



Polk County Board of County Commissioners

Meeting Agenda

July 20, 2021 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. (RICK WILSON, CHAIRMAN)

INVOCATION

1. Father Paul Head, St. Paul's Episcopal Church, Winter Haven

PLEDGE OF ALLEGIANCE (RICK WILSON, CHAIRMAN)

A. PRESENTATIONS and RECOGNITIONS

2. Recognition of employees with more than 20 years of service to Polk County.

B. CEREMONIAL PROCLAMATIONS

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

3. Comments.

D. APPROVE CONSENT AGENDA

4. Approve Consent Agenda.

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

5. Disbursements.
6. Approve Minutes of Regular Board Meeting held on July 6, 2021.

F. REQUEST FROM ELECTED OFFICIAL and OTHER GOVERNMENTAL AGENCY

G. COUNTY ATTORNEY (MICHAEL CRAIG)

7. Accept Performance Surety Bond No. 70NGP185058 for Enclave at Lake Myrtle in the amount of \$1,195,982.24. (No fiscal impact)

8. Approve County Attorney selection.

H. COUNTY MANAGER (BILL BEASLEY)

9. Approve Joint Project Agreement (JPA) with the City of Lakeland for the West Pipkin Road Widening Project. (No fiscal impact)
10. Approve construction contract with Hubbard Construction Company for the West Pipkin Road Widening Construction project. (\$42,176,882.10 one-time expense)
11. Set Proposed Millage Rate for Fiscal Year 2021-2022.
12. Set Proposed Millage Rate for the Library MSTU for Fiscal Year 2021-2022.
13. Set Proposed Millage Rate for the Parks MSTU for Fiscal Year 2021-2022.
14. Set Proposed Millage Rate for the Rancho Bonito MSTU for Fiscal Year 2021-2022.
15. Set Proposed Millage Rate for the Stormwater MSTU for Fiscal Year 2021-2022.

I. COMMISSIONER DISTRICT 1 (GEORGE LINDSEY)

16. Commissioner Lindsey Comments.

J. COMMISSIONER DISTRICT 3 (BILL BRASWELL)

17. Commissioner Braswell Comments.

K. COMMISSIONER DISTRICT 4 (MARTHA SANTIAGO)

18. Commissioner Santiago Comments.

L. COMMISSIONER DISTRICT 5 (NEIL COMBEE)

19. Appoint Ronnie E. Hedrick as a member of the Polk County Planning Commission for the three-year term, October 19, 2021 through October 18, 2024.
20. Commissioner Combee Comments.

M. COMMISSIONER DISTRICT 2 (RICK WILSON, CHAIRMAN)

21. Chairman Wilson Comments.

N. LAY BOARD APPOINTMENTS

O. PUBLIC HEARINGS

* County Attorney opening comments

22. Public Hearing to consider adoption of a Resolution allowing for the installation of two traffic calming devices (speed humps) on First Street North, near Winter Haven. (\$10,000 estimated one-time expense)
23. Public Hearing to consider adoption of a Resolution to vacate portions of platted, unopened, and unmaintained rights-of-way as shown on the plats of Poinsettia Park and Poinsettia Park Unit One.

24. Public Hearing to consider adoption of a resolution to vacate platted, unopened and unmaintained rights-of-way, as shown on the Plat of Lake Caloosa Banana Corporation Plat No. 1.
25. Public Hearing (LDCPAS 2020-17 Pipkin Progress) to consider adoption of a Small Scale Comprehensive Plan Amendment and associated Ordinance to change the Future Land Use designation on 2.48 +/- acres from Business Park Center (BPC) to Convenience Center (CC) in the Transit Supportive Development Area (TSDA). (Applicant has requested this case be withdrawn)
26. Public Hearing (LDCDD-2021-7 Fox Branch Ranch CDD) to consider adoption of an applicant-initiated ordinance to adopt a Community Development District (CDD) in the unincorporated area of the county.

P. CONSENT AGENDA ITEMS

COMMISSIONER DISTRICT 1

COMMISSIONER DISTRICT 2

COMMISSIONER DISTRICT 3

COMMISSIONER DISTRICT 4

COMMISSIONER DISTRICT 5

COUNTY COMPTROLLER

27. Removal of equipment from inventory as listed on Blanket Removal Form 2127.
28. Proposed Fiscal Year 2021-2022 budgets for the Charles Cove, City Center, Eden Hills, East 547, North Boulevard, Northpowerline Road and Westside Haines City Community Development Districts.
29. Appoint property custodian for Information Technology.

COUNTY MANAGER

30. Approve Resolution amending the Board meeting schedule for 2021.

ECONOMIC DEVELOPMENT

TOURISM/SPORTS MARKETING

OFFICE OF PLANNING & DEVELOPMENT

31. Approve the release of a warranty and surety in the amount of \$17,930 in the form of Maintenance Bond No. 41K000284 for Sereno Phase 6. (No fiscal impact)
32. Approve the release of a warranty and surety in the amount of \$171,314.52 in the form of Maintenance Bond No. 024237316-M for Preserve Pointe Phase 1. (No fiscal impact)
33. Accept Performance Surety Bond No. CS3804519 for Pinnacle Point in the amount of \$428,047.31. (No fiscal impact)
34. Approve High Vista at Ridgewood Lakes plat for Conditional Approval. (No fiscal impact)

35. Approve the release of a warranty and surety in the amount of \$81,377.99 in the form of Irrevocable Letter of Credit No. 402279237 for First Place. (No fiscal impact)
36. Approve the release of a warranty and surety in the amount of \$26,491.70 in the form of Maintenance Bond No. SEHNSU0767843 for Feltrim Reserve Off-Site. (No fiscal impact)
37. Approve Eagle Pointe Plat for Conditional Approval. (No fiscal impact)
38. Approve the release of a warranty and surety in the amount of \$744 in the form of Maintenance Bond No. 30059349 for County Line Commons Lot 2 - Taco Bell. (No fiscal impact)
39. Approve the release of a warranty and cash surety in the amount of \$330.50 for Circle K @ Spirit Lake Road. (No fiscal impact)
40. Approve the release of a warranty and surety in the amount of \$1,832 in the form of Maintenance Bond No. 045625P for Champions Crossing. (No fiscal impact)
41. Accept a one-year warranty and surety in the amount of \$16,338 in the form of Maintenance Bond No. 9376766 for Blackwater Crossing. (No fiscal Impact)
42. Accept Blackwater Crossing potable water, wastewater and reclaim water utility system improvements for ownership, operation and maintenance by Polk County Utilities. (No fiscal impact)
43. Approve the release of a warranty and surety in the amount of \$172,559 in the form of Maintenance Bond No. 30065585 for 7-Eleven Kathleen Road. (No fiscal impact)
44. SET HEARING (LDCT 2021-5 Flood Hazard Management and Floodplain Protection) to consider the adoption of a County-initiated ordinance amending the Land Development Code. (Suggested hearing dates are August 3, 2021 at 9:30 a.m. or immediately following the Regular Agenda and August 17, 2021 at 9:30 a.m. or immediately following the Regular Agenda)
45. SET HEARING (LDCPAL 2021-9 CIE Annual Update) to review the Capital Improvements Element and reference the adopted five-year schedule of Capital Improvements, to reflect the timing and funding of capital projects to meet or maintain adopted Level-Of-Service (LOS) standards for certain public facilities; reference the adopted Transportation Improvement Program (TIP) Five-Year Study and the adopted Polk County School Board Five-Year Work Plan. (Suggested hearing date is August 3, 2021 at 9:30 a.m. or immediately following the Regular Agenda)
46. SET HEARING (LDCPAL 2021-3 BMR CPA) to consider adoption of a Large Scale Comprehensive Plan Amendment to change the Future Land Use designation on 38.36 +/- acres from Phosphate Mining (PM) to Industrial (IND) in the Rural Development Area (RDA). (Suggested hearing date is August 3, 2021 at 9:30 a.m. or immediately following the Regular Agenda)
47. SET HEARING (LDCD-2021-9 Sabatier Sub-District Change) to consider a Sub-District Map change from Residential Low-1 (RL-1) to Residential Low-2 (RL-2) on +/- 0.8 acres. (Suggested hearing date is August 3, 2021 at 9:30 a.m. or immediately following the Regular Agenda)

48. SET HEARING (LDCT-2020-13 North US 27 SAP NACX District) to consider adoption of a applicant initiated request for a Land Development Code text amendment. (Suggested hearing dates are August 3, 2021 at 9:30 a.m. or immediately following the Regular Agenda and August 17, 2021 at 9:30 a.m. or immediately following the Regular Agenda)
49. SET HEARING (LDCPAL 2021-10 Gapway) to consider a Large-Scale Comprehensive Plan Amendment to change the Future Land Use designation on 78 +/- acres from Residential Low to Convenience Center (CC) and Residential Medium (RM) in the Urban Growth Area (UGA). (Suggested hearing dates are August 3, 2021 at 9:30 a.m. or immediately following the Regular Agenda and October 5, 2021 at 9:30 a.m. or immediately following the Regular Agenda)
50. SET HEARING (LDCPAL 2021-8 ImperiaLakes Golf Course) to consider a Large-Scale Comprehensive Plan Amendment to change the Future Land Use designation on 188 acres from Development of Regional Impact (DRI) ImperiaLakes to Residential Low (RL) in the Urban Growth Area (UGA). (Suggested hearing dates are August 3, 2021 at 9:30 a.m. or immediately following the Regular Agenda and October 5, 2021 at 9:30 a.m. or immediately following the Regular Agenda)
51. SET HEARING (LDCPAS 2021-2 Hunt Realty NAC) to consider a Small Scale Comprehensive Plan Amendment to change the Future Land Use designation on 4.1 +/- acres from Residential Low (RL) to Neighborhood Activity Center (NAC) in the Transit Supportive Development Area (TSDA). (Suggested hearing date is August 3, 2021 at 9:30 a.m. or immediately following the Regular Agenda)
52. SET HEARING (LDCPAL 2021-7 Majestic Realty CPA) to consider the adoption of a Large Scale Comprehensive Plan Amendment to change the Future Land Use designation on 15.43 +/- acres from Regional Activity Center-X (RACX) to Business Park Center-X (BPC-X) in the Transit Supportive Development Area (TSDA). (Suggested hearing dates are August 3, 2021 at 9:30 a.m. or immediately following the Regular Agenda and November 30, 2021 at 9:30 a.m. or immediately following the Regular Agenda)
53. SET HEARING (LDCPAL 2021-11 Gibsonia Gardens) to consider a Small-Scale Comprehensive Plan Amendment to change the Future Land Use designation on 34.35 +/- acres from Linear Commercial Corridor (LCC) and Residential Low (RL) to Residential Medium (RM) in the Transit Supportive Development Area (TSDA). (Suggested hearing date is August 3, 2021 at 9:30 a.m. or immediately following the Regular Agenda)
54. Accept Performance Surety Bond No. 024254318 for Tivoli Reserve Phase 3 in the amount of \$148,676.36. (No fiscal impact)
55. Accept a one-year warranty and surety in the amount of \$6,846.64 in the form of Maintenance Bond No. 107391771 for RaceTrac 27 & Dunson. (No fiscal Impact)

DEPUTY COUNTY MANAGER

PROCUREMENT

56. Approve selection committee's recommendation to authorize staff to negotiate an agreement with Miller Construction, Inc. for the Polk County Fire Rescue Stations (2nd Group). (No fiscal impact)
57. Approve agreement with Patel, Greene, and Associates, LLC to provide professional engineering services for the Eloise Loop Road drainage improvement project. (\$120,596.62 one-time expense)

COMMUNICATIONS

COOPERATIVE EXTENSION SERVICES

HEALTH & HUMAN SERVICES

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

EMERGENCY MANAGEMENT

ROADS & DRAINAGE

58. Adopt a Resolution Setting Speed Limits on Amberly Way, Broadmore Drive, Chadwick Court, Juliana Reserve Drive and Lake Tennessee Drive, within the Lake Juliana Reserve Subdivision, near Auburndale. (\$218.51 one-time expense)
59. Adopt a Resolution setting parking restrictions on County Road 559, near Polk City. (No fiscal impact)
60. SET HEARING to consider adoption of a Resolution allowing for the installation of traffic calming devices (speed humps) on Lakeview Street, near Lakeland. (Suggested hearing date is Tuesday, August 17, 2021 at 9:30 a.m. or immediately following the Regular Agenda)

UTILITIES

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

61. Adopt Resolution of Necessity for multiple parcels authorizing condemnation for transportation improvements to Lake Wilson Road, Project No. 0600013. (No fiscal impact)
62. Accept utility easements from Knight's Landing of Lakeland, LLC, and Granite Davenport, LLC as requested through the Development Review Process. (No fiscal impact)
63. Approve a Drainage Easement Agreement between Polk County and Clayton Properties Group, Inc., in conjunction with the Willow Ridge subdivision adjacent to the Kathleen Road Fire Rescue Station. (No fiscal impact)
64. Approve Release of Lien related to an Affordable Housing Impact Fee Waiver. (No fiscal impact)
65. Approve Subordination Agreement between Polk County and Duke Energy Florida, LLC. Also authorize an Easement to Duke Energy Florida, LLC, all in conjunction with the Lake Wilson Road Improvement Project.
66. Approve Amendment to Lease Agreement No. 172 between Lakeland Town Center, LLLP, and Polk County. (\$359,308.80 annual expense)

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.

- Wednesday, July 21, 2021 - 9:00 a.m. – Affordable Housing Advisory Committee will meet in the Commissioners' Conference Room, Room 407.
- Wednesday, July 21, 2021 - 9:00 a.m. – Land Use Hearing Officer Hearings will be held in the County Commission Boardroom.
- Thursday, July 22, 2021 - 8:30 a.m. – Development Review Committee will meet in the Planning and Development Conference Room, Second Floor, Polk County

Administration Building.

- Thursday, July 22, 2021 - 9:30 a.m. – Transportation Planning Organization's Technical Advisory Committee will meet at Advent Health Fieldhouse, Conference Room A, 210 Cypress Gardens Blvd, Winter Haven.
- Thursday, July 22, 2021 - 1:30 p.m. – Land Use Hearing Officer Hearings will be held in the County Commission Boardroom.
- Monday, July 26, 2021 - 5:30 p.m. – Community Relations Advisory Council (CRAC) will meet in the Multi-Purpose Room, Room 413.
- Thursday, July 29, 2021 - 8:30 a.m. – Development Review Committee will meet in the Planning and Development Conference Room, Second Floor, Polk County Administration Building.
- Thursday, July 29, 2021 - 9:00 a.m. – Northeast Polk County Roadway Advisory Committee will meet at the Lake Eva Event Center, 799 Johns Avenue, Haines City.
- Thursday, July 29, 2021 - 9:00 a.m. – Tourist Development Council's Sports & Special Events Committee will meet at the Lake Myrtle Sports Complex, 2701 Lake Myrtle Park Road, Auburndale.
- Friday, July 30, 2021 - 9:00 a.m. – Board/Staff Agenda Review meeting to discuss the Agenda, TPO Board meeting and any other matters that may come before the Board will be held in the Commissioners' Conference Room, Room 407.
- Friday, July 30, 2021 - 1:30 p.m. – Finance & Audit Committee Meeting will be

held in the Commissioners' Conference Room, Room 407.

- Monday, August 2, 2021 - 9:00 a.m. – Board/Staff Work Session to discuss the American Rescue Plan Funding (Community & Public Health Program Focus) will be held in the Commissioners' Conference Room, Room 407.