



Polk County Board of County Commissioners

Meeting Agenda

February 1, 2022 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 forty eight hours prior to the proceeding. Their offices are located in the County Administration Building, 330 West Church Street in Bartow. Telephone (863) 534-6090, TDD (863) 534-7777 or 1-800-955-8771, Voice Impaired 1-800-955-8770 via Florida Relay Service.

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

1. Patrick Daughtery, Polk County Fire Rescue Chaplain

PLEDGE OF ALLEGIANCE (MARTHA SANTIAGO, CHAIR)

A. PRESENTATIONS and RECOGNITIONS

B. CEREMONIAL PROCLAMATIONS

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

2. Comments.

D. APPROVE CONSENT AGENDA

3. Approve Consent Agenda.

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

4. Disbursements.

5. Approve Minutes of Regular Board Meeting held on January 18, 2022.

F. REQUEST FROM ELECTED OFFICIAL and OTHER GOVERNMENTAL AGENCY

G. COUNTY ATTORNEY (RANDY MINK)

H. COUNTY MANAGER (BILL BEASLEY)

6. Approve a budget transfer for the Library Cooperative for an American Rescue Plan (ARPA) Grant from the Special Revenue Grant Reserves. (\$348,351 one-time revenue)

7. Approve a Consultant Services Authorization with Jones Edmunds & Associates, Inc. for the Crooked Lake Park Receivership – Wastewater Treatment Facility Abandonment and Lift Station Replacements project. (\$307,444 one-time expense) (American Rescue Plan Funds)
8. Approve Interlocal Agreement with the City of Auburndale for Phase 3 improvements for the Championship Ski Lake at the Lake Myrtle Sports Complex, and a transfer from Tourism Tax Reserves. (\$1,300,000 estimated one-time expense)
9. Approve an agreement with A E Engineering, Inc. to provide construction administration services for the Lake Wilson Road Widening. (\$1,782,842.84 one-time expense)
10. Refuse Collection Update - FCC (Mr. Jim Suter)

I. COMMISSIONER DISTRICT 1 (GEORGE LINDSEY)

11. Commissioner Lindsey Comments.

J. COMMISSIONER DISTRICT 2 (RICK WILSON)

12. Commissioner Wilson Comments.

K. COMMISSIONER DISTRICT 3 (BILL BRASWELL)

13. Commissioner Braswell Comments.

L. COMMISSIONER DISTRICT 5 (NEIL COMBEE)

14. Commissioner Combee Comments.

M. COMMISSIONER DISTRICT 4 (MARTHA SANTIAGO, CHAIR)

15. Chair Santiago Comments.

N. LAY BOARD APPOINTMENTS

O. PUBLIC HEARINGS

* County Attorney opening comments

16. Public Hearing (LDCPAS 2021-13 US 98 Storage CPA) (Adoption Hearing) to consider the adoption of a Small-Scale Comprehensive Plan Amendment (CPA) to change the Future Land Use designation on 4.23 +/- acres from Town Center (TCX) to Business Park Center-X (BPCX) and a Parcel Specific Text Amendment to limit the use to only self-storage in Appendix 2.135. This case is related to LDCD-2021-19 and LDCT-2021-18 for a LDC district change to BPC-2X and to limit the uses to self-storage.
17. Public Hearing (LDCD-2021-19 US 98 Storage Sub-District Change) (Adoption Hearing) to consider a Sub-District Map change from Business Park Center-1X (BPC-1X) to Business Park Center-2X (BPC-2X) in the Transit Supportive Development Area (TSDA) and in the US 98 Selected Area Plan (SAP). This case is related to LDCPAS-2021-13 and LDCT-2021-18 to limit the uses to self-storage.

18. Public Hearing (LDCT-2021-18 US 98 Self-Storage) (Adoption Hearing) for an applicant-initiated ordinance amending the Land Development Code to Appendix E Parcel Specific Future Land Use with Conditions to limit the uses to self-storage for the parcel related to LDCPAS-2021-13. This land use change case, if approved, will change the Future Land Use designation from Town Center-X (TCX) to Business Park Center-X (BPCX). These cases are related to LDCD-2021-19 for a district change from Business Park Center-1X to Business Park Center-2X.
19. Public Hearing (LDCU 2021-46 Oakfield Apartments) (First Reading) to consider adoption of a Resolution creating a Brownfield Area Designation.
20. Public Hearing (LDCPAL 2021-19 Brentwood CPA) (Transmittal Public Hearing) to consider the adoption of a Large-Scale Comprehensive Plan Amendment to change the Future Land Use designation on 12.6 +/- acres from Employment Center-X (ECX) and Residential Medium-X (RMX) to Residential High-X (RHX) in the transit Supportive Development Area and in the Ridge Special Protection Area (SPA)/Green Swamp Area of Critical State Concern (ACSC).
21. Public Hearing (LDCPAL 2021-17 Meadowbrook CPA) (Transmittal Hearing) to consider the adoption of a Large-Scale Comprehensive Plan Amendment to change the Future Land Use designation on 90.57 +/- acres from Agricultural/Residential-Rural (A/RR) in the Rural Development Area (RDA) to Residential Suburban (RS) in the Suburban Development Area (SDA).
22. Public Hearing (LDCT-2021-17 US 27 PIX Self-Storage) (Adoption Hearing) an applicant-initiated ordinance amending the Land Development Code to add Self-Storage Facilities to the list of uses allowed in the Professional Institutional-X (PIX) land use district in the North US 27 Selected Area Plan (SAP) and amend conditional use standards for Self-Storage Facilities.
23. Public Hearing (LDCPAL 2021-16 PC North Central Landfill CPA) (Transmittal Public Hearing) to consider the adoption of a Large-Scale Comprehensive Plan Amendment to change the Future Land Use designation on 210 +/- acres from Business Park Center (BPC) and Recreation Open space (ROS) to Institutional (INST) in the Rural Development Area (RDA).
24. Public Hearing (LDCPAL-2021-20 Canterwood South) (Transmittal Hearing) to consider a Large-Scale Comprehensive Plan Amendment to change the Future Land Use designation on 203 +/- acres from Development of Regional Impact (DRI) to Residential Low (RL) in the Urban Growth Area (UGA).

P. CONSENT AGENDA ITEMS

- COMMISSIONER DISTRICT 1
- COMMISSIONER DISTRICT 2
- COMMISSIONER DISTRICT 3
- COMMISSIONER DISTRICT 4
- COMMISSIONER DISTRICT 5
- COUNTY COMPTROLLER

25. Removal of equipment from inventory as listed on Blanket Removal Form 2140.

26. Publication Notice of the 2021 Revised County Commission District Boundaries.

COUNTY MANAGER

27. Deny request for Polk County to become a party to the proposed Peace River Project Interlocal Water Plant Consent Agreement.
28. Approve a favorable response to the State of Florida Medical Examiners Commission for the reappointment of Stephen J. Nelson, M.A., M.D., F.C.A.P., District 10 Medical Examiner.

ECONOMIC DEVELOPMENT

TOURISM/SPORTS MARKETING

29. Approve Sponsorship Agreement with Theatre Winter Haven, Inc. for five events occurring during FY 21/22. (\$114,595 one-time expense)
30. Approve Sponsorship Agreement with Bok Tower Gardens, Inc. for three events occurring during FY 21/22. (\$140,277 one-time expense)

OFFICE OF PLANNING & DEVELOPMENT

31. SET HEARING (LDCD-2021-17 Harris Sub-District Change) to consider a Sub-District Map change from Residential Low-1 (RL-1) to Residential Low-2 (RL-2) on +/- 0.38 acres. (Suggested hearing date is February 15, 2022 at 9:30 a.m. or immediately following the Regular Agenda)
32. SET HEARING (LDCDD-2021-9 Belle Haven CDD) to consider the adoption of an applicant-initiated ordinance to establish the boundary of an existing Community Development District (CDD) in the unincorporated area of the county. (Suggested hearing date is February 15, 2022 at 9:30 a.m. or immediately following the Regular Agenda)
33. SET HEARING (LDCPAS 2021-17 Go Green Auto Recycling CPA) to consider the adoption of a Small-Scale Comprehensive Plan Amendment to change the Future Land Use designation on 6.65 +/- acres from Phosphate Mining (PM) and Lakes (LAKES) to Industrial (IND) in the Rural Development Area (RDA). (Suggested hearing date is February 15, 2022 at 9:30 a.m. or immediately following the Regular Agenda)
34. RE-SET HEARING (LDCT-2021-11 Setback Text Amendment) a County initiated ordinance amending the Land Development Code to consolidate setback regulations and clarify setbacks for specific accessory structures. (Suggested hearing dates are February 15, 2022 at 9:30 a.m. or immediately following the Regular Agenda and March 1, 2022 at 9:30 a.m. or immediately following the Regular Agenda)
35. SET HEARING (LDCPAS 2021-16 Dickinson LCC CPA) to consider the adoption of a Small Scale Comprehensive Plan Amendment to change the Future Land Use designation on 4.15 +/- acres from Residential Low (RL) to Linear Commercial Corridor (LCC) in the Transit Supportive Development Area (TSDA). (Suggested hearing date is February 15, 2022 at 9:30 a.m. or immediately following the Regular Agenda)
36. SET HEARING (LDCPAS 2021-22 Watkins CPA) to consider the adoption of a Small Scale Comprehensive Plan Amendment to change the Future Land Use designation on five (5) +/- acres from Agricultural/Residential-Rural (A/RR) to Institutional (INST) in the Rural Development Area (RDA). (Suggested hearing date is February 15, 2022 at 9:30 a.m. or immediately following the Regular Agenda)

37. SET HEARING (LDCT-2021-20 Ord 88-19 Text Amendment) to consider a County-initiated ordinance amending the Phosphate Mining Ordinance (88-19). (Suggested hearing date is February 15, 2022 at 9:30 a.m. or immediately following the Regular Agenda)
38. Approve the release of a warranty and surety in the amount of \$78,834.03 in the form of Maintenance Bond No. SU1165968 for Tierra Del Sol East Phase 1. (No fiscal impact)
39. Approve the release of a warranty and surety in the amount of \$16,179.58 in the form of Maintenance Bond No. PB01626000161 for The Preserve at ChampionsGate Apartments. (No fiscal impact)
40. Accept Posner Village Phase 2 potable water utility system improvements for ownership, operation, and maintenance by Polk County Utilities. (No fiscal impact)
41. Accept a one-year warranty and cash surety in the amount of \$1,563.90 for Posner Village Phase 2. (No fiscal impact)
42. Accept a one-year warranty surety and rider in the amount of \$213,510.93 in the form of Maintenance Bond No. CS3804537 Pinnacle Pointe. (No fiscal impact)
43. Accept Pinnacle Pointe potable water and wastewater utility system improvements for ownership, operation, and maintenance by Polk County Utilities. (No fiscal impact)
44. Approve the release of a surety in the form of Performance Bond No. CS3804519 in the amount of \$428,047.31 for Pinnacle Pointe. (No fiscal impact)
45. Approve the release of a warranty and surety in the amount of \$58,991.37 in the form of Maintenance Bond No. RCB0022800 for Natures Reserve Phase 3. (No fiscal impact)
46. Accept Catalyst Reunion Apartments water utility system improvements for ownership, operation, and maintenance by Polk County Utilities. (No fiscal impact)
47. Accept a one-year warranty and surety in the amount of \$95,732.67 in the form of Maintenance Bond No. SUR0070199 for Meadow Walk Phase 2. (No fiscal impact)
48. Accept Meadow Walk Phase 2 (f.k.a. Four Corners) potable water, wastewater and reclaim water utility system improvements for ownership, operation, and maintenance by Polk County Utilities. (No fiscal impact)
49. Approve the release of a surety in the form of Performance Bond No. 7901072261 in the amount of \$459,858.76 for Meadow Walk Phase 2. (No fiscal impact)
50. Approve Solivita Phase 5D plat for Conditional Approval. (No fiscal impact)

DEPUTY COUNTY MANAGER

PROCUREMENT

51. Approve selection committee's recommendation to authorize staff to negotiate professional engineering services agreements with Dewberry Engineers, Inc. dba Dewberry/Hydro, Inwood Consulting Engineers, Kissinger, Campo, & Associates, Wood Environment & Infrastructure Solutions, Inc. (No fiscal impact) (American Rescue Plan Funds)

52. Approve selection committee's recommendation to authorize staff to negotiate professional engineering services agreements with Kissinger, Campo, & Associates; Patel, Greene, & Associates; Rummel, Klepper, & Kahl, LLP; Wood Environment & Infrastructure Solutions Inc.; and WSP USA, Inc. (No fiscal impact) (American Rescue Plan Funds)
53. Approve a construction contract with Eau Gallie Electric, Inc. for the Standby Power System Improvements Phase 2 – NE1, SE, & SW Project. (\$1,914,150 one-time expense)

COMMUNICATIONS

COOPERATIVE EXTENSION SERVICES

HEALTH & HUMAN SERVICES

54. Approve Amendment 2 to the City of Bartow Subrecipient Agreement. (\$109,600 increased expense)
55. Approve HOME Investment Partnership rehabilitation/replacement program homeowner assistance agreement, for the property located in Auburndale, FL (\$155,415.20 one-time expense)
56. Approve an American Rescue Plan Local Fiscal Recovery Funding Agreement with Gospel Inc. (\$824,000 one-time expense)
57. Approve an American Rescue Plan Local Fiscal Recovery Funding Agreement with Peace River Center for Personal Development, Inc. (\$600,000 one-time expense)
58. Approve an American Rescue Plan Local Fiscal Recovery Funding Agreement with The Haley Center. (\$170,000 one-time expense)
59. Approve an American Rescue Plan Local Fiscal Recovery Funding Agreement with Volunteers In Service to the Elderly. (\$145,000 one-time expense)
60. Approve the second amendment to the contract with Tri-County Human Services, Inc. (TCHS) to drawdown remaining unused grant funds to provide Housing and Benefits Specialists for the Roots program. (\$330,089 one-time expense)

EQUITY & HUMAN RESOURCES

INFORMATION TECHNOLOGY

CODE ENFORCEMENT

COUNTY PROBATION

RISK MANAGEMENT

INDIGENT HEALTH CARE

DEPUTY COUNTY MANAGER

FACILITIES MANAGEMENT

FLEET MANAGEMENT

PARKS & NATURAL RESOURCES

FIRE RESCUE

61. Approve the EMS County Grant Application and Resolution. (\$75,505 one-time revenue; no match required)

EMERGENCY MANAGEMENT

ROADS & DRAINAGE

62. Adopt a Resolution setting speed limits on County Road 655A (Alturas Road North), near Bartow. (\$522.07 one-time expense)
63. Approve a Consultant Services Authorization with HDR Engineering Inc., to provide engineering services for the design improvements to CR 54 (Ronald Reagan Parkway) at Westside Boulevard/Westside Lakes Road Intersection. (\$140,949.94 one-time expense)
64. Approve a Consultant Services Authorization with HDR Engineering Inc., to provide engineering services for the design of the CR 54 (Ronald Reagan Parkway) at Heritage Pass/Briargrove Avenue Intersection Improvements project. (\$140,949.94 one-time expense)
65. Approve a Consultant Services Authorization with Kisinger Campo & Associates, Corp. to provide engineering services for the design of the Duff Road at US 98 Intersection Improvements project. (\$142,297 one-time expense)

REAL ESTATE SERVICES

66. Accept utility easement from Reunion DHC, LLC as requested through the Development Review Process. (No fiscal impact)

UTILITIES

67. Approval of the Sixth Amendment to the Memorandum of Agreement between the City of St. Cloud, the Tohopekaliga Water Authority, Orange County, Polk County and Reedy Creek Improvement District for Cost Sharing and Permit Compliance Coordination. (Time extension only)

WASTE & RECYCLING

ELECTED OFFICIAL AND OTHER GOVERNMENTAL AGENCY

COURT RELATED

POLK COUNTY PROPERTY APPRAISER

POLK COUNTY SHERIFF

POLK COUNTY SUPERVISOR OF ELECTIONS

POLK COUNTY TAX COLLECTOR

SUPERINTENDENT OF POLK COUNTY SCHOOLS

WORKFORCE DEVELOPMENT BOARD

COUNTY ATTORNEY

68. Approve a Release of Lien (Betty Brown) Workforce Housing Impact Fee Mitigation. (No fiscal impact)
69. Request Board to authorize the County Attorney to execute required documents to sign-on or “opt-in” to settlement with Endo Health Solutions, Inc. and Endo Pharmaceuticals, Inc. for opioid litigation and execute all documents on behalf of Polk County required by the settlement.

ANNOUNCEMENTS

All of the below scheduled meetings constitute 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, February 1, 2022 - 6:00 p.m. – Sidewalk Advisory Committee will meet in the Multi-Purpose Room, Room 413.
- Wednesday, February 2, 2022 - 8:15 a.m. – Planning Commission will conduct a work session, prior to its regularly scheduled meeting, in the County Commission Boardroom.
- Wednesday, February 2, 2022 - 9:00 a.m. – Interviews for RFP 22-128, HOME ARP (American Rescue Plan) Funds Supporting Multifamily Rental Development Projects, will be held in the Commissioners’ Conference Room, Room 407 and Procurement Conference Room, Room 150.
- Wednesday, February 2, 2022 - 9:00 a.m. – Planning Commission meeting will be held in the County Commission Boardroom.
- Thursday, February 3, 2022 - 8:30 a.m. – Development Review Committee will meet in the Planning and Development Conference Room, Second Floor, County Administration Building.

- Thursday, February 3, 2022 - 3:00 p.m. – Historical Commission will tour the Bonnet Springs Park, 400 Bonnet Springs Blvd., Lakeland.

- Wednesday, February 9, 2022 - 8:30 a.m. – Lakeland Area Mass Transit District Board of Directors meeting will be held at 1212 George Jenkins Boulevard, Hollingsworth Room, Lakeland.

- Wednesday, February 9, 2022 - 3:00 p.m. – Central Florida Development Council Board Meeting will be held at Camp Margaritaville Auburndale, 361 Denton Avenue, Auburndale.

- Thursday, February 10, 2022 - 8:30 a.m. – Development Review Committee will meet in the Planning and Development Conference Room, Second Floor, County Administration Building.

- Thursday, February 10, 2022 – 9:00 a.m. – Transportation Planning Organization Board Meeting will be held in the County Commission Boardroom.

- Thursday, February 10, 2022 – 11:30 a.m. – Youth Leadership Lake Wales Luncheon and Roundtable Discussion will be held in the Multi-Purpose Room, Room 413.

- Thursday, February 10, 2022 - 5:30 p.m. – Contractor Licensing Board will meet in the County Commission Boardroom.

- Friday, February 11, 2022 - 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.