



Polk County Board of County Commissioners

Meeting Minutes - Draft

December 02, 2025 Regular BoCC meeting

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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

Minutes: The Board recognized David Carden with Roads and Drainage, Matthew Reardon with Information Technology, Paul Womble with Emergency Management, and Cheryl Bailey 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 on 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:	Becky Troutman
SECONDER:	Michael Scott
AYE:	Troutman, Wilson, Braswell, Santiago, and Scott

D.2. Minutes of Regular Board meeting held on November 18, 2025.

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

G. COUNTY MANAGER (BILL BEASLEY)

G.1. Approve Consultant Services Authorization (CSA) No. 2025-053-01 with Eisman & Russo, Inc. (Consultant) for the Chestnut Road Sidewalk Phase 2 and 3 Project. (\$395,050.00 one-time expense)

Minutes: County Manager Bill Beasley discussed Consultant Services Authorization No. 2025-053-01 with Eisman & Russo, Inc., for the Chestnut Road Sidewalk Phase 2 and 3 project. He recommended approval.

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

G.2. Approve Land Purchase Agreement between Ida Patricia Holley and Polk County for the purchase of property in conjunction with a project to consolidate Lift Stations 9 and 10. (\$328,500 one-time expense)

Minutes: County Manager Bill Beasley discussed the land purchase agreement between Ida Patricia Holley and Polk County for the purchase of property in conjunction with a project to consolidate Lift Stations 9 and 10. He recommended approval.

Commissioner Troutman said for us to proactively reach out to the individual that is about to purchase this property and make them aware of what will be happening next door to them.

Mr. Beasley confirmed that two lift stations will be eliminated and it will look like there

was not a lift station there.

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

- H.1. Appoint Jason C. Hirsbrunner as a Member of the Citizens HealthCare Oversight Committee, representing Health Care Clinics, for the four-year term, December 22, 2025 through December 19, 2029. (District 1 Appointment)

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

- H.2. Commissioner Troutman Comments.

Minutes: Commissioner Troutman had no comments.

I. COMMISSIONER DISTRICT 2 (RICK WILSON)

- I.1. Appoint William DeHart as a Member of the Lakes Access Advisory Committee, for the three-year term, November 17, 2025 through November 16, 2028. (District 2 Appointment)

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

- I.2. Commissioner Wilson Comments.

Minutes: Commissioner Wilson had no comments.

J. COMMISSIONER DISTRICT 3 (BILL BRASWELL)

- J.1. Reappoint Carole F. Philipson, FACHE, CPPT, as a Member (Seat 6) of the Polk County Industrial Development Authority, for the three-year term, January 23, 2026 through January 22, 2029. (District 3 appointment)

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

- J.2. Commissioner Braswell Comments.

Minutes: Commissioner Braswell said there are elections in Winter Haven. He urged

people to get out and vote. He stated that everybody talks about how they want things to change, how they want things different, and it will not change until they get out and vote.

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. Reappoint Liz Antaya as a Member of the Citizens HealthCare Oversight Committee, representing the Health Insurance Industry, for the four-year term, December 16, 2025, through December 15, 2029.

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

L.2. Chair Santiago Comments.

Minutes: Chair Santiago had no comments.

M. LAY BOARD APPOINTMENTS

M.1. Appoint Angelic Sims to Housing and Neighborhood Development's (HND) Affordable Housing Advisory Committee (AHAC) for a three-year term January 1, 2026, through December 31, 2029. (No Fiscal Impact).

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

M.2. Appoint Gordon Moore to Housing and Neighborhood Development's (HND) Affordable Housing Advisory Committee (AHAC) for a three-year term January 1, 2026, through December 31, 2029. (No Fiscal Impact).

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

M.3. Reappoint Bridget Engleman to Housing and Neighborhood Development's (HND) Affordable Housing Advisory Committee (AHAC) for a three-year term January 1, 2026, through December 31, 2029. (No Fiscal Impact).

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

- M.4. Reappoint Hattie Wilson to Housing and Neighborhood Development's (HND) Affordable Housing Advisory Committee (AHAC) for a three-year term January 1, 2026, through December 31, 2029. (No Fiscal Impact).

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

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

Minutes: County Attorney Randy Mink reminded the audience of the procedures for Expedited Public Hearings and Regular Public Hearings. He swore in those who plan to speak.

- N.1. Public Hearing (LDCPAS-2025-16 Osprey Creek CPA) (Adoption Hearing) to consider the adoption of a Small-Scale Comprehensive Plan Map Amendment to change the Future Land Use (FLU) designation on a 17.48 acre +/- parcel from Development of Regional Impact (DRI) in the Rural Development Area (RDA) to Residential Low (RL) in the Utility Enclave Area (UEA). (No Fiscal Impact)

Minutes: Land Development Director Ben Ziskal reviewed the proposed map amendment. He said that the Planning Commission and staff recommend approval.

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.2. Public Hearing (LDCT-2025-7 Cargo Containers on Residential Property) (Adoption Hearing) to consider the adoption of a County-initiated ordinance amending the Land Development Code to allow cargo containers on residentially developed properties meeting or exceeding one acre. No Fiscal Impact.

Minutes: Land Development Director Ben Ziskal reviewed the proposed amendment for cargo containers. He said that it is one container per acre with a minimum of one acre. He said that the Planning Commission and staff recommend approval.

The Chair opened a public hearing; no one spoke.

RESULT:	APPROVED
MOVER:	Rick Wilson

SECONDER:	Bill Braswell
AYE:	Troutman, Wilson, Braswell, Santiago, and Scott

N.3. Public Hearing (LDCT-2025-8 Pool Safety LDC Text) (First Reading) to consider the adoption of a Land Development Code text amendment to amend Chapter 2, Section 211, Pools and Screen Enclosures, to refer to Florida Building Code and Florida Statutes for consistency with above ground pool safety measures.

Minutes: Land Development Director Ben Ziskal reviewed the proposed text amendment. He said that the Planning Commission and staff recommend approval.

The Chair opened a public hearing; no one spoke.

Mr. Ziskal said this is the adoption hearing and the first hearing was held on November 4, 2025.

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

N.4. Public Hearing (LDCT-2025-9 SE Polk Mobile Homes) (Adoption Hearing) to consider the adoption of a County-initiated ordinance amending the Land Development Code to remove conditional use standards for Individual Mobile Homes within the Southeast Polk Selected Area Plan to conform with the rest of the County. No Fiscal Impact.

Minutes: Land Development Director Ben Ziskal reviewed the proposed amendment. He said that the Planning Commission and staff recommend approval.

Upon question, Mr. Ziskal said this is the last area and they believe this is the last provision they have to change.

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.5. Public Hearing (LDCPAL-2025-9 ECX CPA) (Transmittal Hearing) to consider the adoption of an Applicant-initiated request for 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-X (ECX) when approved as a Conditional Use in the US 98 SAP. (No Fiscal Impact)

Minutes: Land Development Director Ben Ziskal presented this with LDCT-2025-20. He reviewed the proposed text amendments. He said that staff and the Planning Commission recommend approval.

Commissioner Scott said he would like to see this as a Level 4 approval and not a Level 3 for consistency. He said he would like to see this amended as a Level 4.

Commissioner Troutman said her concern with a Level 4 is that we are allowing government to get bigger.

The Chair opened a public hearing.

Shelton Rice, applicant, said he has not had an opportunity to communicate this to the client. He recommended a Level 3 Review and said it is consistent with a lot of other conditions. He said it still has the same analysis with staff and a public hearing for a vote. He stated he cannot say this is something they are agreeable to and that this is news to them.

The Chair closed the public hearing

Commissioner Troutman made a motion to approve as written; motion dies for lack of a second.

Motion with the amendment to be a Level 4 Review for approval.

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

N.6. Public Hearing (LDCT-2025-20 ECX LDC Text Amendment) (First Reading) to amend Land Development Code Section 401.04.D.6(g) to amend the personal services and commercial limitation to exceed 30 percent of the Employment Center-X (ECX) when approved as a Conditional Use in the US 98 SAP. (No Fiscal Impact)

Minutes: This was presented with the previous hearing.

Motion to Amend N. 6 to reflect the wishes of N. 5.

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

N.7. Public Hearing (LDCT-2025-22 Recovery Residences) (First Reading) to consider the adoption of an ordinance amending the use tables in Chapter 2, Chapter 4, and Chapter 5, to add large group homes into residential future land use districts; amending chapter 10, definitions, to add recovery residences to conform with state statute. (No Fiscal Impact)

Minutes: Land Development Director Ben Ziskal reviewed the proposed amendment. He said this is the first reading. He said that the Planning Commission recommends

approval.

The Chair opened a public hearing; no one spoke.

O. PUBLIC HEARINGS

O.1. Public Hearing (LDPD-2025-10 Southern Storage TAD) (Adoption Hearing) to consider a request to approve a Transitional Area District for the expansion of an existing self-storage facility into a residential future land use designation. (No Fiscal Impact)

Minutes: Ian Nance, Land Development, reviewed the proposed Planned Development for the expansion of an existing self-storage facility. He said that staff and the Planning Commission recommend approval. He showed slides of the area and said it is compatible with surrounding development.

The Chair opened a public hearing; no one spoke.

Commissioner Scott said from a stormwater perspective they are providing the 100-year 24-hour rainfall. He said they are doing what is right from a site design perspective and acknowledging that there is challenges in the area for stormwater management. He said he is glad he is doing that.

Upon question, Mr. Nance said that this was planned before the self-storage facility. He said he is not sure where this discharges to.

Commissioner Braswell said technically there is no reason to coordinate because each one maintains their own.

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

O.2. Public Hearing (LDCT-2025-18 Natural Encounters LDC Text Amendment) (First Reading) to add development conditions in Appendix E, Section E105. This will amend Table E1 and create Subsection V. This will add policies in Section 2.135 in the Comprehensive Plan to reference that this property has development restrictions in the LDC. (No Fiscal Impact)

Minutes: Chanda Bennett, Land Development, reviewed the proposed text amendment. She said this is the first reading. She said that staff and the Planning Commission recommend approval. She showed slides of the site.

Upon question, Ms. Bennett said recreational camping is lower intensity. She said she

does not think the specific number is there but it has to be low intensity and RV parks are significantly more intense. She confirmed that there will be a paved road going into this. She said she would have to research if overnight stay is allowed for events. She will follow up with the Board at the adoption hearing on December 16th regarding overnight stays.

The Chair opened a public hearing; no one spoke.

O.3. Public Hearing: (LDCT-2025-19 Berkley & Braddock Text Amendment) (First Reading) to amend Appendix E, Section E105, Parcel Specific Comprehensive Plan Amendments with Conditions. (No Fiscal Impact)

Minutes: Chanda Bennett, Land Development, reviewed the proposed text amendment. She reviewed the proposed land uses permitted and the future land use map. She said that the City of Auburndale submitted a letter of opposition. She reviewed the allowable uses, the development standards, and the landscape buffering and signage requirements. She stated that the drive-thru is prohibited on Block C and is allowed on Block A. She showed photos of the site and surrounding areas. She said this is compatible and consistent with the Comprehensive Plan and the Land Development Code. She said it is compatible with the surrounding uses. She said that staff and the Planning Commission recommend approval.

Upon question, Ms. Bennett said the Land Development Code will address the site access depending on where they place the buildings and the distance requirements. Blocks B and C cannot be gas stations. She confirmed that the access is not in this and the LDC will cover as far a distance and the building location.

Commissioner Scott said he wants to make sure there is thought to ingress/egress. He said if there is a gas station in Block A and you do not have access into or out if in on Block B that is the nightmare on traffic of whatever is going to be located in Block B going through it. He said it is not for today on the decision and hopefully the applicant takes this into consideration as they move forward.

Ms. Bennett showed the block arrows and said the intent is that there is cross access. She discussed potential site access. She said they do not have to build the driveway necessarily there but they would have to have some kind of cross access easement so that if there was an expansion further to the west they would be thinking ahead of time. She showed the median cut on Braddock Road.

Commissioner Troutman said that it was brought up in discussion yesterday that they would all have access within each other. She said the placement of this and when you look at the nature of the Sports Complex and this could support an Activity Center. She thinks we need to be looking at more than just the residential year-round housing and the numbers that are there because they have fluctuations based upon the sporting events. She said this clearly could support an activity center.

Ms. Bennett responded and said that was staff's approach to this. She said the Joint Planning Agreement (JPA) was approved in 2009. She discussed the growth in the area since that time frame.

The Chair opened the public hearing.

Travis Avery said this was brought before Auburndale and annexation was discussed with the city. He said there was a Conditional Use (CU) that the city wanted with this because it is not consistent with the city's plans for the growth. He said for them to pursue this development they needed to come to the county for this. He discussed other areas that are designated commercial and said that this is not consistent. He said he can speak for the residents in opposition. He said the JPA is loose and old. He said the city and the county need to work together on this.

The Chair closed the public hearing.

Upon question, Ms. Bennett confirmed that the drive-thru is a prohibited use in Block C. She stated a Level 3 Review would go through the Planning Commission and that is the standard with all other Neighborhood Activity Centers.

O.4. Public Hearing to consider adoption of a resolution providing notice of intent to use the uniform method for the levy, collection and enforcement of non-ad valorem assessments.

Minutes: County Attorney Randy Mink reviewed the resolution providing notice of intent to use the uniform method for the levy, collection and enforcement of non-ad valorem assessments. He recommended approval.

The Chair opened a public hearing; no one spoke.

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

O.5. Public Hearing to consider adoption of a resolution to vacate and close a portion of maintained right-of-way for Second Terrace a/k/a 1st Street North in the Eloise area near Winter Haven. (No fiscal impact)

Minutes: Scott Lowery, Real Estate Services, reviewed the proposed vacation of right-of-way. He said there are no objections to the proposed request. He said that staff recommends approval.

Upon question, Mr. Lowery said the parcels to the west are owned by the petitioner. He said the parcel ending in 4202 is not contiguous with this property and he believes that is owned by the petitioner. He said they own all the properties surrounding this. He said if there is access from here now this would all be through easement access and that would continue onto Second Terrace.

The Chair opened a public hearing; no one spoke.

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

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

P.1. Kevin Noble to discuss speed limit issues on Alturas Road & Alturas Loop Road

Minutes: Kevin Noble discussed speeding on Alturas Road and Alturas Loop Road. He said he is speaking on behalf of his neighbor Charles Palmer. He discussed the speeding on the roads and said they are going ten miles over the speed limit. He showed a video on his phone of speeding vehicles. He discussed safety concerns with bicyclists.

Mr. Beasley said he talked to Mr. Noble before the meeting. He said he has talked to the Sheriff's office about a targeted enforcement along the two roadway corridors. He said he has spoken to Jay Jarvis' office about things we can do to cause attention to speeders whether it is rumble strips or radar feedback signs. He said we are looking into solutions and it is a driver use habit.

Chair Santiago said the flash speed signs for some people does not make a difference. She said we will continue to work on this.

P.2. Comments.

Minutes: Debbie Hicks said 30 years ago they moved to Polk County, her husband asked for a divorce and her family bought her a mutt from the flea market. She said she had that dog for 17 years. She stated this is what got her into rescuing and she discussed how she loved her dog. She said the Sheriff's office is not talking to them and they just want to do the right thing. She asked the Board to listen to them and one day it will change.

James Abercrombie said this is the only format we have to understand how they make decisions. He said the Friday Agenda Meetings should be open discussions. He said the three-minutes is not meant to be the standard. He said they are doing a real good job at controlling. He said Commissioner Scott gave a speech and he thinks it was addressed to him; he said at least he is talking. He said we are not listened to. He discussed his roof and said Code Enforcement could do nothing about it and it is up to him to get it fixed. He said you give respect before you get respect. He discussed Sue and said her whole life is put out in front of everybody. He said another big problem is communication and the only way he can prove anything is through public records.

Commissioner Scott said he did give a piece of advice from last meeting but it was not addressed to Mr. Abercrombie it worked out timing wise and he was addressing the overall audience. He said is still a member of the community. He discussed the commissioners having appointments available. He said there are ways to communicate beyond this public forum. He discussed becoming the voice for constituents. He discussed the Development Review Committee meetings and said there is an e-mail list.

Meeting adjourned 10:25 a.m.