



Polk County Board of County Commissioners

Meeting Agenda - Final

January 21, 2025 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. (RICK WILSON, CHAIR)

INVOCATION

Murphy Hanley, Polk County Fire Rescue Chaplain

PLEDGE OF ALLEGIANCE (RICK WILSON, CHAIR)

A. PRESENTATIONS and RECOGNITIONS

A.1. Employee Recognition

B. CEREMONIAL PROCLAMATIONS

C. REQUEST FROM THE GENERAL PUBLIC/AUDIENCE AND OPPORTUNITY TO BE HEARD

C.1. Gueline Gbobo - Traffic on Avenue G NW - Inwood Community

C.2. Comments.

D. APPROVE CONSENT AGENDA

D.1. Approve Consent Agenda.

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

E.1. Disbursements.

E.2. Minutes of Regular Board meeting held on January 7, 2025.

F. REQUEST FROM ELECTED OFFICIAL and OTHER GOVERNMENTAL AGENCY

G. COUNTY ATTORNEY (RANDY MINK)

H. COUNTY MANAGER (BILL BEASLEY)

- H.1. Thompson Nursery Road (Phase 2, Segment 5) Infrastructure Agreement. (County reimbursement not to exceed \$4,729,067.16 and includes a Developer contribution in the amount of \$1,187,326.75 for a total project cost of \$5,916,393.91)
- H.2. Approve piggyback agreement with 1) Rep Services, Inc. and 2) Bliss Products and Services, Inc. to provide various park and playground equipment. (estimated \$3,000,000.00 to \$4,500,000.00 annual recurring expense)
- H.3. Approve 1) construction contract with Ajax Paving Industries of Florida, LLC, for the US 27 at Tierra Del Sol intersection improvement project. (\$2,286,826.36 one-time expense), and 2) CIP Amendment, and budget transfer in the amount of \$1,286,827.00 from the Transportation Trust Fund, Reserve Budget Stabilization to the Tierra Del Sol Intersection Project.
- H.4. Approve the Construction Manager at Risk (CMAR) 2020-055-03, Guaranteed Maximum Price (GMP) Addendum with SEMCO Construction, Inc. for the Polk County Utilities AMI radio towers. (\$1,479,127.28 one-time expense)
- H.5. Approve a behavioral health contract with Peace River Center for Personal Development, Inc. (PRC) for the provision of forensic specialists and navigation services not to exceed \$700,000.
- H.6. Approve Amendment #1 to Agreement 2024-030 with RDK Assets, Inc. dba RDK Truck Sales (RDK) for waste collection truck leases. (\$405,000.00 estimated expense)
- H.7. Approve Amendment No. 11 to Agreement 19-004 with The Lunz Group, Inc., authorizing architectural and engineering services for the Eagle Lake Fire Rescue Station. (\$274,310.00; one-time expense)

I. COMMISSIONER DISTRICT 1 (BECKY TROUTMAN)

- I.1. Appoint Bruce W. Lyon as a Member (Seat 2) of the Polk County Industrial Development Authority, for the three-year term, February 20, 2025 through February 19, 2028.
- I.2. Appoint Kimberly Knaisch as a member of the Housing Finance Authority for the four-year term, January 22, 2025 through January 21, 2029.
- I.3. Commissioner Troutman Comments.

J. COMMISSIONER DISTRICT 3 (BILL BRASWELL)

J.1. Commissioner Braswell Comments.

K. COMMISSIONER DISTRICT 4 (MARTHA SANTIAGO)

K.1. Commissioner Santiago Comments.

L. COMMISSIONER DISTRICT 5 (MICHAEL SCOTT)

L.1. Commissioner Scott Comments.

M. COMMISSIONER DISTRICT 2 (RICK WILSON, CHAIR)

M.1. Chair Wilson Comments.

N. LAY BOARD APPOINTMENTS

O. EXPEDITED HEARINGS PURSUANT TO RESOLUTION NO. 2022-089

* County Attorney opening comments

- O.1. Public Hearing (LDCT-2024-26 Record Drawings and Appendix A Revisions) (Adoption Hearing) to consider adoption of a County-initiated request to amend multiple sections of the Land Development Code to clarify, document, and improve ways to install infrastructure and prepare development sites for residential and commercial construction projects. (No Fiscal Impact)
- O.2. Public Hearing (LDCT-2024-18, Section 220 Warehouse Separation) (First Reading), to consider the adoption of a County-initiated request amending Section 220, Compatibility related to warehouse uses and loading and unloading areas. (No Fiscal Impact)

P. PUBLIC HEARINGS

- P.1. Public Hearing (LDCU-2024-36 Rodriguez Rights Restoration ABC Road) to consider an applicant-initiated request seeking a Conditional Use for recognition of a former legal non-conforming use of three dwelling units on one parcel per Section 120.H of the LDC. (No Fiscal Impact)

Q. WORK SESSION ITEMS

- Q.1. Comprehensive Plan Update - Ben Ziskal, AICP, Land Development Division Director & Inspire Placemaking Collective (Consultant)

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 2209.
- R. COUNTY MANAGER
- R.2. Approve 2025 State Legislative Priorities for Polk County.
- R. ECONOMIC DEVELOPMENT
- R. TOURISM/SPORTS MARKETING
- R. OFFICE OF PLANNING & DEVELOPMENT
- R.3. SET HEARING: (LDCPAL-2024-9 Deen Still Road CORE) to consider the adoption of a Large-Scale Comprehensive Plan Amendment to change the Future Land Use designation on 7.03 +/- from Conservation-COREX in the Rural Development Area (RDA) and the Rural Special Protection Area (SPA) to Business Park Center-X (BPCX) in the Transit Supportive Development Area (TSDA) and the Ridge SPA and the Ronald Regan Selected Area Plan. The suggested transmittal date is February 4, 2025, at 9:15 a.m. and the adoption hearing date is May 20, 2025, at 9:15 a.m.
- R.4. SET HEARING: (LDCPAL-2024-15 Indian Lake Estates Comp Plan Text Amendment) to amend Policies 2.130-B3.3 and 2.130B3.4 regarding duplexes in Office Center-X (OCX) and sewer connection in Section 2.130-B Indian Lakes Estates (ILE). This case is related to LDCT-2024-24, a companion Land Development Code Text Amendment. The suggested hearing dates are for the first reading on February 4, 2025, at 9:15 a.m. and the second reading on April 1, 2025, at 9:15 a.m.
- R.5. SET HEARING: (LDCT-2024-24 Indian Lake Estates Standards Text Amendment) to amend Chapter 4, Section 402.C; adding language regarding sewer connections and duplexes in Office Center-X (OCX) and adding conditions. The suggested hearing dates are for the first reading on February 4, 2025, at 9:15 a.m. and the second reading on April 1, 2025, at 9:15 a.m.
- R.6. SET HEARING: (LDCT-2024-22 Laroche Road LDC Text Amendment) to amend Appendix E Parcel Specific Future Land Use to add development conditions for property subject to LDCPAS-2024-27. The suggested hearing dates are for the first reading on February 4, 2025, at 9:15 a.m. and the second reading on February 18, 2025, at 9:15 a.m.

- R.7. SET HEARING: (LDCT-2024-27 SR 60 & Boy Scout Road RCC Activity Center Plan (ACP) Text Amendment) to change the text of the Land Development Code Appendix E, Section E105. This case is related to LDCPAS-2024-25. The first reading for LDCT-2024-27 was originally set for January 7, 2025, and the second reading for January 21, 2025. The applicant has requested a continuance for both hearings. On January 7, 2025, the BoCC continued the first reading for this case to February 4, 2025. The suggested hearing date is February 18, 2025, for the second reading.
- R.8. SET HEARING: (LDCDD-2024-7 / Winslow's Point CDD) to consider the adoption of an applicant-initiated ordinance to establish a new Community Development District (CDD) the unincorporated area of the county. Suggested hearing date is February 4, 2025, at 9:30 a.m. (No fiscal impact)
- R.9. Fox Branch Ranch Phase 1 Plat for Conditional Approval. (No Fiscal Impact)
- R.10. Keens Grove Plat for Conditional Approval. (No Fiscal Impact)
- R.11. Accept Performance Surety in the amount of \$317,849.50 in the form of Commercial Maintenance Bond No. FL616348 for paving improvements associated with the Barry Road Infrastructure Agreement (No fiscal impact).
- R.12. Accept Bimini Bay Townhomes potable water and wastewater utility system improvements for ownership, operation, and maintenance by Polk County Utilities. (No fiscal impact)
- R.13. Accept a one-year warranty and surety in the amount of \$46,902.88 in the form of Maintenance Bond No. 1102218 for Bimini Bay Townhomes. (No Fiscal Impact)
- R.14. Accept Granite Lot 9 potable water and reclaim water utility system improvements for ownership, operation, and maintenance by Polk County Utilities. (No Fiscal Impact)
- R.15. Accept a one-year warranty and cash surety in the amount of \$2,485.68 for Granite Lot 9. (No Fiscal Impact)
- R.16. Accept Lake Gibson Apartments potable water and wastewater utility system improvements for ownership, operation, and maintenance by Polk County Utilities. (No Fiscal Impact)
- R.17. Accept a one-year warranty and surety in the amount of \$41,548.20 in the form of Maintenance Bond No. 016244304 for Lake Gibson Apartments. (No Fiscal Impact)
- R.18. Accept Posner Business Center potable water utility system improvements for ownership, operation, and maintenance by Polk County Utilities. (No Fiscal Impact)

- R.19. Accept a one-year warranty and cash surety in the amount of \$6,765.00 for Posner Business Center. (No Fiscal Impact)
- R.20. Accept Strickland Brothers at US Hwy 27 & Student Drive potable water and wastewater 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 \$11,068.83 in the form of Maintenance Bond No. FL616202 for Strickland Brothers at US Hwy 27 & Student Drive. (No Fiscal Impact)
- R.22. Accept a one-year warranty and surety in the amount of \$48,247.09 in the form of Irrevocable Letter of Credit No. 306 for Gapway Groves Phase 3. (No Fiscal Impact)
- R.23. Accept a one-year warranty and surety in the amount of \$40,400.83 in the form of a Maintenance Bond No. LICX1983068 for Villamar Intersection Improvements. (No Fiscal Impact)
- R.24. Approve the release of a warranty and surety in the amount of \$113,603.46 in the form of Maintenance Bond No. SU11966179 for Harmony on Lake Eloise Phase 1 Paving. (No Fiscal Impact)
- R.25. Refund Request - (LDCPAS-2024-20 Mt. Pisgah Road ARR CPA) requesting a refund for the fees associated with a Small-Scale Comprehensive Plan Amendment that changed the Future Land Use designation on 15.54+/- acres from Phosphate Mining (PM) to Agricultural/Residential Rural (A/RR) in the Rural Development Area (RDA). (One-time expense of \$4,608.00)

- R. BUILDING
- R. DEPUTY COUNTY MANAGER
- R. BUDGET & MANAGEMENT SERVICES
- R. PROCUREMENT
- R. COMMUNICATIONS
- R. COOPERATIVE EXTENSION SERVICES
- R. HEALTH & HUMAN SERVICES
- R. EQUITY & HUMAN RESOURCES
- R. INFORMATION TECHNOLOGY
- R. CODE ENFORCEMENT
- R. COURT SERVICES

- R. RISK MANAGEMENT
- R. COMMUNITY HEALTH CARE
- R. FACILITIES MANAGEMENT
- R.26. Approve construction contract with Whitehead Construction for interior renovations of the Willow Oak Fire Rescue Station in Mulberry, FL. (\$229,649.00 one-time expense).
- R. FLEET MANAGEMENT
- R. PARKS & NATURAL RESOURCES
- R. FIRE RESCUE
- R.27. Requesting the approval of initial application of Certificate of Public Convenience and Necessity (COPCN) for Galencare INC. dba HCA Florida Brandon Hospital (No fiscal impact)
- R. EMERGENCY MANAGEMENT
- R. REAL ESTATE SERVICES
- R.28. Approve Land Purchase Agreement between Higinio Nieves Diaz and Polk County for the purchase of conservation preservation properties. (\$1,136 one-time expense)
- R.29. Approve Agreement for Transfer of Public Road between the City of Auburndale and Polk County for all of Lake Mattie Boat Landing Road and authorize County Deed for the right-of-way associated therewith. (No fiscal impact)
- R.30. Authorize a County Deed to Eagle Haven Ranch Properties, LLC associated with vacated right-of-way for a portion of Shady Oaks Drive. (No fiscal impact)
- R.31. Accept Quit Claim Deed for property being donated for conservation preservation, Sorrells Estate parcel. (No Fiscal Impact)
- R.32. Accept Quit Claim Deed from GLK Real Estate, LLC, a Florida limited liability company, for additional right-of-way along Snell Creek Road. (No fiscal impact)
- R.33. Adopt Resolution of Necessity authorizing condemnation for transportation improvements to the intersection of Spirit Lake Road at Old Bartow Eagle Lake Road, Project No. 5400193. (No fiscal impact)
- R.34. Authorize a Release of Easement for an ingress-egress easement associated with a former utility site on Parcel ID Number 232720-002020-000860. (No fiscal impact)
- R. ROADS & DRAINAGE

- R.35. SET HEARING to Consider Adopting a Resolution Allowing for the Installation of Traffic Calming Devices (Speed Humps) on Shenandoah Street near Lakeland. (Suggested Hearing Date: Tuesday, March 4, 2025, at 9:15 a.m.) (No fiscal impact)
- R.36. Adopt Resolution Setting Truck Restrictions on Brooks Road and Monk Road (near Frostproof). (\$271.02 one-time expense)
- R.37. Adopt a Resolution Setting Speed Limit on Fort Clinch Heights Road, near Frostproof. (\$100.07 one-time expense)
- R.38. Approve First Amendment and Ratification to the Hatchineha Ranch Mitigation Bank Credit Purchase and Deposit Agreement with The Nature Conservancy to extend the payment date to February 7, 2025. All other terms and conditions of the Agreement will remain unchanged and in full force and effect. (No fiscal impact)

R. UTILITIES

- R.39. Approve Consultant Services Authorization (CSA) (2024-017-01) with Rummel, Klepper, and Kahl, LLP for FDC Grove Road Reclaimed Water Main Loop Project (\$213,750.00 not-to-exceed, one-time expense).
- R.40. Approval of Amendment No. 1 to the Standard Grant Agreement Number LPR0020 with the State of Florida Department of Environmental Protection (Department) for the Polk County Septage Receiving Stations Project (Land Application Reduction Program). (No Fiscal Impact)
- R.41. Approval of Amendment No. 2 to the Standard Grant Agreement Number LPR0019 with the State of Florida Department of Environmental Protection (Department) for the Polk County Crooked Lake Park Receivership Wastewater Treatment Facility Abandonment Project (No Fiscal Impact).
- R.42. Interlocal Agreement with the City of Lakeland (2023-06-027D) granting Polk County Utilities authorization to provide potable water service to the Parker Estates Subdivision. (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. POLK COUNTY TAX COLLECTOR

R. WORKFORCE DEVELOPMENT BOARD

R. COUNTY ATTORNEY

R.43. SET PUBLIC HEARING to consider adoption of an ordinance amending and restating Polk County Ordinance 2024-062, the Polk County Amended and Restated Comprehensive Impact Fee Ordinance, for the purpose of adopting the 2025 Warehouse Trip Characteristics Study and imposing updated rates for Transportation Impact Fees. (Suggested hearing date is February 4, 2025, at 9:00 a.m.)

R.44. Consider resolution approving Declarations Extending State of Local Emergency 24-01 executed by the County Manager on January 13, 2025 and January 17, 2025.

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, January 20, 2025 – The offices of the Board of County Commissioners will be closed in observance of the Martin Luther King, Jr. Day Holiday.
- Wednesday, January 22, 2025 – 9:00 a.m. – Affordable Housing Advisory Committee (AHAC) will meet in Room 413, Fourth Floor, County Administration Building.
- Wednesday, January 22, 2025 – 10:00 a.m. – Central Florida Development Council (CFDC) Company Tour, 705 Main Street, Auburndale.
- Wednesday, January 22, 2025 – 1:00 p.m. – Conservation Land Acquisition Selection Advisory Committee (CLASAC) will meet in the County Commission Boardroom.
- Thursday, January 23, 2025 – 7:00 a.m. – Lakeland Chamber’s 38th Annual Economic Forecast Breakfast, RP Funding Center, 701 West Lime Street, Lakeland.
- Thursday, January 23, 2025 – 8:30 a.m. – Development Review Committee will meet in the Planning and Development Conference Room, Second Floor, County Administration Building.
- Thursday, January 23, 2025 – 9:00 a.m. – Tourist Development Council’s Marketing Committee will meet at the Springhill Suites Lakeland, 511 West Lime Street, Lakeland.
- Thursday, January 23, 2025 – 9:30 a.m. – Polk Transportation Planning Organization (TPO) Technical Advisory Committee (TAC) will meet in Room 413, Fourth Floor, County Administration Building.
- Thursday, January 23, 2025 – 1:30 p.m. – Land Use Hearing Officer Hearings will be held in the County Commission Boardroom.
- Monday, January 27, 2025 – 6:00 p.m. – Community Relations Advisory Council (CRAC) will meet in Room 413, Fourth Floor, County Administration Building.
- Tuesday, January 28, 2025 – 9:00 a.m. – 1st Selection Committee meeting for the RFP 24-642, Architectural and Engineering Services for the Polk County Agricultural Center Complex, will be held in the Commissioners’ Conference Room, Room 407, Fourth Floor, County Administration Building.
- Tuesday, January 28, 2025 – 1:00 p.m. – Polk County Legislative Delegation Meeting to be held in the County Commission Boardroom.

- Thursday, January 30, 2025 – 8:30 a.m. – Development Review Committee will meet in the Planning and Development Conference Room, Second Floor, County Administration Building.
- Thursday, January 30, 2025 – Friday, January 31, 2025 – 2025 Florida Association of Counties (FAC) Tech Summit, Work Equestrian Center, 1750 NW 80th Avenue, Ocala.
- Monday, February 3, 2025 – 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.