



# Polk County Board of County Commissioners

## Meeting Agenda - Final

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### June 02, 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**

Bill Dehart, Polk County Fire Rescue Chaplain

#### **PLEDGE OF ALLEGIANCE (MARTHA SANTIAGO, CHAIR)**

#### **A. PRESENTATIONS and RECOGNITIONS**

A.1. Clerk & Comptroller Stacy Butterfield to present the restoration, preservation, and digitization of the historic Cattle Brand Book.

#### **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 May 19, 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 construction contract with Register Construction & Engineering, Inc. for the new Inspection & Testing Building project (\$2,680,650.00 one-time expense)
- G.2. Approve Amendment No. 1 to Agreement 2025-008, with CPH Consulting, LLC, for Phase II architectural & engineering services for the NERUSA Operations Support Facility. (\$705,648.50 one-time expense)
- G.3. Approve a Right-of-Way Agreement between Polk County and Wawa, Inc. in conjunction with the Deen Still Road Project. (\$1,812,000 one-time expense)
- G.4. Approve construction contract with Kamminga & Roodvoets, Inc. for the Combee Academy Safe Routes to School (SRTS) for Sidewalk, Street Lighting and Drainage Improvements (\$800,231.40 one-time expense)
- G.5. Approve Consultant Services Authorization (CSA) No. 2022-087-03 with HDR, Inc. (Consultant) to provide design services for the Carter Road at Eaglebrook Boulevard Intersection Project. (\$393,548.40 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 (LDCCD-2026-2 Avenue Q Autobody Sub-District) (Adoption Hearing) 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) +/- acre.

- N.2. Public Hearing (LDCPAL 2026-2 Main Street Corridor Text) (Transmittal Hearing) to consider the adoption of a Comprehensive Plan text amendment to establish a new Section, to be called the Main Street Commercial (MSC) Corridor, in the Future Land Use Element. (No Fiscal Impact)
- N.3. Public Hearing (LDCT-2026-3 Recreational Use Easements) (First Reading) to consider and Land Development Code text amendment, amending Chapter 3, Conditional Uses, Section 303, Criteria for Conditional Uses for High Intensity Recreation to allow access via easement for firearms ranges. (No Fiscal Impact)
- N.4. Public Hearing (LDCT-2026-8 ATMs & Vending Machines) (First Reading) to consider the adoption of an ordinance amending the Land Development Code to add standards and definitions for stand-alone vending machines and automated teller machines. (No Fiscal Impact)

**O. PUBLIC HEARINGS**

- O.1. Public Hearing to consider adoption of a resolution to vacate a portion of a platted public utility easement as shown on the plat of Shadow Wood Unit 2, Winter Haven. (No fiscal impact)
- O.2. Public Hearing to consider adoption of a resolution to vacate portions of platted, unopened, and unmaintained rights-of-way as shown on the map of Leisure Shores and on the Revised Map of Lake View, Winter Haven, Florida and request Board accept a Drainage Easement from Joann Bissett Knapek. (No fiscal impact)
- O.3. Public Hearing (LDCU-2025-38 Highlands Street MHP) (De Novo Hearing) to consider an appeal to the Planning Commission's decision to deny (7:0) this case on April 1, 2026. (No Fiscal Impact)
- O.4. Public Hearing (LDCU-2025-39 Thomas Fish Camp) (De Novo Hearing) to consider an appeal to the Planning Commission's decision to deny (4:3) a Conditional Use request for expansion of a legally non-conforming recreational camping use. (No Fiscal Impact)
- O.5. Public Hearing (LDSPD-2025-2 Old Dixie Highway SPD) (De Novo Hearing) to consider an appeal to the Planning Commission's decision to approve (6:1) this case on April 1, 2026. (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. Report 2026-08 Real Estate Services audit.
- R.2. Report 2026-06 Utilities Warehouse Controls Audit.
- R.3. Removal of equipment from inventory as listed on Blanket Removal Form 2242.
- R.4. Resolution providing for the division of proceeds of the six (6) cent Local Option Gas Tax beginning on September 1, 2026.
- R. COUNTY MANAGER
- R. ECONOMIC DEVELOPMENT
- R. TOURISM/SPORTS MARKETING
- R.5. A Land Remembered Film Project Marketing Partnership (\$250,000 one-time expense).
- R. OFFICE OF PLANNING & DEVELOPMENT
- R.6. SET HEARING: (LDCPAL-2026-5 Text amendment to Section 2.130-B Indian Lakes Estates) modifying policy 2.130-B3.4 of the Comprehensive Plan removing the sewer connection requirement for duplex units in the Residential Low land use designation in Indian Lakes Estates (ILE). ILE is located south of SR 60, north of CR 640 and east of the City of Lake Wales. The suggested hearing dates are for the first reading on June 16, 2026, at 9:15 a.m. and the adoption hearing date on August 18, 2026, at 9:15 a.m.
- R.7. SET HEARING: (LDCPAS-2025-36 IT Land Investments CPA) to consider the adoption of a Small-Scale Comprehensive Plan map amendment from Residential Suburban-X (RSX) to Office Center-X (OC) on 1.35± acres in the Suburban Development Area (SDA). The suggested adoption hearing date is June 16, 2026, at 9:15 a.m.
- R.8. SET HEARING: (LDCPAS-2026-3 Sumner Property Cozart Road CPA) to consider the adoption of a Small-Scale Comprehensive Plan map amendment to change 25.8 +/- acres from Business Park Center (BPC) to Industrial (IND). The suggested adoption hearing date is June 16, 2026, at 9:15 a.m.

- R.9. SET HEARING: (LDCPAS-2026-4 Fort Groves CPA) to consider the adoption of a Small-Scale Comprehensive Plan map amendment to change the land use designation from Phosphate Mining (PM) to Agriculture/Residential-Rural (A/RR). The suggested adoption hearing date is June 16, 2026, at 9:15 a.m.
- R.10. SET HEARING: (LDCPAS-2026-7 Premier Parking CPA) to consider the adoption of a Small-Scale Comprehensive Plan map amendment to change the land use designation from Business Park Center (BPC) to Industrial (IND). The suggested adoption hearing date is June 16, 2026, at 9:15 a.m.
- R.11. SET HEARING: (LDCPAS-2026-12 East Ft. Meade Parrish Rd. & Keller CPA) to consider the adoption of a Small-Scale Comprehensive Plan Amendment from Phosphate Mining (PM) to Agriculture/Residential Rural (A/RR) on 19.47± acres in the Rural Development Area (RDA). The suggested adoption hearing date is June 16, 2026, at 9:15 a.m.
- R.12. SET HEARING: (LDCPAS-2026-13 South Ft. Meade Mt. Pisgah Rd. & Peace River) to consider the adoption of a Small-Scale Comprehensive Plan map amendment from Phosphate Mining (PM) to Agriculture/Residential Rural (A/RR) on 2.0± acres in the Rural Development Area (RDA). The suggested adoption hearing date is June 16, 2026, at 9:15 a.m.
- R.13. SET HEARING: (LDCT-2026-12 Text amendment to Chapter 4, Section 402 C - Indian Lakes Estate) Modifying Chapter 4, Section 402.C, of the Land Development Code, conditions for when duplex structures can use septic tanks; to add a use table; add a reference to the Zoning Ordinance; and delete a reference to there being no land use map for Indian Lake Estates (Pre-Dri #2). The suggested hearing dates are for the first reading on June 16, 2026, at 9:15 a.m. and the adoption hearing date on August 18, 2026, at 9:15 a.m.
- R.14. SET HEARING: (LDCT-2026-14 Polk City SPA LCCX Text) amending Chapter 5, Green Swamp Area of Critical State Concern, Section 502, Standards for Land Use Districts in the Green Swamp ACSC, Table 5.2, Use Table for Green Swamp ACSC, removing footnote number 1 to allow for Comprehensive Plan Future Land Use Map amendments to the Linear Commercial Corridor-X (LCCX) district; Chapter 10, Definitions, providing for severability. The suggested hearing dates are for the first reading on June 16, 2026, at 9:15 a.m. and the adoption hearing date on July 7, 2026, at 9:15 a.m.
- R.15. Accept Performance Surety in the amount of \$770,010.30 in the form of Performance Bond No. LICX1988986 for Crosswinds East Turn Lanes. (No Fiscal Impact)
- R.16. Approve the release of a cash surety in the amount of \$54,142.76 for Providence Blvd. Collector Road, Phase 2-B. (No Fiscal Impact)

- R.17. Accept Fox Branch Off-Site Improvements for potable water, wastewater and reclaim water utility system improvements for ownership, operation, and maintenance by Polk County Utilities. (No Fiscal Impact)
- R.18. Accept a one-year warranty and surety in the amount of \$606,890.09 in the form of Maintenance Bond No. 0270992 Fox Branch Ranch Off-Site Improvements. (No Fiscal Impact)
- R.19. Approve the release of a surety in the amount of \$3,350,165.18 in the form of Performance Bond No. 0266208 for Fox Branch Ranch Phase 1. (No Fiscal Impact)
- R.20. Accept Fox Branch Ranch Phase 1 & 2 potable water, wastewater and reclaim water utility system improvements for ownership, operation, and maintenance by Polk County Utilities. (No Fiscal Impact)
- R.21. Accept a one-year warranty and surety in the amount of \$401,001.61 in the form of Maintenance Bond No. 0270990 for Fox Branch Ranch Phase 1. (No Fiscal Impact)
- R.22. Approve the release of a surety in the amount of \$1,330,111.94 in the form of Performance Bond No. DUA003200 for Fox Branch Phase 1B. (No Fiscal Impact)
- R.23. Accept Fox Branch Phase 1B potable water, wastewater and reclaim water utility system improvements for ownership, operation, and maintenance by Polk County Utilities. (No Fiscal Impact)
- R.24. Accept a one-year warranty and surety in the amount of \$38,146.39 in the form of Maintenance Bond No. DUA005093 for Fox Branch Phase 1B. (No Fiscal Impact)
- R.25. Approve the release of a surety in the amount of \$2,367,755.54 in the form of Performance Bond No. US00145971SU25A for Fox Branch Ranch Phase 2. (No Fiscal Impact)
- R.26. Accept a one-year warranty and surety in the amount of \$170,868.86 in the form of Maintenance Bond No. 0271009 for Fox Branch Ranch Phase 2. (No Fiscal Impact)
- R.27. Approve the release of a warranty and surety in the amount of \$54,910.00 in the form of Maintenance Bond No. GM226218 for Magnolia Estates. (No Fiscal Impact)
- R.28. Approve master consulting agreements with Chastain-Skillman, LLC, CivilSurv Design Group, Inc., Dewberry Engineers, Inc. and Rummel, Klepper & Kahl, LLP for engineering staff augmentation services for Land Development. (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. HUMAN RESOURCES
- R. INFORMATION TECHNOLOGY
- R. CODE ENFORCEMENT
- R. COURT SERVICES
- R. RISK MANAGEMENT
- R. COMMUNITY HEALTH CARE
- R.29. Approve the Amendment and Restatement to the Medical Services Agreement with Hill Orthopedic Center, LLC for specialty care services to Polk HealthCare Plan members. (estimated annual amount less than \$100,000)
- R. FACILITIES MANAGEMENT
- R. FLEET MANAGEMENT
- R. PARKS & NATURAL RESOURCES
- R.30. Approve Amendment #1 of the Florida Communities Trust Grant Agreement (F2407) made between Florida Department of Environmental Protection (FDEP) and Polk County (County). (No fiscal impact - time extension only)
- R. FIRE RESCUE
- R. EMERGENCY MANAGEMENT
- R. REAL ESTATE SERVICES
- R.31. Declare surplus and approve a Land Purchase Agreement between Southwind Polk, LLC, et al for the purchase of County-owned property identified as Parcel ID Number 272603-701058-000041. Also approve a Release of Easement for existing well and access easements associated with the property. (\$100,200, one-time revenue)

- R.32. Ratify Quit Claim Deed for additional right-of-way along 9th Street NE, as requested through the Development Review Process. (No fiscal impact)
- R.33. Approve Land Purchase Agreement between Ann Duer and Polk County for the purchase of conservation preservation properties. (\$3,000 one-time expense)
- R. ROADS & DRAINAGE
- R.34. SET HEARING to Consider Adopting a Resolution Allowing for the Installation of a Traffic Calming Device (Speed Hump) on Bay Boulevard West (North) near Lake Wales. (Suggested Hearing Date: Tuesday, July 7, 2026, at 9:15 a.m.) (No fiscal impact)
- R.35. SET HEARING to Consider Adopting a Resolution Allowing for the Installation of Traffic Calming Devices (Speed Humps) on Eastside Drive South near Lakeland. (Suggested Hearing Date: Tuesday, July 7, 2026, at 9:15 a.m.) (No fiscal impact)
- R.36. SET HEARING to Consider Adopting a Resolution Allowing for the Installation of Traffic Calming Devices (Speed Humps) on Pryor Road near Haines City. (Suggested Hearing Date: Tuesday, July 7, 2026, at 9:15 a.m.) (No fiscal impact)
- R.37. SET HEARING to Consider Adopting a Resolution Allowing for the Installation of Traffic Calming Devices (Speed Humps) on Sixth Street East (Wahneta) near Winter Haven. (Suggested Hearing Date: Tuesday, July 7, 2026, at 9:15 a.m.) (No fiscal impact)
- R.38. Approve Change Order No. 2 with Crisdel Group, Inc., (Contractor) for the Fort Fraser Trail Extension Project (aka Holloway Family Trail Project). (\$781,306.24 one-time expense)
- R.39. Approve Consultant Services Authorization (CSA) No. 22-091-06 with Kisinger Campo & Associates, Corp. (Consultant) to provide professional engineering services in connection to the preparation of initial engineering documents and 15% Line and Grade plans for the design of the Rockridge Rd Bridge No. 164144 Replacement Project. (\$184,698.00 one-time expense)
- R.40. Florida Department of Transportation (FDOT) 2025/2026 Railroad Crossing Signal Safety Program Agreement and Resolution for Murray Road. (\$1,967.00 annual expense)
- R.41. Adopt a Resolution Setting Parking Restrictions on County Road 37A (Scott Lake Road), near Lakeland (\$616.07 one-time expense)
- R.42. Adopt a Resolution Setting Speed Limit on V-Eight Ranch Road, near Haines City. (\$212.77 one-time expense)

- R.43. Approve Amendment 1 to Master Consulting Agreement 2022-092 with Mott MacDonald Florida, LLC for a fee schedule increase. (No fiscal impact)
- R.44. Approve Construction Agreement and Resolution with FDOT for the SR 33 @ Mount Olive Road Intersection Project. (No fiscal impact)
- R. UTILITIES
- R.45. Approve the short form consent agreement (OGC File No. 26-0462) with the Florida Department of Environmental Protection (FDEP) to resolve a County self-reported sanitary sewer overflow incident. (\$56,773.50 not-to-exceed, one-time expense)
- R. SOLID WASTE
- R.46. Approve a New Non-Exclusive Commercial Franchise for FY2025-26 by FS Jacksonville LLC DBA 1-800-GOT JUNK. (No fiscal impact)
- R.47. Approve a New Non-Exclusive Commercial Franchise for FY2025-26 by MAGNO JUNK REMOVAL 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.48. SET HEARING to consider adoption of an ordinance amending Polk County Ordinance 2006-024, the Polk County Procurement Ordinance, as amended, to increase the authorized maximum amount the County Manager may enter into without further Board approval to Two Hundred Thousand Dollars (\$200,000). (Suggested hearing date is June 16, 2026 at 9:00 a.m.)
- R.49. Adopt resolution approving plan of finance concerning the issuance by the Polk County Industrial Development Authority (the "Authority") of its revenue bonds for Berkley Accelerated Middle School Project, in a maximum stated principal amount not exceeding \$22,500,000 for the purpose of providing funds to make a loan for the financing or refinancing of the acquisition, renovation, expansion, design, construction, equipping, and/or furnishing of educational facilities to be operated by Berkley Accelerated Middle School, Inc.

- R.50. Adopt resolution approving plan of finance concerning the issuance by the Polk County Industrial Development Authority (the "Authority") of its revenue bonds for The Schools of McKeel Academy Project, in a maximum stated principal amount not exceeding \$30,000,000 for the purpose of providing funds to make a loan to the Schools of McKeel Academy, Inc. and McKeel Academy Mulberry, LLC for the financing or refinancing of the acquisition, renovation, expansion, design, construction, equipping, and/or furnishing of educational facilities to be operated by The Schools of McKeel Academy, Inc. and McKeel Academy Mulberry, LLC.
- R.51. Adopt resolution amending Resolution No. 2025-127, which combined all phases of Solivita Special Street Lighting Areas into one single Solivita Phase 1 Special Street Lighting district, to correct for a scrivener's error and restate the corrected Resolution in full.

## 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, 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.
- Tuesday, June 2, 2026 – 6:00 p.m. – Stormwater Technical Advisory Committee meeting will be held in the Commissioners' Conference Room, Room 407, Fourth Floor, County Administration Building.
- Wednesday, June 3, 2026 – 7:00 a.m. – Citrus Connection Board Retreat will be held at Lake Crago 525 Lake Crago Drive, Lakeland.
- Wednesday, June 3, 2026 – 8:50 a.m. – Planning Commission will conduct a work session, prior to its regularly scheduled meeting, in the County Commission Boardroom.
- Wednesday, June 3, 2026 – 9:00 a.m. – Planning Commission meeting will be held in the County Commission Boardroom.
- Thursday, June 4, 2026 – 8:00 a.m. – Tourist Development Council's (TDC) 2026 Retreat will be held at the Auburndale Civic Center, 2220 Lake Ariana Boulevard, Auburndale.
- Thursday, June 4, 2026 – 8:30 a.m. – Development Review Committee will meet in the Planning and Development Conference Room, Second Floor, County Administration Building.
- Monday, June 8, 2026 – 4:30 p.m. – Community Relations Advisory Council (CRAC) will meet in Room 413, Fourth Floor, County Administration Building.
- Tuesday, June 9, 2026 – 4:00 p.m. – America's 250th Anniversary Exhibit Opening of From Criollo to Cracker: Florida Cow Culture an American Story, History Center, 100 E. Main Street, Bartow.
- Wednesday, June 10, 2026 – 8:30 a.m. – Citrus Connection Board Meeting will be held at 1212 George Jenkins Boulevard, Lakeland.
- Wednesday, June 10, 2026 – 1:00 p.m. – Comprehensive Plan Review Advisory Committee will meet in Room 413, Fourth Floor, County Administration Building.
- Wednesday, June 10, 2026 – 2:30 p.m. – Finance and Audit Committee meeting will be held in the Commissioners' Conference Room, Room 407.
- Wednesday, June 10, 2026 – 3:00 p.m. – Central Florida Development Council

(CFDC) Board Meeting will be held at Orlando Health Lakeland Highlands, 4000 Lakeland Highlands Road, Lakeland.

- Wednesday, June 10, 2026 – 4:00 p.m. – Central Florida Development Council (CFDC) Investor Meeting will be held at Orlando Health Lakeland Highlands, 4000 Lakeland Highlands Road, Lakeland.
- Thursday, June 11, 2026 – 8:30 a.m. – Development Review Committee will meet in the Planning and Development Conference Room, Second Floor, County Administration Building.
- Thursday, June 11, 2026 – 9:00 a.m. – Polk Transportation Planning Organization (TPO) Board Meeting will be held in the County Commission Boardroom.
- Thursday, June 11, 2026 – 12:00 p.m. – Polk Vision Youth Leadership Day Luncheon will be held in Room 413, Fourth Floor, County Administration Building.
- Friday, June 12, 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 15, 2026 – 1:30 p.m. – Polk Transportation Disadvantaged Local Coordinating Board (TD-LCB) will be held in the County Commission Boardroom.