



Polk County Board of County Commissioners

Meeting Minutes - Final

January 20, 2026 Regular BoCC meeting

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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.

Rollcall

Present:	Commissioner Becky Troutman Commissioner Rick Wilson Commissioner Bill Braswell Commissioner Martha Santiago Commissioner Michael Scott
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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

Minutes: The Board recognized Dave Pooran with Information Technology, Frank Wargo, Jr., with Information Technology and Bobby Bohn with Fire Rescue for their years of service with the county.

B. PUBLIC COMMENTS CONCERNING AGENDA ITEMS

B.1. Comments.

Minutes: There was no one from the public wishing to speak concerning Agenda

Items.

C. APPROVE CONSENT AGENDA

C.1. Approve Consent Agenda.

RESULT:	APPROVED
MOVER:	Rick Wilson
SECONDER:	Bill Braswell
AYE:	Troutman, Wilson, Braswell, Santiago, and Scott

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

D.1. Disbursements.

RESULT:	APPROVED
MOVER:	Bill Braswell
SECONDER:	Rick Wilson
AYE:	Troutman, Wilson, Braswell, Santiago, and Scott

D.2. Minutes of Regular Board meeting held on January 6, 2026.

RESULT:	APPROVED
MOVER:	Becky Troutman
SECONDER:	Bill Braswell
AYE:	Troutman, Wilson, Braswell, Santiago, and Scott

G. COUNTY MANAGER (BILL BEASLEY)

G.1. Request Board Approve Amendment 3 with Kimley-Horn and Associates, for Agreement 2022-041, Thompson Nursery Road extension. (\$4,119,689.30 one-time expense)

Minutes: County Manager Bill Beasley discussed Amendment 3 with Kimley-Horn and Associates, for the Thompson Nursery Road extension. He recommended approval.

RESULT:	APPROVED
MOVER:	Rick Wilson
SECONDER:	Becky Troutman
AYE:	Troutman, Wilson, Braswell, Santiago, and Scott

G.2. Approve Construction Contract with Timmons Contracting Inc. for the Rock Ridge Rd Bridge Replacement project (\$2,229,446.00 one-time expense)

Minutes: County Manager Bill Beasley discussed the construction contract with Timmons Contracting Inc., for the Rock Ridge Road bridge replacement project. He recommended approval.

Upon question, Roads and Drainage Director Jay Jarvis stated that this is not the intended traffic detour map. He said because of the potential truck traffic on the roadway they would detour down Moore Road to Old Polk City Road and then back over to Marcum Road to come back out to 98. He said the local traffic will probably use the Tom Costine detour.

RESULT:	APPROVED
MOVER:	Becky Troutman
SECONDER:	Rick Wilson
AYE:	Troutman, Wilson, Braswell, Santiago, and Scott

G.3. Approve Construction Contract with Legacy Sports Construction LLC for the Poinciana Park artificial turf fields project (\$2,843,863.97 one-time expense)

Minutes: County Manager Bill Beasley discussed the construction contract with Legacy Sports Construction LLC, for the Poinciana Park artificial turf fields project. He recommended approval.

RESULT:	APPROVED
MOVER:	Rick Wilson
SECONDER:	Becky Troutman
AYE:	Troutman, Wilson, Braswell, Santiago, and Scott

G.4. Approve Construction Contract with Legacy Sports Construction LLC for the Hunt Fountain Park artificial turf fields project (\$2,510,707.00 one-time expense)

Minutes: County Manager Bill Beasley discussed the construction contract with Legacy Sports Construction LLC, for the Hunt Fountain Park artificial turf fields project. He recommended approval.

Upon question, Mr. Beasley said both parks will be completed concurrently. He said the start date is typically 30 days from the Board's approval.

RESULT:	APPROVED
MOVER:	Becky Troutman
SECONDER:	Bill Braswell
AYE:	Troutman, Wilson, Braswell, Santiago, and Scott

H. COMMISSIONER DISTRICT 1 (BECKY TROUTMAN)

H.1. Commissioner Troutman Comments.

Minutes: Commissioner Troutman had no comments.

I. COMMISSIONER DISTRICT 2 (RICK WILSON)

I.1. Commissioner Wilson Comments.

Minutes: Commissioner Wilson had no comments.

J. COMMISSIONER DISTRICT 3 (BILL BRASWELL)

J.1. Commissioner Braswell Comments.

Minutes: Commissioner Braswell had no comments.

K. COMMISSIONER DISTRICT 5 (MICHAEL SCOTT)

K.1. Commissioner Scott Comments.

Minutes: Commissioner Scott had no comments.

L. COMMISSIONER DISTRICT 4 (MARTHA SANTIAGO, CHAIR)

L.1. Chair Santiago Comments.

Minutes: Chair Santiago had no comments.

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

Minutes: County Attorney Randy Mink reminded the audience of the procedures for public hearings and expedited public hearings and swore in those who plan to speak.

N.1. Public Hearing (LDCU-2025-21 Stericycle Reconstruction) (Adoption Hearing) to consider a request to approve a Conditional Use request for an expansion of a non-conforming Solid Waste Management Facility (SWMF) to include a new operations building and additional parcels. This application also includes a request for a permit in accordance with the SWMF Siting and Operation Ordinance No. 2014-14. (No Fiscal Impact)

Minutes: Land Development Director Ben Ziskal reviewed the conditional use request for an expansion of a non-conforming Solid Waste Management Facility to include a new operations building and additional parcels. He said that staff recommends approval.

The Chair opened a public hearing; no one spoke.

RESULT:	APPROVED
MOVER:	Becky Troutman
SECONDER:	Rick Wilson
AYE:	Troutman, Wilson, Braswell, Santiago, and Scott

N.2. Public Hearing (LDPCAS-2025-30 Lake Gibson Estates CPA) (Adoption Hearing) to consider the adoption of a Small-Scale Comprehensive Plan Map Amendment to change the Future Land Use (FLU) designation on 2.55 acres +/- parcel from Residential Low (RL) to Residential Medium (RM) in the Urban Growth Area (UGA) with a Comprehensive Plan Text Amendment to Section 2.135 Parcel Specific Future Land Use Map Amendment with Conditions to reference the subject site has development conditions part of a LDC Text Amendment (LDCT-2025-21) to Appendix E. (No Fiscal Impact)

Minutes: Land Development Director Ben Ziskal presented this with case N. 3 (LDCT 2025-21). He reviewed the proposed map and text amendments for Lake Gibson Estates. He said that the applicant has agreed to provide clarification regarding the site plan. He said that the 16 units will include no more than eight duplex buildings and no structure will be higher than two stories. He said that the Planning Commission recommended approval.

Upon question, Mr. Ziskal said this is not a Level 2 engineered site plan. He said at this point, they have no indication that they would be asking for relief from the setbacks. He said during the Level 2 they will comply with the code.

Sarah Case, applicant, said she is available for questions. She said they have agreed to limit 16 units, eight buildings, and no more than two stories. She said that is part of the Land Development Code via this text amendment and they are not asking for any deviation from the RM land use district.

The Chair opened a public hearing; no one spoke.

RESULT:	APPROVED
MOVER:	Becky Troutman
SECONDER:	Bill Braswell
AYE:	Troutman, Wilson, Braswell, Santiago, and Scott

N.3. Public Hearing (LDCT-2025-21 Lake Gibson Estates Text Amendment) (Adoption Hearing) to consider the adoption of a Land Development Code Text Amendment to add development conditions in Appendix E, Section E 105 for property subject to LDGPAS-2025-30 which is a land use change on 2.55 +/- acres from Residential Low (RL) to Residential Medium (RM). (No Fiscal Impact)

Minutes: This case was presented with the previous hearing.

Commissioner Troutman said it is important and she is thankful that the Land Development Division and the applicant worked together to give the assurances that the community has expressed.

RESULT:	APPROVED
MOVER:	Rick Wilson
SECONDER:	Bill Braswell
AYE:	Troutman, Wilson, Braswell, Santiago, and Scott

N.4. Public Hearing (LDCT-2025-23 Alcohol Separation Requirements & Hours LDC Text Amendment) (Adoption Hearing) to amend Chapter 2, Section 224 and Table 2.4, to change the method of distance measurement, reduce distance separations for different types of alcohol licenses from religious institutions and schools, and adjust Sunday hours of operation. (No Fiscal Impact).

Minutes: Land Development Director Ben Ziskal reviewed the proposed text amendment changing the method of distance measurement, reducing distance separations for different types of alcohol licenses from religious institutions and schools, and adjusting Sunday hours of operation. He recommended approval.

The Chair opened a public hearing; no one spoke.

RESULT:	APPROVED
MOVER:	Becky Troutman
SECONDER:	Michael Scott
AYE:	Troutman, Wilson, Braswell, Santiago, and Scott

N.5. Public Hearing (LDCT-2025-24 Powerline Landscape Buffers LDC Text Amendment) (Adoption Hearing) to modify landscaping requirements to include a Utility Buffer (No Fiscal Impact).

Minutes: Land Development Director Ben Ziskal reviewed the proposed text amendment regarding Powerline Landscape Buffers. He said that staff recommends approval.

The Chair opened a public hearing; no one spoke.

RESULT:	APPROVED
MOVER:	Rick Wilson
SECONDER:	Becky Troutman
AYE:	Troutman, Wilson, Braswell, Santiago, and Scott

O. PUBLIC HEARINGS

O.1. Public Hearing (LDCDD-2025-2 Gardener Trails CDD) (Adoption Hearing) to consider the adoption of an applicant-initiated ordinance to establish a new Community Development District (CDD) in the unincorporated area of Polk County.

Minutes: Erik Peterson, Land Development, showed slides and reviewed the proposed request for the Gardner Trails Community Development District. He said the request is for approximately 427 units surrounded by the Poinciana Development of Regional Impact. He said the Planning Commission and the Board approved a Planned Development for this. He said that it has met all the requirements and he recommended approval.

The Chair opened a public hearing.

Chris Loy, applicant, said he is available for questions.

The Chair closed the public hearing.

RESULT:	APPROVED
MOVER:	Becky Troutman
SECONDER:	Bill Braswell
AYE:	Troutman, Wilson, Braswell, Santiago, and Scott

O.2. Public Hearing (LDCPAL-2025-9 ECX CPA) (Adoption Hearing) to consider the adoption of a Large-Scale Comprehensive Plan text amendment to Policy

2.131-RA4. F. 3. (h) to amend the personal services and commercial limitation to exceed 30 percent of the Employment Center (ECX) when approved as a Conditional Use in the US 98 SAP. This case is related to LDCT-2025-20 which is a companion Land Development Code text amendment. (No Fiscal Impact)

Minutes: Chanda Bennett, Land Development, showed slides and reviewed the proposed text amendment amending the personal services and commercial limitation to exceed 30 percent of the Employment Center (ECX) when approved as a Conditional Use in the US 98 SAP. She said that staff recommends approval.

Upon question, Ms. Bennett confirmed that if they took ECX5 a little over 25 acres and you had a project that was going to be only nine acres of that, 25 acres would not have to come for the Level 4.

Commissioner Scott said that is why he does not like that language. He said you could take ECX5 and split it up three different ways and all of it would go under Level 3.

Ms. Bennett responded and stated that is if the Employment Center has reached the 30% maximum.

The Chair opened a public hearing.

Shelton Rice, applicant, responded to Commissioner Scott's concerns. He said if you changed it from parcels to districts you could not have a piecemeal manipulation of this to keep it at a Level 3. He stated that was not the intent here. He said the intent is that significant changes would come as a Level 4 and the smaller changes smaller in size could proceed without that. He proposed that it would be districts instead of parcels. He requested approval.

Ms. Bennett responded to questions. She recommended the language in green instead of saying four parcels say four ECX districts less than ten acres. She said one of the ways they have separated districts is 1 and 2 has Banana Creek through the middle of it. She said they separate it by US 98 and by collector roads because it separates those districts. She said it would not have to come back before the Board to separate the districts. She stated the first ECX district has the car dealership, the gas station and the residential community. She said they consider the car dealership as employment because it has a significant employment base with high salaries. She said the one south of Banana Creek has several different uses.

Commissioner Scott said his concern is ECX4 is off the highway by a significant distance and even though it is a small parcel it could be an adverse impact. He said why don't we just do a Level 4 on these and exempt ECX6 from it. He said to look at how impacts can be to communities that are not on the highway.

Ms. Bennett responded and said ECX3 and 4 are both at intersections which is what the Comprehensive Plan sets out where commercial is supposed to go based on Activity Centers; she said they are quite small.

Commissioner Scott said every intersection is different. He said those in the community should have the best say for their community. He asked if we could do ECX6 separate

and everything else be a Level 4.

Ms. Bennett said she struggles with that because we might get a request that ECX3 and 4 come to the Board for an exemption. She said the language proposed is consistent amongst all ECXs.

Commissioner Troutman said this is the second if not third time and she is frustrated that we had this discussion and we came to another meeting which brought us here. She stated there has been discussion prior to this and now here we are at the meeting asking for another change. She said this is not fair to staff or the applicant because it seems we move the ball only to say to move the ball here now. She said she would imagine it is very frustrating for staff and the applicant at this point.

Commissioner Scott said he was not asking for anything different, he was looking at if the applicant is asking for something different we can still work with them. He stands firm in a Level 4.

The Chair closed the public hearing.

RESULT:	APPROVED
MOVER:	Bill Braswell
SECONDER:	Becky Troutman
AYE:	Troutman, Wilson, Braswell, Santiago, and Scott

O.3. Public Hearing (LDCT-2025-20 ECX LDC Text Amendment) (Adoption Hearing) a Land Development Code text amendment to Section 401.04.D.6(g) changing the personal services and commercial limitation to exceed 30 percent of the Employment Center (ECX) when approved as a Conditional Use in the US 98 SAP. This case is related to a companion Comprehensive Plan text amendment LDCPAL-2025-9. (No Fiscal Impact)

Minutes: Commissioner Scott made a motion to exempt the 10 acres or less and leave it as a Level 4; motion dies for lack of a second.

Motion for approval and change where it says parcels less than 10 acres refer to the ECX district numbers as proposed by the applicant.

RESULT:	APPROVED
MOVER:	Becky Troutman
SECONDER:	Bill Braswell
AYE:	Troutman, Wilson, Braswell, Santiago, and Scott

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

P.1. Comments.

Minutes: Becky Bywater said that Animal Control has been on the radar since February 2019. She said she is shocked on how many years these animals have suffered. She discussed the high kill rates, the number of newspaper articles and news

reports on Animal Control.

Kay Bourque showed slides on reforming Animal Control. She discussed infrastructure and the public's role for the shelter.

Debbie Hicks said she has listened to people getting more homes on land. She said when you increase the amount of units you have more pets on the lands. She said the Animal Control facility is ancient. She asked for an advisory committee. She said they want to keep the animals from going to Animal Control.

Kristin Ahlberg said she got a letter from Linda who has been writing the Board for help since 2021. She discussed a puppy that was adopted from the shelter that had to be euthanized because of a lung infection; she said it is from the landfill. She said we have not accomplished anything because of Commissioner Braswell and she said she will remind him of what he said. She said she has contacted news stations.

Jhoanna Mukai Allende discussed Animal Control. She said 100 animals are killed a week and there is something wrong. She asked how can we find balance. She asked for the Commissioners to advocate for them.

Taren Wadley discussed concerns with the fish in lakes and the water quality.

Onalda Maslin said she stopped at the shelter to look for a cat or a doxie. She said she found a sick cat at the shelter. She discussed concerns with the shelter not having heat. She said she cannot get it out of her head all of the animals that are cold and suffering. She said we can change this.

James Abercrombie said he did not get to finish what he had to say at the last meeting. He said Bart Allen took over the meeting. He said he is on the committee for the Comprehensive Plan that makes the rules and he stated it sounds like a conflict of interest. He said the attorneys are running this place.

Meeting adjourned at 10:27 a.m.