022-093-05 with NV5, Inc. (Consultant) to provide design services for the Old Haines City Lake Alfred Road Box Culvert Project. (\$248,703.67 one-time expense)
- R.20. Adopt a Resolution Setting Speed Limits on Ashford Drive, Lobelia Drive, and Vervain Avenue, within the Holly Hill Estates Subdivision, near Davenport. (\$619.09 one-time expense)
- R.21. Adopt a Resolution Setting Parking Restrictions on Pilchard Drive, near Poinciana. (\$233.11 one-time expense)
- R.22. Approve recommended alignment alternative for the County Road 557 Widening Project - South Segment Addition (No fiscal impact).
- R. UTILITIES
- R. SOLID WASTE
- R.23. Adopt Resolution designating the County Manager as the Authorized Agent to accept or execute Hazard Mitigation Grant Program 4834-(118) Polk County, Environmental Loop South Generator.
- R. ELECTED OFFICIAL AND OTHER GOVERNMENTAL AGENCY
- R. COURT RELATED
- R. POLK COUNTY PROPERTY APPRAISER
- R. POLK COUNTY SHERIFF
- R.24. Approve, and ratify County Manager's prior execution of the Commitment of Match Donation (Appendix H), related to Criminal Justice Mental Health Substance Abuse (CJMHS) Reinvestment Grant, for space utilized by Tri-County Human Services, Inc. within the Polk Sheriff Central County and Frostproof jail facilities. (No fiscal impact)
- R. POLK COUNTY SUPERVISOR OF ELECTIONS
- R. POLK COUNTY TAX COLLECTOR
- R. WORKFORCE DEVELOPMENT BOARD
- R. COUNTY ATTORNEY

- R.25. APPROVE Resolution and First Amendment to Performance Agreement to amend Exemption Period of Economic Development Ad Valorem Tax Exemption for Publix Super Markets, Inc. (Project POMELO - Corporate IT Headquarters Expansion) (No fiscal impact)
- R.26. APPROVE Resolution and First Amendment to Performance Agreement to amend Exemption Period of Economic Development Ad Valorem Tax Exemption for Publix Super Markets, Inc. (Project RETRO - Corporate Headquarters Expansion) (No fiscal impact)
- R.27. APPROVE Resolution and First Amendment to Performance Agreement to amend Exemption Period of Economic Development Ad Valorem Tax Exemption for Publix Super Markets, Inc. (Project RISE - Bakery) (No fiscal impact)
- R.28. APPROVE Resolution and First Amendment to Performance Agreement to amend Exemption Period of Economic Development Ad Valorem Tax Exemption for Publix Super Markets, Inc. (Project Harvest - Warehouse) (No fiscal impact)
- R.29. Approve Interlocal Agreement with the Polk Transportation Planning Organization for Legal Services by the County Attorney's Office and approve Waiver of Conflict.
- R.30. Release of Lien upon payment of \$9,274 to satisfy an Affordable Housing Impact Fee Exemption lien. (\$9,274 one-time revenue)

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, May 4, 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.
- Tuesday, May 5, 2026 – 6:00 p.m. – Sidewalk Advisory Committee will meet in Room 413, Fourth Floor, County Administration Building.
- Wednesday, May 6, 2026 – 8:50 a.m. – Planning Commission will conduct a work session, prior to its regularly scheduled meeting, in the County Commission Boardroom.
- Wednesday, May 6, 2026 – 9:00 a.m. – Planning Commission meeting will be held in the County Commission Boardroom.
- Thursday, May 7, 2026 – 8:30 a.m. – Development Review Committee will meet in the Planning and Development Conference Room, Second Floor, County Administration Building.
- Thursday, May 7, 2026 – 9:00 a.m. – Tourist Development Council's Arts, Culture, and Heritage Committee (ACH) will meet at The AdventHealth Fieldhouse and Conference Center, East E-1 – Meeting Room A, 210 Cypress Gardens Boulevard, Winter Haven.
- Thursday, May 7, 2026 – 2:00 p.m. – Historical Commission will meet in the County Commission Boardroom.
- Thursday, May 7, 2026 – Friday, May 8, 2026 – 2026 Central Florida Development Council (CFDC) Leadership Mission to Pinellas County and St. Pete.
- Tuesday, May 12, 2026 - 7:30 a.m. – Lakeland Chamber of State of the City Address – Hilton Garden Inn, 3839 Don Emerson Drive, Lakeland.
- Tuesday, May 12, 2026 – 1:30 p.m. – Librarians' Advisory Council will meet at the History Center, 100 East Main Street, Bartow.
- Wednesday, May 13, 2026 – 8:30 a.m. – Citrus Connection Board Meeting will be held at 1212 George Jenkins Boulevard, Lakeland.
- Wednesday, May 13, 2026 – 1:00 p.m. – Comprehensive Plan Review Advisory Committee will meet in Room 413, Fourth Floor, County Administration Building.
- Wednesday, May 13, 2026 – 1:30 p.m. – Library Cooperative Governing Board Meeting will be held at the Winter Haven Public Library, 325 Avenue A NW, Winter

Haven.

- Wednesday, May 13, 2026 – 4:00 p.m. – Central Florida Development Council (CFDC) Board Meeting will be held at the CFDC Offices, 1725 Bartow Road, Lakeland.
- Thursday, May 14, 2026 – 8:30 a.m. – Development Review Committee will meet in the Planning and Development Conference Room, Second Floor, County Administration Building.
- Thursday, May 14, 2026 – 9:00 a.m. – Tourist Development Council's Marketing Committee will meet at Lake Myrtle Sports Complex, 2701 Park Road, Auburndale.
- Thursday, May 14, 2026 – 9:00 a.m. – Deferred Compensation Committee will meet in Room 413, Fourth Floor, County Administration Building.
- Friday, May 15, 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.
- Friday, May 15, 2026 – 12:00 p.m. – Value Adjustment Board Final Hearing will be held in the County Commission Boardroom.