Polk County Board of County Commissioners

Meeting Agenda - Final

November 03, 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

A.2. Recognition of Commissioner Martha Santiago for her service to the Commission

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 20, 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 the Construction Manager at Risk (CMAR) Agreement 2026-006, Guaranteed Maximum Price (GMP) Addendum with Rodda Construction, Inc., for the PCSO-PC Joint-Use Warehouse & Facilities Management Administration Building. ($29,978,532.00 one-time expense)

G.2. Approve Agreement 2025-035 Amendment No. 1 with The Lunz Group, LLC, for architectural & engineering services for the Sheriff's Office - Polk County Joint-Use Warehouse & Facilities Management Administration Building. ($791,933.00 one-time expense)

G.3. Approve the Construction Manager at Risk (CMAR) Agreement 2026-005, Guaranteed Maximum Price (GMP) Addendum with Rodda Construction, Inc., for the expansion and renovation of the Medical Examiner's Office. ($13,342,830.00 one-time expense)

H. LAY BOARD APPOINTMENTS

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

* County Attorney opening comments

I.1. Public Hearing: (LDCPAL-2026-8 Pipe Extrusion Plant CPA) (Transmittal Hearing) to consider the transmittal of a Large-Scale Comprehensive Plan Amendment to change the Future Land Use from Phosphate Mining (PM) to Industrial (IND) on 118.782+/- acres in the Rural Development Area (RDA). (No Fiscal Impact)

I.2. Public Hearing (LDCPAL 2026-9 Davenport 27 Business Park CPA) (Transmittal Hearing) to consider the transmittal of a Large-Scale Comprehensive Plan Map Amendment to change 24.03+/- acres from Regional Activity Center-X (RACX) to Business Park Center-X (BPCX) on the Future Land Use Map. (No Fiscal Impact)

I.3. Public Hearing (LDCPAS 2026-15 Glisson Drive RS CPA) (Adoption Hearing) to consider the adoption of a Small-Scale Comprehensive Plan Amendment (CPA) to change the Future Land Use designation on 0.64 +/- acres from Institutional (INST) to Residential Suburban (RS) in the Suburban Development Area (SDA). (No Fiscal Impact)

I.4. Public Hearing (LDCT-2026-16 WNP Gas Station Text Amendment) (First Hearing) to consider the adoption of ordinance amending the Land Development Code to add "Gas Station" as a conditional use in the High-Impact Commercial Center-X (HIC-X) land use district. (No Fiscal Impact)

I.5. Public Hearing (LDCT-2026-19 Mobile Homes Text Amendment) (First Hearing) to consider the adoption of an ordinance amending the Land Development Code to remove standards for Individual Mobile Homes and Mobile Home Subdivisions from the Land Development Code. (No Fiscal Impact)

I.6. Public Hearing (LDCT-2026-20 Compatibility Text Amendment) (First Hearing) to consider the adoption of ordinance to modify compatibility standards to comply with state statutes. (No Fiscal Impact)

I.7. Public Hearing (LDCT-2026-22 Offices Text Amendment) (First Hearing) to consider the adoption of an ordinance amending the Land Development Code to modify standards for office uses. (No Fiscal Impact)

J. PUBLIC HEARINGS

J.1. Public Hearing to consider adoption of an ordinance granting an Economic Development Ad Valorem Tax Exemption to an expanding business, US Baking Operations, Inc., and approval of a Performance Agreement with the company (Fiscal Impact Period 2028-2032)

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

K.1. Comments.

L. COMMISSIONER DISTRICT 1 (BECKY TROUTMAN)

L.1. Commissioner Troutman Comments.

M. COMMISSIONER DISTRICT 2 (RICK WILSON)

M.1. Commissioner Wilson Comments.

N. COMMISSIONER DISTRICT 3 (BILL BRASWELL)

N.1. Commissioner Braswell Comments.

O. COMMISSIONER DISTRICT 5 (MICHAEL SCOTT)

O.1. Commissioner Scott Comments.

P. COMMISSIONER DISTRICT 4 (MARTHA SANTIAGO, CHAIR)

P.1. Chair Santiago 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 2026-14 Lowe's Purchase Program.

R.2. Removal of equipment from inventory as listed on Blanket Removal Form 2252.

R. COUNTY MANAGER

R. ECONOMIC DEVELOPMENT

R. TOURISM/SPORTS MARKETING

R.3. Approve an Interlocal Agreement with the City of Lakeland for Equipment Donation at Holloway Park (No fiscal impact)

R. OFFICE OF PLANNING & DEVELOPMENT

R.4. SET HEARING (LDCPAL 2026-3 Socrum Loop LCC) to consider the adoption of a Large-Scale Comprehensive Plan Amendment from Residential Low-4X (RL-4X) to Linear Commercial Corridor-X (LCCX) on 1.49± acres in the Transit Support Development Area (TSDA), Green Swamp (ACSC), Polk City Special Protection Area (SPA), and the Transit Corridors and Centers Overlay. The adoption hearing needs to be reset from October 20, 2026, at 9:15 a.m. to December 1, 2026, at 9:15 a.m. (No Fiscal Impact)

R.5. SET HEARING (LDCT-2026-23 Triple E Management) to consider the adoption of an applicant-initiated ordinance amending the Land Development Code regarding Appendix E, Section E105, Parcel Specific Comprehensive Plan Amendments with Conditions, to limit the intensity of the proposed Industrial activity on the site. This case is related to LDCPAS-2026-16. Suggested hearing date for the first reading is December 1, 2026, at 9:15 a.m. and the second reading on December 15, 2026, at 9:15 a.m. (No Fiscal Impact)

R.6. SET HEARING (LDCT-2026-21 Ag Enclave Text) to consider the adoption of a County-initiated ordinance amending the Land Development Code regarding Agricultural Enclaves. Suggested hearing date for the first reading is December 1, 2026, at 9:15 a.m. and the second reading on December 15, 2026, at 9:15 a.m. (No Fiscal Impact)

R.7. Approve the release of a warranty and surety in the amount of $233,235.31 in the form of Maintenance Bond No. 41K236939 for Banana Road-Millstone. (No Fiscal Impact)

R.8. Accept Performance Surety in the amount of $442,028.31 in the form of Irrevocable Letter of Credit No. FGAC-26645 for Hunt Club Grove South Ph 2. (No Fiscal Impact)

R.9. Accept Performance Surety in the amount of $1,923,480.90 in the form of Performance Bond No. 800266209 and subdivision agreement for Osprey Creek Phase 1B1. (No Fiscal Impact)

R.10. Accept Performance Surety in the amount of $871,500.63 in the form of Performance Bond No. 800266208 and subdivision agreement for Osprey Creek Phase 1B2. (No Fiscal Impact)

R.11. Accept Lumen at Legacy Park potable water, wastewater and reclaim water utility system improvements for ownership, operation, and maintenance by Polk County Utilities. (No Fiscal Impact)

R.12. Accept Mixed Use @ US Hwy 192 & Town Center Blvd potable water and wastewater utility system improvements for ownership, operation, and maintenance by Polk County Utilities. (No Fiscal Impact)

R.13. Accept Publix Davenport potable water, wastewater and reclaim water utility system improvements for ownership, operation, and maintenance by Polk County Utilities. (No Fiscal Impact)

R.14. Accept TLE Childcare Loughman potable water utility system improvements for ownership, operation, and maintenance by Polk County Utilities. (No Fiscal Impact)

R.15. Accept Gibsonia Gardens potable water and wastewater utility system improvements for ownership, operation, and maintenance by Polk County Utilities. (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.16. Approve a State Housing Initiative Partnership (SHIP) Program Demolition/Reconstruction program 1) Homeowner Assistance Agreement and 2) Grant Agreement for property located in Lake Alfred, FL, for Case # RC26-SHIP-003. ($223,154.98 one-time expense)

R. HUMAN RESOURCES

R. INFORMATION TECHNOLOGY

R. CODE ENFORCEMENT

R. COURT SERVICES

R. RISK MANAGEMENT

R. COMMUNITY HEALTH CARE

R.17. Adopt resolution accepting unanticipated carryforward revenue/ beginning fund balance and additional expenditures for the Polk County Local Provider Participation Fund for 2025-26. ($1,162,949.00 one-time revenue and expense)

R.18. Approve the renewal contract with Lakeland Volunteers in Medicine, Inc. for the provision of primary care, specialty care, behavioral health care and dental services to eligible low-income county residents. (total amount not to exceed $1,925,217 annually)

R.19. Approve the second amendment to the contract with Winter Haven Hospital, Inc. for uncompensated inpatient psychiatric services. (Not to exceed $2,000,000 annually).

R. FACILITIES MANAGEMENT

R.20. Approve selection committee's recommendation to authorize staff to negotiate an agreement with Bandes Construction to provide Construction-Manager-At-Risk (CMAR) services for the Polk County Utilities Northeast Regional Warehouse/Operations Building and Fleet Campus. (No fiscal impact)

R. FLEET MANAGEMENT

R. PARKS & NATURAL RESOURCES

R.21. Request Board approve transfer from the Special Revenue Grant Fund Reserve for Contingency and CIP amendment for the T. Mark Schmidt grant in the amount of $300,000 received in FY 25/26 to be utilized for the Bone Valley ATV Park project ($300,000.00 One-time transfer).

R.22. Approve the Defense Grant Agreement (S0326) between the Florida Department of Commerce and Florida Defense Support Commission (Commerce) and Polk County (County) (one-time revenue of $275,000).

R.23. Approve selection committee's recommendation to authorize staff negotiations with ICF Incorporated, LLC, for grant administrations services. (No fiscal impact)

R.24. Approve selection committee's recommendation to authorize staff to negotiate professional engineering services agreements with Dewberry Engineers, Inc. and AECOM Technical Services, Inc. (No fiscal impact)

R. FIRE RESCUE

R. EMERGENCY MANAGEMENT

R.25. Approve cooperative agreement with Propio LS, LLC to provide remote interpreting and translating services for Emergency Management. ($150,000.00 estimated annual expense)

R. REAL ESTATE SERVICES

R.26. Declare surplus and authorize the public sale of County-owned remnant right-of-way parcels associated with the West Pipkin Road Project, Parent Parcel ID Numbers 232911-000000-012040/012260. (Potential for $285,000 or greater, one-time revenue)

R.27. Declare surplus and authorize the public sale of County-owned remnant right-of-way parcel associated with the West Pipkin Road Project, Parent Parcel ID Number 232911-139777-000020. (Potential for $120,000 or greater, one-time revenue)

R.28. Declare surplus and authorize the public sale of County-owned remnant right-of-way parcels associated with the West Pipkin Road Project, Parent Parcel ID Numbers 232911-000000-043160/043180/043210/043240. (Potential for $95,000 or greater, one-time revenue)

R.29. Declare surplus and authorize the public sale of County-owned remnant right-of-way parcel associated with the West Pipkin Road Project, Parcel ID Number 232911-000000-041040. (Potential for $90,000 or greater, one-time revenue)

R.30. Authorize the conveyance of the County's interest in four parcels to the City of Lakeland. (No fiscal impact)

R.31. Approve Lease Agreement between Polk County and Imperial Polk Gun Club, Inc. and adopt a resolution authorizing the lease of the associated property. (No fiscal impact)

R.32. Accept Quit Claim Deed for property being donated for conservation preservation, Clark Parcel. (No fiscal impact)

R. ROADS & DRAINAGE

R.33. Approve the CIP Amendment and budget transfer of $716,732 of American Rescue Plan (ARP) funds from Holly Hill Rd/Florida Development Rd Project to Deen Still Rd/Waverly Barn Rd/ Northridge Trail Project. These projects are partially funded through the American Rescue Plan through the United States Department of Treasury. ($716,732 one-time expense)

R.34. Approve the CIP Amendment and budget transfer of $558 of American Rescue Plan (ARP) funds from Palmer Road Drainage Project to the Northwest Wahneta Drainage Project. These projects are funded through the American Rescue Plan through the United States Department of Treasury. ($558.00 one-time expense)

R.35. Approve Amendment No. 1 to Master Consulting Agreement 2022-086 with DRMP, Inc. for an adjusted fee schedule. (No Fiscal Impact)

R.36. Approve Amendment No. 1 to Master Consulting Agreement 2022-081 with AECOM Technical Services, Inc. for an adjusted fee schedule. (No Fiscal Impact)

R.37. Approve Amendment No. 3 to agreement 2022-013 with AECOM Technical Services, Inc. for the North Ridge Trail project. (No Fiscal Impact)

R. UTILITIES

R.38. Approve transfer from reserves and amendments to the Fiscal Year 25/26 Utilities Community Investment Program. ($15,205,000.00 one-time transfer from reserves)

R.39. Approve Amendment No. 3 to Master Agreement 21-047 with N. Harris Computer Corporation ($247,318.02 recurring annual expense)

R.40. Approve sole source agreement with Fluid Control Specialties, LLC to provide products, maintenance, and repair services for valves and actuators for the water production and wastewater treatment facilities. ($150,000 estimated annual expense)

R.41. Approval of Second (2nd) Amendment to Polk Regional Water Cooperative (PRWC) Combined Projects Implementation Agreement. (No fiscal impact)

R.42. Approve the Interlocal Agreement for sale of bulk potable water service from Polk County (the County) to the City of Bartow (the City). (No fiscal impact)

R.43. Interlocal Agreement regarding RaceTrac Frostproof. (No fiscal impact)

R. SOLID WASTE

R.44. Approve a New Non-Exclusive Commercial Franchise for FY2026-27 by Vetrix Waste Management LLC. (No Fiscal Impact)

R.45. Approve a renewal Non-Exclusive Commercial Franchise for FY2026-27 by Roggen Clyne Development INC. (No Fiscal Impact)

R.46. Approve Agreement 2024-030 Amendment No. 3, time extension with RDK Assets, Inc. dba RDK Truck Sales (RDK) for waste collection truck lease.

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.47. Nominations for CareerSource Polk Board

R. COUNTY ATTORNEY

R.48. Approve County Manager's Employment Agreement with Ryan J. Taylor effective January 16, 2027.

R.49. Consider Adopting a Resolution Approving the Issuance by the Capital Projects Finance Authority (The "Authority") of its Student Housing Revenue Bonds in an Aggregate Principal Amount Not to Exceed $140,000,000, the Proceeds from the Sale of Which Will Be Used Principally to Finance and Refinance the Cost of Acquisition, Construction, Improvement, Furnishing and Equipping of Certain Student Housing Facilities Located Within Polk County, Florida Owned and Operated by SFP-Solaris, LLC (The "Borrower).

R.50. Request Board to authorize the County Attorney to execute required documents to sign-on or "opt-in" to the Albertsons Settlement for opioid litigation and execute all documents on behalf of Polk County required by the settlement.

R.51. Authorize Real Estate Services Director, Scott Lowery to negotiate on behalf of Polk County and to recommend settlement to the Polk County Board of County Commissioners in the case of Lake Region Lakes Management District vs. Board of County Commissioners of Polk County, Florida, Case No. 2025CA-001897-A00-BA.

R.52. Approve the 2026-2029 Collective Bargaining Agreement between the Polk County Board of County Commissioners and Polk County Professional Firefighters I.A.F.F., Local 3531, Rank-and-File and Battalion Chiefs Bargaining Units.

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

- Tuesday, November 3, 2026 – 6:00 p.m. – Sidewalk Advisory Committee will meet in Room 413, Fourth Floor, County Administration Building.

- Wednesday, November 4, 2026 – 9:00 a.m. – Planning Commission meeting will be held in the County Commission Boardroom.

- Wednesday, November 4, 2026 – 9:00 a.m. – Value Adjustment Board (VAB) hearings will be held in Room 341, Third Floor, County Administration Building.

- Wednesday, November 4, 2026 – 3:00 p.m. – Central Florida Development Council (CFDC) Board Meeting will be held at the Fire Rescue Training Center, 41 Vaughn Road, Winter Haven.

- Wednesday, November 4, 2026 – 4:00 p.m. – Central Florida Development Council (CFDC) Investor Meeting will be held at the Fire Rescue Training Center, 41 Vaughn Road, Winter Haven.

- Thursday, November 5, 2026 – 8:30 a.m. – Development Review Committee will meet in the Planning and Development Conference Room, Second Floor, County Administration Building.

- Thursday, November 5, 2026 – 9:00 a.m. – Value Adjustment Board (VAB) hearings will be held in Room 341, Third Floor, County Administration Building.

- Friday, November 6, 2026 – 9:00 a.m. – Value Adjustment Board (VAB) hearings will be held in Room 341, Third Floor, County Administration Building.

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

- Tuesday, November 10, 2026 – 9:00 a.m. – Value Adjustment Board (VAB) hearings will be held in Room 341, Third Floor, County Administration Building.

- Wednesday, November 11, 2026 – The offices of the Board of County Commissioners will be closed in observance of the Veterans Day Holiday.

- Thursday, November 12, 2026 – 8:30 a.m. – Citrus Connection Board Meeting will be held at 1212 George Jenkins Boulevard, Lakeland.

- Thursday, November 12, 2026 – 8:30 a.m. – Development Review Committee will

meet in the Planning and Development Conference Room, Second Floor, County Administration Building.

• Thursday, November 12, 2026 – 9:00 a.m. – Deferred Compensation Committee will meet in the Commissioners' Conference Room, Room 407, Fourth Floor, County Administration Building.

• Thursday, November 12, 2026 – 9:00 a.m. – Tourist Development Council's Marketing Committee will meet at Lake Myrtle Sports Complex, 2701 Lake Myrtle Park Road, Auburndale.

• Thursday, November 12, 2026 – 9:00 a.m. – Value Adjustment Board (VAB) hearings will be held in Room 341, Third Floor, County Administration Building.

• Thursday, November 12, 2026 – 1:30 p.m. – Land Use Hearing Officer will be held in the County Commission Boardroom.

• Friday, November 13, 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 16, 2026 – 9:00 a.m. – Value Adjustment Board (VAB) hearings will be held in Room 341, Third Floor, County Administration Building.