Polk County Board of County Commissioners

Meeting Agenda - Final

October 20, 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. Disbursements.

C.2. Minutes of Regular Board meeting held on October 6, 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 Agreement with Weikert Ford, Inc. to provide Ford vehicle acquisitions and services for classes 1-5 vehicles. (Estimated $5,200,000.00 annual expense)

G.2. Approve Agreement with Patel, Greene & Associates, LLC to provide professional engineering services for the Kathleen Road widening project. ($2,148,563.40 one-time expense)

G.3. Approve Amendment No. 3 to Consultant Services Authorization (CSA) No. 22-088-01 with HNTB Corporation, (Consultant) to provide engineering services for the Cypress Parkway at Lake Marion Creek Road Intersection Improvements Project ($1,047,865.46 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 (LDCPAL-2026-6 Innovation Environmental Park Expansion) (Transmittal Hearing) 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 (RDA). (No Fiscal Impact)

N.2. Public Hearing (LDCPAS-2026-14 Knights Station CPA) (Adoption Hearing) to consider the adoption of a Small-Scale Comprehensive Plan Map Amendment to change the Future Land Use designation on 0.50 +/- acres from Residential Low to Commercial Enclave (CE) in the Transit Supportive Development Area (TSDA). (No Fiscal Impact)

N.3. Public Hearing (LDCPAS-2026-9 Poinciana APV LR CPA) (Adoption Hearing) to consider the adoption of a Small-Scale Comprehensive Plan Amendment (CPA) to change the Future Land Use designation on 45.23 +/- acres from Development of Regional Impact (DRI) to Leisure/Recreation (LR) in the Utility Enclave Area (UEA). This request is related to a text amendment modifying Section 2.135 Parcel Specific Future Land Use Map Amendments with Conditions referencing the property subject to this case has development standards listed in the Land Development Code as part of case LDCT-2026-6. (No Fiscal Impact)

N.4. Public Hearing (LDCT-2026-6, Poinciana APV LDC Text Amendment) (Adoption Hearing) to consider the adoption of a Land Development Code text amendment Appendix E adding conditions for development on 45.23 +/- acres, related to a Large 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.5. Public Hearing (LDCT-2026-17 LDC Ch. 9 Changes) (Adoption Hearing) to consider the adoption of a County-initiated 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 to Consider Adoption of a Resolution Allowing for the Installation of Four Traffic Calming Devices (Speed Humps) on Johnson Road Near Mulberry. (estimated $20,000.00 one-time expense)

O.2. Public Hearing to Consider Adoption of a Resolution Allowing for the Installation of One Traffic Calming Device (Speed Hump) on Luel Street Near Mulberry. (estimated $5,000.00 one-time expense)

O.3. Public Hearing to Consider Adoption of a Resolution Allowing for the Installation of Six Traffic Calming Devices (Speed Humps) on Plymouth Road Near Auburndale. (estimated $30,000.00 one-time expense)

O.4. 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.

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 2251.

R. COUNTY MANAGER

R. ECONOMIC DEVELOPMENT

R. TOURISM/SPORTS MARKETING

R. OFFICE OF PLANNING & DEVELOPMENT

R.2. SET HEARING (LDCPAL 2026-8 Pipe Extrusion Plant CPA) to consider the adoption of a Large-Scale Comprehensive Plan Amendment to change the Future Land Use designation on ±118.782 +/- acres from Phosphate Mining (PM) to Industrial (IND) within the Rural Development Area (RDA). The suggested transmittal date is November 3, 2026, at 9:15 a.m. and the adoption hearing date is January 19, 2027, at 9:15 a.m. (No Fiscal Impact)

R.3. SET HEARING (LDCPAL 2026-9 Davenport 27 Business Park) to consider the adoption of a Large-Scale Comprehensive Plan Amendment to change the Future Land Use designation on 14.28 +/- acres from Regional Activity Center-X (RACX) to Business Park Center-X (BPCX). The suggested transmittal date is November 3, 2026, at 9:15 a.m. and the adoption hearing date is January 19, 2027, at 9:15 a.m. (No Fiscal Impact)

R.4. SET HEARING (LDCPAS 2026-15 Glisson Drive RS CPA) to consider the adoption of a Small-Scale Comprehensive Plan map amendment from Institutional (INST) to Residential Suburban (RS) on 0.64± acres in the Suburban Development Area (SDA). The suggested adoption date is November 3, 2026, at 9:15 a.m. (No Fiscal Impact)

R.5. SET HEARING (LDCT-2026-16 Wahneta Neighborhood Plan Gas Station Text Amendment) to consider the adoption of a applicant-initiated ordinance amending the Land Development Code regarding allowing “Gas Station” within the High-Impact Commercial Center-X (HICX) land use districts. Suggested hearing date for the first reading is November 3, 2026, at 9:15 a.m. and the second reading on December 1, 2026, at 9:15 a.m. (No Fiscal Impact)

R.6. SET HEARING (LDCT-2026-19 Mobile Home Text Amendment) to consider the adoption of a County-initiated ordinance amending the Land Development Code regarding removing Individual Mobile Homes and Mobile Home Subdivision from the use tables. Suggested hearing date for the first reading is November 3, 2026, at 9:15 a.m. and the second reading on December 1, 2026, at 9:15 a.m. (No Fiscal Impact)

R.7. SET HEARING (LDCT-2026-20 (State Compatibility Rules) to consider the adoption of a County-initiated ordinance amending the Land Development Code regarding an amendment to Chapter 9 that modifies the County’s compatibility review procedures to comply with the residential compatibility requirements established by HB 399. Suggested hearing date for the first reading is November 3, 2026, at 9:15 a.m. and the second reading on December 1, 2026, at 9:15 a.m. (No Fiscal Impact)

R.8. SET HEARING (LDCT-2026-22 Contractor Offices) to consider the adoption of a County-initiated ordinance amending the Land Development Code to clarify County policy on how office uses are reviewed and approved. Suggested hearing date for the first reading is November 3, 2026, at 9:15 a.m. and the second reading on December 1, 2026, at 9:15 a.m. (No Fiscal Impact)

R.9. Approve the release of a warranty and surety in the amount of $411,626.39 in the form of Maintenance Bond No. 4476044 for Danbury Townhomes (aka Danbury @ Ridgewood Lakes). (No Fiscal Impact)

R.10. Accept Performance Surety in the amount of $305,705.87 in the form of Performance Bond No. 101973852 and subdivision agreement for Lakeside Heritage. (No Fiscal Impact)

R.11. 2nd Amendment to the Buckeye Loop Road Infrastructure Agreement. (No Fiscal Impact)

R. BUILDING

R. DEPUTY COUNTY MANAGER

R. BUDGET & MANAGEMENT SERVICES

R.12. SET HEARING to consider adoption of an ordinance granting an Economic Development Ad Valorem Tax Exemption for Project Puerto Rico 2.0, an expanding business. (Suggested hearing date is November 3, 2026 at 9:00 a.m.)

R. PROCUREMENT

R. COMMUNICATIONS

R. COOPERATIVE EXTENSION SERVICES

R. HEALTH & HUMAN SERVICES

R.13. Rescind Resolution Nos. 2025-134 and 2026-023 in their entirety related to the State Housing Initiative Partnership (SHIP) Purchase Assistance. (No Fiscal Impact).

R. HUMAN RESOURCES

R. INFORMATION TECHNOLOGY

R. CODE ENFORCEMENT

R. COURT SERVICES

R. RISK MANAGEMENT

R.14. Approve Aviation Insurance Policy renewal with Chubb/Westchester Fire Insurance Company, effective October 31, 2026, through October 31, 2027, for a one-time premium payment of $254,782.64.

R. COMMUNITY HEALTH CARE

R.15. Approve the third amendment to the contract with Tri-County Human Services, Inc. for the New Beginning Transition Center for Men's residential and intensive outpatient treatment program. (total amount not to exceed $2,505,455 annually)

R.16. Approve the third amendment to the contract with Tri-County Human Services, Inc. for the New Beginning Transition Center for Women's residential and intensive outpatient treatment program. (total amount not to exceed $1,253,227 annually)

R.17. Approve FY 25/26 budget transfer from grants & aids expense to capital expense in the Indigent Health Care Fund to cover mobile medical unit costs (One-time budget transfer of $581,631)

R. FACILITIES MANAGEMENT

R. FLEET MANAGEMENT

R. PARKS & NATURAL RESOURCES

R.18. Approve Change Order No. 1 with Legacy Sports Construction LLC for the Poinciana Park artificial turf fields project ($353,243.19 one-time expense).

R.19. Approve Change Order No. 1 with Central Concrete Products Inc. for the Wabash Park Basketball Court and Sidewalk project ($40,989.00 one-time expense)

R.20. Conservation Land Acquisition Selection Advisory Committee (CLASAC) recommendations on the following sites nominated to the Environmental Lands Program are to pursue acquisition on EL-171-26: Thomspon Ranch, EL-172 -26: Fussell Ranch, EL-173-26: Lake L, EL-174-26: Indian Lake Estates, EL-175-26: Whipperwill Woods, , El-178-26: Crooked to Tiger Connection, EL-179-26: Ridge Corridor Connection, EL-180-26: GF Laurent-Altman Piece, EL-181-26: 3K's Family, LLLP, EL-182-26: Lake Buffum Scrub, EL-183-26: Stoneridge. CLASAC recommends not to pursue acquisition EL-176-26: Tindel Forest and EL-177-26: Lake Pierce Island.

R. FIRE RESCUE

R. EMERGENCY MANAGEMENT

R. REAL ESTATE SERVICES

R.21. Approve Right-of-Way Agreement between Steven Shayne Ashley and Polk County in conjunction with the Thompson Nursery Road Phase 1 - Segment 2 Project. ($233,000 one-time expense)

R.22. Approve Temporary Construction License and Permanent Drainage Easement Agreement between Polk County and Horst G. Max and Richard A. Espie and Amanda R. Espie in conjunction with drainage improvements along Peninsular Drive. ($40,000 one-time expense).

R.23. Approve Agreements for Transfer of Public Roads between the City of Haines City and Polk County for all of Pryor Road and East Park Road and authorize County Deeds for the rights-of-way associated therewith. (No fiscal impact)

R.24. Accept Quit Claim Deeds for properties being donated for conservation preservation, Rose and Putnam Parcels. (No fiscal impact)

R.25. Declare surplus and authorize the private conveyance of the County's interest in Parcel ID Number 272710-730000-042202 to Fabian Beltran. ($7,900 one-time revenue)

R. ROADS & DRAINAGE

R.26. Approve agreement with DRMP, Inc. for Construction Engineering and Inspection (CEI) services for Combee Academy SRTS sidewalk and street lighting project. ($165,556.25)

R.27. Approve Consultant Services Authorization (CSA) No. 22-091-09 with Kisinger Campo & Associates, Corp. (Consultant) to provide professional engineering and post design services in connection with the Maine Avenue SRTS Sidewalk Project. ($21,268.94 one-time expense)

R.28. Approve Modification No. 4 to Consultant Services Authorization (CSA) No. 17-059-04 with Jacobs Engineering Group, Inc. (Consultant) for the CR 542A (Galloway Road N) at 10th Street West Intersection Project. ($48,896.00 one-time expense)

R.29. Adopt a Resolution Setting Parking Restrictions on Ogelthorpe Drive within the Laurel Estates Subdivision, near Davenport. ($1,210.07 one-time expense)

R.30. Adopt a Resolution Setting Speed Limits on Seven Oaks Drive and Seven Oaks Street within the Seven Oaks Subdivision, near Mulberry. ($212.77 one-time expense)

R. UTILITIES

R.31. Approve a Utility Infrastructure Agreement with RALP POLK SC, LLC for the Championsgate Crossing development. ($107,991.00 not-to-exceed, one-time expense)

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. POLK COUNTY TAX COLLECTOR

R. WORKFORCE DEVELOPMENT BOARD

R.32. Approve Memorandum of Understanding and Attachment 1-Infrastructure Agreement between CareerSource Polk and the School Board of Polk County, Florida

R.33. Approve the 2026-2027 Final Budget for the Polk County Workforce Development Board d/b/a CareerSource Polk

R. COUNTY ATTORNEY

R.34. SET HEARING to consider adoption of a resolution setting forth intention to utilize uniform method for collection of non-ad valorem assessments. SUGGESTED HEARING DATE: December 1, 2026 at 9:00 a.m. or soon thereafter.

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, October 19, 2026 – 9:00 a.m. – Value Adjustment Board (VAB) hearings will be held in Room 341, Third Floor, County Administration Building.

- Wednesday, October 21, 2026 – 9:00 a.m. – Value Adjustment Board (VAB) hearings will be held in Room 341, Third Floor, County Administration Building.

- Wednesday, October 21, 2026 – 9:00 a.m. – Appellate Special Magistrate of the Code Enforcement Unit will meet in the County Commission Boardroom.

- Wednesday, October 21, 2026 – 6:00 p.m. – Housing and Neighborhood Development will hold a Public Meeting for the Substantial Amendment No. 1 to the FY 2025-2026 Annual Action Plan in the County Commission Boardroom.

- Thursday, October 22, 2026 – 8:30 a.m. – Development Review Committee will meet in the Planning and Development Conference Room, Second Floor, County Administration Building.

- Thursday, October 22, 2026 – 9:00 a.m. – Value Adjustment Board (VAB) hearings will be held in Room 341, Third Floor, County Administration Building.

- Thursday, October 22, 2026 – 9:00 a.m. – Tourist Development Council (TDC) Board will meet at Lake Myrtle Sports Complex, 2701 Lake Myrtle Park Road, Auburndale.

- Thursday, October 22, 2026 – 10:00 a.m. – Affordable Housing Advisory Committee (AHAC) will meet in Room 413, Fourth Floor, County Advisory Building.

- Thursday, October 22, 2026 – 1:30 p.m. – Land Use Hearing Officer (LUHO) Hearings will be held in the County Commission Boardroom.

- Friday, October 23, 2026 – 9:00 a.m. – Value Adjustment Board (VAB) hearings will be held in Room 341, Third Floor, County Administration Building.

- Monday, October 26, 2026 – 9:00 a.m. – Value Adjustment Board (VAB) hearings will be held in Room 341, Third Floor, County Administration Building.

- Monday, October 26, 2026 – 5:30 a.m. – Community Relations Advisory Council (CRAC) will meet in Room 413, Fourth Floor, County Administration Building.

- Tuesday, October 27, 2026 – 9:00 a.m. – Value Adjustment Board (VAB) hearings will be held in Room 341, Third Floor, County Administration Building.

- Wednesday, October 28, 2026 – 9:00 a.m. – Value Adjustment Board (VAB)

hearings will be held in Room 341, Third Floor, County Administration Building.

• Thursday, October 29, 2026 – 8:00 a.m. – Board of County Commissioners & School Board Joint Meeting will be held at Lake Myrtle Sports Complex, 2701 Myrtle Park Road, Auburndale.

• Thursday, October 29, 2026 – 8:30 a.m. – Development Review Committee will meet in the Planning and Development Conference Room, Second Floor, County Administration Building.

• Thursday, October 29, 2026 – 9:00 a.m. – Value Adjustment Board (VAB) hearings will be held in Room 341, Third Floor, County Administration Building.

• Friday, October 30, 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, November 2, 2026 – 9:00 a.m. – Value Adjustment Board (VAB) hearings will be held in Room 341, Third Floor, County Administration Building.