



Polk County Board of County Commissioners

Meeting Agenda - Final

May 19, 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

A.1. Employee Recognition

B. PUBLIC COMMENTS CONCERNING AGENDA ITEMS

B.1. Comments.

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

C.1. Approve minutes of Regular Board meeting held on May 5, 2026.

C.2. Disbursements.

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 for Sale and Purchase between La Cala, LLC and Polk County in conjunction with the Environmental Lands Program - CLASAC Project, EL-127-24. (\$2,996,250 not to exceed total expense)
- G.2. Microsoft Enterprise Agreement Renewal (3-YR Agreement, Annual Cost: \$1,914,913.98)
- G.3. Approve Consultant Services Authorization 2024-006-08 with Black and Veatch Corporation for the High Priority Maintenance and Underground Key Performance Indicators Module Project (\$376,591.00 not to exceed one-time expense)

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-2025-39 Braddock Road CPA) (Adoption Hearing) to consider the adoption of a Small-Scale Comprehensive Plan Amendment to change the Future Land Use designation on 36 +/- acres from Mixed-Use (MUX) and Preservation (PRESVX) to Business Park Center (BPCX) in the Transit Supportive Development Area (TSDA).

- N.2. Public Hearing (LDCPAS-2026-1 US 27 & Deer Creek INST CPA) (Adoption Hearing) to consider the adoption of a Small-Scale Comprehensive Plan Amendment to change the Future Land Use designation from Leisure Recreation-X (LRX) to Institutional-X (INST-X) in the North Ridge SAP and Transit Supportive Development Area (TSDA) on ±1.01 acres. (No Fiscal Impact)
- N.3. Public Hearing (LDCPAS-2025-40 Poinciana Commercial NAC CPA) (Adoption Hearing) to consider the adoption of a Small-Scale Comprehensive Plan Amendment to change the Future Land Use designation from Development of Regional Impact (DRI) to Neighborhood Activity Center (NAC) in the Utility Enclave Area (UEA) on ±12.6 acres. (No Fiscal Impact)
- N.4. Public Hearing (LDCT-2026-4 Poinciana Commercial Activity Center Plan LDC Text Amendment) (Adoption Hearing) 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)
- N.5. Public Hearing (LDCT-2026-1 Wahneta Main Street (MSC) Overlay LDC Text Amendment) (Adoption Hearing) 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)

O. PUBLIC HEARINGS

- O.1. Public Hearing (LDCPAS-2026-11 Medulla Road RL CPA) (Adoption Hearing) to consider the adoption of a Small-Scale Comprehensive Plan Amendment to change the Future Land Use designation on 5.14 +/- acres from Business Park Center (BPC) to Residential Low (RL) in the Urban Growth Area (UGA). (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 2241.
- R. COUNTY MANAGER
- R. ECONOMIC DEVELOPMENT
- R. TOURISM/SPORTS MARKETING
- R. OFFICE OF PLANNING & DEVELOPMENT
- R.2. SET HEARING: (LDCD-2026-2 Avenue Q Autobody Sub-District) to consider the adoption of a Sub-District Map change from Business Park Center-1 (BPC-1) to Business Park Center-2 (BPC-2) on approximately one (1) +/- acres. The suggested adoption hearing date is June 2, 2026, at 9:15 a.m.
- R.3. SET HEARING: (LDCPAL-2026-2 Main Street Corridor Text CPA) to amend Policy 2.109-A1, establish a new policy 2.109-A30, and establish a new section, to be called the Main Street Commercial (MSC) Corridor, in the Future Land Use Element; providing for severability. The suggested hearing dates are for the first reading on June 2, 2026, at 9:15 a.m. and the adoption hearing date on July 21, 2026, at 9:15 a.m.
- R.4. SET HEARING: (LDCT-2026-3 Recreational Use Easements) to amending Chapter 3, Conditional Uses, Section 303, Criteria For Conditional Uses for High Intensity Recreation to allow access via easement for firearms ranges; providing for severability. The suggested hearing dates are for the first reading on June 2, 2026, at 9:15 a.m. and the adoption hearing date on June 16, 2026, at 9:15 a.m.
- R.5. SET HEARING: (LDCT-2026-8 ATMs and Vending Machines Text) amending Chapter 2, Section 214, to add standards for stand-alone Automated Teller Machines and detached accessory vending operations; Chapter 10, Definitions, providing for severability. The suggested hearing dates are for the first reading on June 2, 2026, at 9:15 a.m. and the adoption hearing date on June 16, 2026, at 9:15 a.m.
- R.6. SET HEARING: (LDCU-2025-38/DeNovo Highland Street MHP). This is a request appealing the decision of the Planning Commission to deny a Conditional Use for a Mobile Home Park. The suggested hearing date is June 2, 2026, at 9:15 a.m.
- R.7. SET HEARING: (LDCU-2025-39/DeNovo - Thomas Fish Camp). This is a request appealing the decision of the Planning Commission to deny a Conditional Use for a Fish Camp. The suggested hearing date is June 2, 2026, at 9:15 a.m.

- R.8. SET HEARING: (LDSPD-2025-2/DeNovo Old Dixie Hwy SPD). This is a request appealing the decision of the Planning Commission to deny thirty-one single family lots. The suggested hearing date is June 2, 2026, at 9:15 a.m.
- R.9. Accept Performance Surety in the amount of \$467,153.03 in the form of Performance Bond No. 108420468 for ChampionsGate West Retail & Office Phase 1. (No Fiscal Impact)
- R.10. Accept Performance Surety in the amount of \$107,369.22 in the form of Performance Bond No. FGAC-26045 for Groves at Grenelefe Phase 1 & 2 Mill & Repave. (No Fiscal Impact)
- R.11. Accept Performance Surety in the amount of \$2,512,977.10 in the form of Performance Bond No. US00163865SU26A for South Bartow Racetrac. (No Fiscal Impact)
- R.12. Approve the release of a surety in the amount of \$303,750 in the form of Performance Bond No. 017263215 for Pace Road Industrial. (No Fiscal Impact)
- R.13. Approve the release of a surety in the amount of \$164,135.00 in the form of Performance Bond No 41K237329 for Sand Lake Groves West. (No Fiscal Impact)
- R.14. Accept a one-year warranty and surety in the amount of \$293,074.22 in the form of Maintenance Bond No. FGAC-26038 for Groves at Grenelefe Offsite. (No Fiscal Impact)
- R.15. Accept a one-year warranty and surety in the amount of \$448,254.73 in the form of Maintenance Bond No. FGAC-26040 for Groves at Grenelefe Phase 1 & 2 (a.k.a. Smokey Groves). (No Fiscal Impact)
- R.16. Accept an eighteen-month warranty and surety in the amount of \$27,613.60 in the form of Maintenance Bond No. 017266605 for Pace Industrial. (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.17. Approve Second Amendment to American Rescue Plan Local Fiscal Recovery Funding Agreement with Bradley Community Project Inc. (No fiscal impact)

R. HUMAN RESOURCES

R. INFORMATION TECHNOLOGY

R. CODE ENFORCEMENT

R. COURT SERVICES

R. RISK MANAGEMENT

R. COMMUNITY HEALTH CARE

R. FACILITIES MANAGEMENT

R.18. Approve agreement with Whitehead Construction to provide Construction Manager at Risk (CMAR) pre-construction services for the Highland City Fire Station/Smith Lane Joint-Use Fire Rescue Station project (\$40,280.00 pre-construction services one-time expense)

R. FLEET MANAGEMENT

R. PARKS & NATURAL RESOURCES

R.19. Approve Amendment No. 2 to agreement 23PLN124 time extension between Polk County and State of Florida Department of Environmental Protection (FDEP) for the project expiration date and due dates for deliverables 6 through 11 (No Fiscal Impact).

R. FIRE RESCUE

R. EMERGENCY MANAGEMENT

R.20. Request Board adopt a resolution renaming a private roadway located in Unincorporated Polk City, S-08, T-26, R-25 from Jeanette Lane to Haunted Forest Road. (\$47.20 fiscal impact)

R. REAL ESTATE SERVICES

R.21. SET HEARING to consider a request to vacate portions of platted rights-of-way shown on the plat of Leisure Shores and on the Revised Map of Lake View along with a request to vacate a portion of a platted utility easement shown on the plat of Shadow Wood Unit 2. (Suggested hearing date is June 2, 2026 at 9:00 a.m or immediately following the regular agenda)

- R.22. Approve Land Purchase Agreement in conjunction with the purchase of conservation preservation property located in the Lake Wales Ridge Ecosystem Project - Crooked Lake West Area, Toberen Estate parcel (\$5,000 one-time expense)
- R.23. Accept an Access Easement from SP Ridge Apartments LLC, in conjunction with the CR 540A Booster Station. (No fiscal impact)
- R.24. Approve Agreement for Transfer of Public Road between the City of Eagle Lake and Polk County for a portion of Gilbert Street and authorize a County Deed for the right-of-way associated therewith. (No fiscal impact)
- R.25. Approve Lease Agreement between Polk County and the Town of Dundee for the Dundee EMS Lease. (No Fiscal Impact)
- R.26. Ratify a Special Warranty Deed from Hartford Terrace Community Development District, for additional right-of-way. (No fiscal impact)

R. ROADS & DRAINAGE

- R.27. Approve agreement with Johnson, Mirmiran and Thompson, Inc. for construction engineering and inspection (CEI) services for Maine Ave Sidewalk project from Combee Rd to Park St & Iowa Rd to Jean St. (Cost not to exceed \$397,003.00)
- R.28. Approve Consultant Services Authorization (CSA) No. 22-085-08 with Dewberry Engineers Inc., (Consultant) for engineering services for the design of improvements to the US 27 at North Boulevard Intersection. (\$164,856.72 one-time expense)
- R.29. Approve Consultant Services Authorization (CSA) No. 2022-85-10 Dewberry (Consultant) to provide Engineering and Design services for the Lake Bonny Alternative Analysis and Outfall Feasibility-Design Project. (\$160,740.00 one-time expense)
- R.30. Approve Consultant Services Authorization (CSA) No. 22-083-05 with Burgess and Niple, Inc., (Consultant) for engineering services for the design of improvements to CR 559 at Lundy Road Intersection. (\$150,789.94 one-time expense)
- R.31. Approve Modification No. 2 to CSA No. 22-95-04 with Rummel, Klepper & Kahl, LLP. (Consultant) for Design Services for the Fitzgerald Rd at State Road 37 intersection improvement project. (\$59,318.50 one-time expense).
- R.32. Adopt Resolution Setting Truck Restrictions on Brown Shinn Road (near Polk City). (\$227.71 one-time expense)

- R.33. Approve selection committee's recommendation to authorize staff negotiations with DRMP, Inc. for Construction Engineering and Inspection (CEI) services for the Combee Academy Safe Route to Schools (SRTS) sidewalk and street lighting project. (No fiscal impact)
- R.34. Approve selection committee's recommendation to authorize staff negotiations with Kimley-Horn and Associates, Inc. for professional engineering services for final design services for the Old Dixie Trail, a multimodal trail between the Auburndale Trailhead of the Auburndale TECO Trail to the Haines City Trail. (No fiscal impact)
- R. UTILITIES
- R. SOLID WASTE
- R.35. Approve a New Non-Exclusive Commercial Franchise for FY2025-26 by Haferflocken Removals LLC.
- 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. Consider approval of the proposed settlement in the matter of Xzalyn Powell v Polk County Board of County Commissioners, Case No. 53-2023-CA-002965-0000-00; \$150,000.00 one-time expense.
- R.37. Release of Lien related to a Workforce Housing Impact Fee Waiver for Betty L. Moore (No fiscal impact).
- R.38. Adopt Resolution approving Amended Fire Department Burn Ban 26-01 (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.

- Wednesday, May 20, 2026 – 9:00 a.m. – Appellate Special Magistrate of the Code Enforcement Unit will meet in the County Commission Boardroom.
- Wednesday, May 20, 2026 – 1:00 p.m. – Winter Haven Leadership Day Lunch will be held in Room 413 (Fourth Floor), County Administration Building.
- Wednesday, May 20, 2026 – 2:00 p.m. – Polk Regional Water Cooperative (PRWC) Board of Directors meeting will be held at the Lake Myrtle Sports Complex, 2701 Lake Myrtle Park Road, Auburndale.
- Thursday, May 21, 2026 – 8:30 a.m. – Development Review Committee will meet in the Planning and Development Conference Room, Second Floor, County Administration Building.
- Thursday, May 21, 2026 – 9:00 a.m. – Special Magistrate of the Code Enforcement Unit will meet in the County Commission Boardroom.
- Thursday, May 21, 2026 – 9:00 a.m. – Tourist Development Council's Sports and Special Events Committee will meet at the Lake Myrtle Sports Complex, 2701 Lake Myrtle Park Road, Auburndale.
- Thursday, May 21, 2026 – 9:30 a.m. – Polk Transportation Technical Advisory Committee (TAC) will meet in the FDOT Conference Center, 801 North Boardway Avenue, Bartow.
- Monday, May 25, 2026 – The offices of the Board of County Commissioners will be closed in observance of the Memorial Day Holiday.
- Wednesday, May 27, 2026 – 1:00 p.m. – Comprehensive Plan Review Advisory Committee will meet in Room 413, Fourth Floor, County Administration Building.
- Wednesday, May 27, 2026 – 1:00 p.m. – Conservation Land Acquisition Selection Committee (CLASAC) will meet in the County Commission Boardroom.
- Thursday, May 28, 2026 – 8:30 a.m. – Development Review Committee will meet in the Planning and Development Conference Room, Second Floor, County Administration Building.
- Thursday, May 28, 2026 – 1:30 p.m. – Land Use Hearing Officer (LUHO) Hearings will be held in the County Commission Boardroom.
- Friday, May 29, 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.

- Monday, June 1, 2026 – 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.