



Polk County Board of County Commissioners

Meeting Minutes - Draft

September 16, 2025 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. (RICK WILSON, CHAIR)

INVOCATION

Murphy Hanley, Polk County Fire Rescue Chaplain

PLEDGE OF ALLEGIANCE (RICK WILSON, CHAIR)

A. PRESENTATIONS and RECOGNITIONS

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

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

D.1. Disbursements.

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

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

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

G. COUNTY MANAGER (BILL BEASLEY)

G.1. Tri-Party Agreement for State Housing Initiatives Program (SHIP) Funding for Grove Manor Phase II Apartments, Lake Wales, Florida. (\$1,500,000 one-time expense)

Minutes: County Manager Bill Beasley discussed the Tri-Party Agreement for State Housing Initiatives Program Funding for Grove Manor Phase II apartments. He recommended approval.

Rick Crogran, Smith and Henzy Affordable Group, thanked the Board for their continued support on this project and other projects they have done in Polk County. He said we look forward to moving forward with Grove Manor and putting up to 300 units of affordable housing on the property.

Mr. Kirk thanked the Board for assisting them. He said that affordable housing is greatly needed in this area and they are excited. He thanked the Board.

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

G.2. 2nd Amendment to Power Line Road Northern Extension (Phase 1) Infrastructure Agreement - Cost increase in the amount of \$3,250,490

Minutes: County Manager Bill Beasley discussed the 2nd Amendment to Power Line Road Northern Extension Phase 1 Infrastructure Agreement. He recommended 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 3 (BILL BRASWELL)

I.1. Commissioner Braswell Comments.

Minutes: Commissioner Braswell had no comments.

J. COMMISSIONER DISTRICT 4 (MARTHA SANTIAGO)

J.1. Commissioner Santiago Comments.

Minutes: Commissioner Santiago said last week was a very hard week for many of us. She discussed the assassination of Charlie Kirk. She said it affected nationally, globally and also at home. She said her prayers go out to everyone who has been affected by this. She said her prayers go out to the family, his wife, his friends and the Turning Point family. She discussed September 11th and said it is a hard time to remember and it was close to 3,000 that perished during that time. She said it is a time for us to remember, that we can never forget, and it is our responsibility to make sure that we tell the story of 9/11 for the sake of America. She said it continues to affect us in many ways and to be in continuous prayer for those affected.

K. COMMISSIONER DISTRICT 5 (MICHAEL SCOTT)

K.1. Commissioner Scott Comments.

Minutes: Commissioner Scott had no comments.

L. COMMISSIONER DISTRICT 2 (RICK WILSON, CHAIR)

L.1. Chair Wilson Comments.

Minutes: Chair Wilson had no comments.

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

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

N.1. Public Hearing (LDCPAS-2025-14 Solution Land FLUMA Small Scale CPA) (Adoption Hearing) to consider the adoption of an applicant-initiated Small-Scale Comprehensive Plan Map Amendment to change the Future Land Use Map designation from Business Park Center (BPC) to Industrial (IND) in the Rural Development Area on a 26.21 +/- acre parcel.

Minutes: Chanda Bennett, Land Development, reviewed the proposed map amendment. She said that the Planning Commission and staff recommend approval.

The Chair opened a public hearing; no one spoke.

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

N.2. Public Hearing (LDCT-2025-12 Mobile Home Sales LDC Text Amendment) (Adoption Hearing) to allow Retail, Home Sales Offsite as a permitted use in the Industrial-X (INDX) land use district.

Minutes: Chanda Bennett, Land Development, reviewed the proposed text amendment. She 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.3. Public Hearing (LDCT-2025-16 Heavy Machinery Equipment Sales and Services LDC Text Amendment) (Adoption Hearing) to allow Heavy Machinery Equipment Sales and Services as a conditional use in the Industrial-X (INDX) land use district.

Minutes: Chanda Bennett, Land Development, reviewed the proposed text amendment. She said that the Planning Commission and staff recommend approval.

The Chair opened a public hearing; no one spoke.

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

O. PUBLIC HEARINGS

O.1. Public Hearing (LDCPAS-2024-7 Goldenrod Lane CPA) (Adoption Hearing) to consider the adoption of an applicant-initiated Small-Scale Comprehensive Plan

Map Amendment to change the Future Land Use Map designation from Development of Regional Impact (DRI) to Residential Low (RL-1) in the Poinciana Master Plan on a 17.1 +/- acre parcel near the city limits of Haines City.

Minutes: Chanda Bennett, Land Development, reviewed the proposed map amendment. She showed on a map where the high school will be located. She said the lot sizes range from 7,000 square feet to a quarter acre. She said that the Planning Commission and staff recommend approval.

Upon question, Ms. Bennett said there would be no other uses. She said it does not meet state statute for a school.

The Chair opened a public hearing.; no one spoke.

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

O.2. Public Hearing to consider adoption of a Resolution to vacate portions of platted, unopened, and unmaintained rights-of-way as shown on Fields Map of Survey of the Town of Loughman, Florida. (No fiscal impact)

Minutes: Scott Lowery, Real Estate Services, showed slides and reviewed the proposed vacation request. He said that there were no objections to the request. He said that staff recommends approval.

The Chair opened a public hearing; no one spoke.

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

O.3. Public Hearing to consider adoption of a Resolution providing that the proposed Polk County Ag-Center serves a public purpose

Minutes: County Attorney Randy Mink reviewed the resolution providing that the proposed Polk County Ag-Center serves a public purpose.

The Chair opened a public hearing.

Justin Sharpless said he is here as Vice Chair of the School Board and also the Board of Directors of the Youth Fair. He spoke in support and said this will be an amazing facility for our students and families. He said he appreciates all the hard work.

Mr. Mink confirmed the reason we are doing this is to make this eligible for grants.

The Chair closed the public hearing.

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

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

P.1. Comments.

Minutes: Cassandra Richards said she spoke to Steve Logan and they asked about the other roads. She said that they came up with solutions. She said the other roads they will cross the bridge when they get there. She said she is working with those people on the other roads for them to go to the Board. She said she is trying to work on the walking trail.

Diane Borders thanked the Board for what they have done for the speed bumps on Friedlander Road and Tangelo Road. She asked when they will have the speed bumps. She asked that we do not stall so long.

Meeting adjourned at 9:31 a.m.