



Polk County Board of County Commissioners

Meeting Agenda - Final

October 06, 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 September 15, 2026, and Budget Public Hearings held on September 14, 2026, and September 21, 2026.

D. APPROVE CONSENT AGENDAS

D.1. Approve Consent Agenda.

ELOISE COMMUNITY REDEVELOPMENT AGENCY

D.2. Approve Eloise CRA Consent Agenda.

E. REQUEST FROM ELECTED OFFICIAL and OTHER GOVERNMENTAL AGENCY

F. COUNTY ATTORNEY (RANDY MINK)

F.1. Selection of County Manager effective January 16, 2027.

G. COUNTY MANAGER (BILL BEASLEY)

G.1. Approve construction contract with Jr. Davis Construction Company, Inc. for the County Road 557 widening project. (\$90,062,272.91 one-time expense)

G.2. Approve construction contract with Central Concrete Products, Inc. for the Rifle Range Road Drainage Improvements. (\$1,710,349.61 one-time expense)

G.3. Approve Right-of-Way Agreement between Thomas B. Rich, Carman Rich and Arian Rich and Polk County in conjunction with the Thompson Nursery Road Phase 1 - Segment 2 Project. (\$455,000 one-time expense)

G.4. Approve the contract with Central Florida Health Care to provide primary care services to eligible low-income county residents who are not Polk HealthCare Plan members. (total amount not to exceed \$850,000 annually)

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. Consider a resolution permanently removing the executive director of CareerSource Polk, President and CEO, Stacy Campbell-Domineck.

K.2. Consider removal of the Board Members of the CareerSource Polk Board of Directors.

K.3. 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 (LDCPAL-2025-2 US 98 and Peace River ARR) (Adoption Hearing) to consider the adoption of a Large-Scale Comprehensive Plan Amendment to change the Future Land Use from Phosphate Mining (PM) to Agricultural/Residential Rural (A/RR) on 116.5± acres in the Rural Development Area (RDA). (No Fiscal Impact)
- N.2. Public Hearing (LDCPAL-2025-3 Parrish and Keller ARR) (Adoption Hearing) to consider the adoption of a Large-Scale Comprehensive Plan Amendment to change the Future Land Use from Phosphate Mining (PM) to Agricultural/Residential Rural (A/RR) on 66.5± acres in the Rural Development Area (RDA). (No Fiscal Impact)
- N.3. Public Hearing (LDCPAL 2026-4 Organic Matters CPA) (Adoption Hearing) to consider the adoption of a Large-Scale Comprehensive Plan Map Amendment to change 71.26 acres from Business-Park Center (BPC) to Industrial (IND) on the Future Land Use Map. (No Fiscal Impact)
- N.4. Public Hearing (LDCPAS-2026-6 Eloise Main Street Corridor CPA) (Adoption Hearing) to consider the adoption of a Small-Scale Comprehensive Plan Amendment (CPA) to change the Future Land Use Map designation on 25.96 +/- acres from Residential-Low (RL) to Main Street Corridor (MSC), Community Activity Center (CAC), and Institutional (INST) and change the text of Section 2.135 of the Comprehensive Plan to provide additional development standards and list specific uses in the MSC Land Use District. This case is related to LDCT-2026-13, an LDC text amendment for the same property. (No Fiscal Impact)
- N.5. Public Hearing (LDCT-2026-13 Eloise Main Street Corridor 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 permitted, conditional, and prohibited uses in the Main Street Corridor (MSC) land use district and implement additional development standards. This case is related to LDCPAS-2026-6. (No Fiscal Impact.)
- N.6. Public Hearing (LDCT-2026-6 Lake Marion Creek Dr LDC Text Amendment) (First Reading) to consider the adoption of a Land Development Code text amendment to Appendix E adding Conditions for development on 45.23± acres, related to a Small Scale Comprehensive Plan Future Land Use designation change (LDCPAS-2026-9) from Development of Regional Impact (DRI) to Leisure/Recreation (LR) on 45.23± acres. (No Fiscal Impact.)

- N.7. Public Hearing (LDCT-2026-17 LDC Ch. 9 Changes) (First Reading) to consider the adoption of an ordinance amending the Land Development Code to clarify policy within Ch. 9 pertaining to Code Enforcement cases; the Development Review Committee; pre-application and pre-design meetings; and De Novo Hearings. (No Fiscal Impact.)

O. PUBLIC HEARINGS

- O.1. Public Hearing (Partial Plat Vacation of Poinciana Subdivision Neighborhood 3 West Village 8) to vacate right-of-ways and easements within a residential development that was platted but not constructed. (No Fiscal Impact)
- O.2. Public Hearing (LDCPAL 2025-7 Mims Crossing) (Transmittal Hearing) to consider the adoption of a Large-Scale Comprehensive Plan Map Amendment to change 1,261 acres from Phosphate Mining (PM) to Industrial (IND) on the Future Land Use Map. (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 2250.
- R. COUNTY MANAGER
- R. ECONOMIC DEVELOPMENT
- R. TOURISM/SPORTS MARKETING
- R.2. Approve Sponsorship Agreement with Theatre Winter Haven, Inc. for eight events occurring during FY 26/27. (\$275,676 one-time expense) (Arts, Culture & Heritage)

- R.3. Approve selection committee's recommendation to authorize staff negotiations with &Barr to provide advertising and marketing services for Visit Central Florida. (No fiscal impact)

R. OFFICE OF PLANNING & DEVELOPMENT

- R.4. SET HEARING (LDCPAL-2026-6 Innovation Environmental Park Expansion) to consider the adoption of a Large-Scale Comprehensive Plan Amendment to change the Future Land Use designation on 531 +/- acres from Phosphate Mining (PM) to Institutional (INST) in the Rural Development Area. The suggested transmittal date is October 20, 2026, at 9:15 a.m. and the adoption date is December 15, 2026, at 9:15 a.m.
- R.5. SET HEARING (LDCPAS-2026-9 Poinciana APV LRX CPA) to consider the adoption of a Small-Scale Comprehensive Plan Map and Text Amendment from Development of Regional Impact (DRI) to Leisure Recreation-X (LRX) and a text amendment to the Comprehensive Plan to modify Appendix 2.135. This is related to (LDCT-2026-6). The suggested adoption date is October 20, 2026, at 9:15 a.m.
- R.6. SET HEARING (LDCPAS-2026-14 Knights Station CPA) to consider the adoption of a Small-Scale Comprehensive Plan Amendment from Residential Low (RL) to Commercial Enclave (CE) on 0.501± acres in the Transit Supportive Development Area (TSDA). The suggested adoption date is October 20, 2026, at 9:15 a.m.
- R.7. Approve the release of a surety in the amount of \$675,830.18 in the form of Performance Bond No. GM221512 for Building Hope Cypress Junction. (No Fiscal Impact)
- R.8. Accept Performance Surety in the amount of \$382,826.22 in the form of Performance Bond No. GM269378 for Citrus Ridge Multi-Family. (No Fiscal Impact)
- R.9. Accept Performance Surety in the amount of \$205,590.16 in the form of Performance Bond No. 73833248 and subdivision agreement for Grenelefe Estates Lots. (No Fiscal Impact)
- R.10. Approve recommended changes to the functional classification of select Polk County roads: Charo Parkway, Johnson Road, Mirabella Drive and North Ridge Trail. (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.11. Approve Subcontract Amendment #0003 FY 2026-2027 between the Ounce of Prevention Fund of Florida, Healthy Families Florida, and Polk County, a political subdivision of the State of Florida (HF Polk). (\$133,945 one-time revenue reduction and \$78,004 one-time expense)
- R. HUMAN RESOURCES
- R. INFORMATION TECHNOLOGY
- R. CODE ENFORCEMENT
- R. COURT SERVICES
- R. RISK MANAGEMENT
- R.12. Approve selection committee's recommendation to authorize staff negotiations with Concentra Health Services for onsite clinic services (No fiscal impact)
- R. COMMUNITY HEALTH CARE
- R.13. Approve the second amendment to the contract with Lakeland Regional Health Systems, Inc. and Lakeland Regional Medical Center, Inc. d/b/a Lakeland Regional Health for uncompensated inpatient psychiatric services. (Not to exceed \$2,000,000 annually).
- R.14. Approve renewal agreement for core public health services with the Florida Department of Health in Polk County. (\$380,000 not-to-exceed one-time expense).
- R. FACILITIES MANAGEMENT
- R.15. Approve selection committee's recommendation to authorize staff enter into negotiations with Grace Design Studios to provide architectural and engineering services for the new Kathleen Government Center. (No fiscal impact)
- R.16. Approve selection committee's recommendation to authorize staff enter into negotiations with Rodda Construction, Inc. to provide construction manager at risk services for new Kathleen Government Center. (No fiscal impact)
- R. FLEET MANAGEMENT
- R. PARKS & NATURAL RESOURCES
- R. FIRE RESCUE

R.17. Approve the renewal of a Certificate of Public Convenience and Necessity (COPCN) for HCA Florida Osceola Regional Medical Center. (No fiscal impact)

R. EMERGENCY MANAGEMENT

R.18. Adopt Resolution renaming the following eastern section of roadway located in unincorporated Davenport, S-29, T-26, R-27 from Holly Hill Grove Rd 1 to Champions Church Rd. This renaming will affect only the portion of Holly Hill Grove Rd 1 that runs east off Hwy 27 with no outlet. (\$86.95 one-time expense)

R. REAL ESTATE SERVICES

R.19. Approve Right-of-Way Agreement between Christopher E. and Jessica Gail Joiner and Polk County in conjunction with the Hamilton Road and Medulla Road Drainage Improvement Project, Parcels 801/701 (\$48,000 one-time expense).

R.20. Approve Right-of-Way Agreement between Joshua and Jessica Maslyn and Polk County in conjunction with the Hamilton Road and Medulla Road Drainage Improvement Project, Parcels 806/705 (\$45,000 one-time expense).

R.21. Authorize an Easement to the City of Lakeland in conjunction with public electric and communication facilities adjacent to the Holloway Family Trail in conjunction with hospital operations. (No fiscal impact)

R.22. Authorize the sale of County owned property located at 830 3rd Street in Winter Haven to income eligible buyers for the purpose of promoting affordable housing. (No fiscal impact)

R.23. Accept Quit Claim Deed for additional right-of-way along County Line Road as requested through the Development Review Process. (No fiscal impact)

R. ROADS & DRAINAGE

R.24. Adopt a Resolution Setting Commercial Truck Restrictions for Laura Street, Lilly Street, Linda Street, Lisa Street, and Lydia Street in the Highland Park Manor Subdivision, near Lake Wales. (\$1,654.30 one-time expense)

R. UTILITIES

R.25. Approve selection committee's recommendation to authorize staff negotiate an agreement with Carollo Engineers, Inc. to provide engineering services for the Cherry Hill Direct Potable Reuse Water Treatment Facility. (No fiscal impact)

R.26. Correction of clerical errors within the Commercial and Multi-Family Reclaimed Water Rates table and Service Fees table of Exhibit "A" to Resolution 2026-078. (No fiscal impact)

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.27. Approve a budget amendment and transfer from the Supervisor of Elections (SOE) operating budget to capital for the purchase of voting equipment replacements. (\$107,500 one-time transfer)
- R. POLK COUNTY TAX COLLECTOR
- R. WORKFORCE DEVELOPMENT BOARD
- R. COUNTY ATTORNEY
- R.28. SET 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: October 20, 2026, at 9:00 a.m. or soon thereafter.
- R.29. Consider approval of the proposed settlement in the matter of Kevin Eugene Brown v Polk County Sheriff's Office; \$65,000.00 one-time expense (Case No. 2024-CA-004442).

S. ELOISE COMMUNITY REDEVELOPMENT AGENCY CONSENT AGENDA ITEMS

- S.1. Approve the Eloise CRA meeting minutes from September 1, 2026.
- S.2. Adopt a resolution for the Finding of Consistency with the Eloise CRA Plan for LDCPAS-2026-6 (Eloise Main Street Corridor CPA) and LDCT-2026-13 (Eloise LDC Text Amendment).

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.

- Tuesday, October 6, 2026 – 1:00 p.m. – County Manager’s Representatives will meet with Representatives from the Imperial Polk County EMTs and Paramedics, I.A.E.P., Local 917 R-5 SEIU/NAGE to hold negotiations relative to collective bargaining. The meet will be held at the Fire Training Center, 49 Vaughn Road, Winter Haven.
- Tuesday, October 6, 2026 – 1:00 p.m. – Value Adjustment Board (VAB) hearings will be held in the County Commission Boardroom.
- Tuesday, October 6, 2026 – 6:00 p.m. – Sidewalk Advisory Committee will meet in Room 413, Fourth Floor, County Administration Building.
- Wednesday, October 7, 2026 – 9:00 a.m. – Planning Commission meeting will be held in the County Commission Boardroom.
- Thursday, October 8, 2026 – 8:30 a.m. – Development Review Committee will meet in the Planning and Development Conference Room, Second Floor, County Administration Building.
- Thursday, October 8, 2026 – 9:00 a.m. – Transportation Planning Organization (TPO) meeting will be held in the County Commission Boardroom.
- Thursday, October 8, 2026 – 9:00 a.m. or immediately following TPO Meeting – Polk Transit Authority (PTA) will be held in the County Commission Boardroom.
- Wednesday, October 14, 2026 – 4:00 p.m. – Central Florida Development Council (CFDC) Board Meeting will be held at the CFDC Offices, 1725 Bartow Road, Lakeland.
- Thursday, October 15, 2026 – 8:30 a.m. – Development Review Committee will meet in the Planning and Development Conference Room, Second Floor, County Administration Building.
- Thursday, October 15, 2026 – 9:00 a.m. – Special Magistrate of the Code Enforcement Unit will meet in the County Commission Boardroom.
- Friday, October 16, 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, October 16, 2026 – 11:00 a.m. – Finance and Audit Committee meeting will be held in the Commissioners’ Conference Room, Room 407.