

Polk County Board of County Commissioners

Meeting Minutes - Draft

August 19, 2025 Regular BoCC meeting

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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

A.1. Katie Hayes, Executive Director, Keep Polk County Beautiful, Inc., to present the FY 24/25 Completed Community Clean-Up Program and outline the FY 25/26 Proposed Community Clean-Up Work Plan.

Minutes: Katie Hayes, Executive Director, Keep Polk County Beautiful, Inc., presented the Completed Community Clean-Up Program. She said the program was established in 2011 and it is based on target areas. She said they speak at community meetings and coordinate with Code Enforcement and the Sheriff's office. She said they distribute flyers and use their website. She showed pictures of cleanups in Bartow, Inwood, Skyview, Eaton Park, Crystal Lake, South Combee, Unincorporated Davenport, Laughman, Eloise, Wahneta, Eagle Lake, Northeast Rockridge Road, Kathleen, and Secret Cove. She said they collected a total of 203.83 tons of garbage and 10,187 tires. She discussed the FY 25-26 proposed community Clean-Up Work Plan. She discussed the Recycling Art Contest. She thanked the Board, staff, sponsors and the volunteers for this program.

Chair Wilson said it is amazing what she does and we have a big county. He said she has a great team. He thanked Ms. Hayes and said we appreciate it.

Upon question, Ms. Hayes said that Solid Waste will put green boxes at the entrance of the landfill.

County Manager Bill Beasley said they will talk to the Board about what it will take or where one might be in the northeast. He said they will discuss the logistics and the cost to support one of those facilities. He said they will have a detailed discussion on putting it at least one location. He said they are unique facilities. He said 25 years ago we used to have convenience centers all over the county. He stated that we got out of that business when they implemented residential curbside collection and there was no longer a need. He said there is an issue with illegal dumping.

Commissioner Santiago thanked Ms. Hayes and her team for their outstanding job. She said she is amazed at the amount of tires collected.

Ms. Hayes said the residents receive notice of the event and they have to put items at the curb for pick-up. She said they are picking up illegal dumping and also from every property in the area.

Commissioner Santiago said she appreciates that. She thanked her and said we have a huge problem with illegal dumping. She said she wishes we could do more because it becomes a big issue in Polk County.

A.2. Employee Recognition

Minutes: The Board recognized Brenda Conoly from Solid Waste and Krystal Azzarella from Utilities for their years of service.

B. PUBLIC COMMENTS CONCERNING AGENDA ITEMS

B.1. Comments.

Minutes: David Dun-Rankin said he is with the Winter Haven Sun, the Four Corners Sun, and the Leesburg Sun Newspapers. He said he is here to speak on the public notices and said they are their public website partner. He said when they started this they thought there was a big bucket of notices that they thought they could save the county money on because staff could go into the website and enter them electronically and there was no charge. He said it has not been that way because if they ask for help then they charge them. He said the proposal today is no more help doing that work and they are going to have to do this on their own. He said he appreciated the county manager and county attorney for being so responsive in helping him figure this out. He said there is a second bucket that is a category of redevelopment and rezoning. He said all those public notices are paid for by the applicant and costs the county nothing. He said if they pass this the way it is written it will direct staff to not publish in the paper and publish only on the county website. He said those are important and contentious stuff and deserves as much public notice.

County Attorney Randy Mink said he would agree that there are a couple of buckets. He said the first bucket is for ordinances and other items that we are publishing in the newspaper and online that are not required to be published in the newspaper. He said

the second bucket would include some land development cases that are currently being published in the newspaper that are not required by statute to be published. He said the proposed resolution states that if it is not required by statute to be published in the newspaper it can be published online only. He said that is a decision of the Board if they want to remove that second bucket. He said the third bucket are the ones that are required by statute to be published in the newspaper and based on our agreement we are not being charged by the Sun.

Upon question, Mr. Mink stated that is the reason he brought this forward is because they have the Set Hearings for the vessel exclusion zones. He said if we do not do it correctly in the newspaper then someone can challenge it. He said they wanted the flexibility to make changes as they went through that process. He said newspapers have deadlines and that usually pushes it back at least one Board meeting. He said if the Board wants to discuss the land use items they can pull the item and they can amend it for land use items allowing everything else to be published online only. He said they can make a determination on the land development ones.

Commissioner Scott said if there is a way to help us out on the boating topic then he would support that. He said to holistically change everything warrants more discussion. He said if there is a way to help us out on the ordinance side for the boating exclusion zones and allowing more conversation that is a better way to approach it.

Commissioner Braswell said he would agree and if we do not do it that way Channel 8 and everybody else is going to say we are trying to hide the development issues which we are not. He said part of the reason Commissioner Scott is a commissioner is because he felt some information about a development was being hidden from him. He said the less of that we can do the better off we are.

Mr. Mink said we will pull that item and under his section he will ask for Board's approval to adopt a resolution that removes the requirement that notices for land use ordinances are published online. He said they can workshop this and the Board can give further direction.

C.1. Approve Consent Agenda.

Approve Consent Agenda by removing R. 37.

RESULT: APPROVED

MOVER: Bill Braswell

SECONDER: Becky Troutman

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

ELOISE COMMUNITY REDEVELOPMENT AGENCY

C.2. Approve Eloise CRA Consent Agenda.

Minutes: The Board recessed as the Board of County Commissioners and reconvened as the Eloise Community Redevelopment Agency at 9:29 a.m.

RESULT: APPROVED

MOVER: Bill Braswell SECONDER: Becky Troutman

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

HARDEN/PARKWAY COMMUNITY REDEVELOPMENT AGENCY

C.3. Approve Harden/Parkway CRA Consent Agenda.

Minutes: The Board recessed as the Eloise Community Redevelopment Agency and reconvened as the Harden/Parkway Community Redevelopment Agency at 9:30 a.m.

Commissioner Troutman said by doing this we are looking at moving up the sunset of this CRA by quite a few years. She said that it is important to see that has taken place and it will be sooner rather than later.

RESULT: APPROVED

MOVER: Bill Braswell

SECONDER: Martha Santiago

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

D.1. Disbursements.

Minutes: The Board reconvened as the Board of County Commissioners.

RESULT: APPROVED
MOVER: Bill Braswell
SECONDER: Michael Scott

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

D.2. Minutes of Regular Board meeting held on August 5, 2025.

RESULT: APPROVED
MOVER: Martha Santiago
SECONDER: Bill Braswell

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

E. REQUEST FROM ELECTED OFFICIAL and OTHER GOVERNMENTAL AGENCY

Minutes: County Manager Bill Beasley said about 5 months ago Dr. Jackson retired and she introduced Aaron Kissler as the interim assignment. He said he wants Commander Otis to talk about what the state wants to share with the county.

Health Assistant Deputy Secretary Aaron Otis said they are excited to be here today. He said we are seeking concurrence on Aaron Kissler being the next health officer in Polk. He said that he brings 18 years of health experience and more that 25 years of public health experience. He said Mr. Kissler is one of our most dependable health officers. He said they use him quite a bit when looking at strategic things for the future of public health.

Aaron Kissler said it has been a great experience working here and he wants to stay working here as the permanent health officer. He said this is one of the fastest growing counties in the United States and is such a great place for families and businesses to grow. He said it has been a great opportunity working with county government, Human Services, Emergency Management, the county insurance plan, the School District, and Polk Vision. He said these unique opportunities make this a great place. He said he hopes to bring his experience and it is a great opportunity to grow and promote public health. He said he is honored.

Upon question, Mr. Kissler said he will be working only in Polk and his position in Lake County is already being advertised.

Commissioner Braswell moved to approve the appointment of Aaron Kissler as Administrator of the Department of Health in Polk County; the motion was seconded by Commissioner Troutman. The motion carried 5/0.

F. COUNTY ATTORNEY (RANDY MINK)

Minutes: Consent Agenda Item R.37:

County Attorney Randy Mink requested the Board adopt a resolution amending Resolution No. 24-125 removing the requirement to publish in the newspaper for non-land use notices when not required by statute.

Upon question, Mr. Mink said on the Consent Agenda the Board approved a Set Hearing for exclusion areas for Lake Winterset, Lake Clinch, and Lake Ariana. He stated that on May 20th the waterway protection ordinance was adopted in which the county created vessel exclusion areas and adopted rules that are required under the vessel exclusion areas. He said they authorized to create the exclusion boundaries by resolution and that ordinance was sent to FWC. He said at that time it was their understanding that they were okay with the ordinance. He said as part of the process the Sheriff's office has to submit an application for the markers they place in the lakes; he said when FWC reviewed the ordinance they had areas of concern. He said the FWC took the position that the boundaries have to be created by ordinance and not by resolution. He said now the only concern FWC has is that the boundaries have to be created by ordinance. He stated that once we adopt this they are okay with everything and they should approve the application quickly. He said the Sheriff's office already has the markers ordered and has a vendor.

Commissioner Scott said we are going through this process because there are a few that cannot make good choices. He said if you are going out on a boat enjoy the time with your family. He said if you are going to horseplay and be violent there is no place for this and this is the way to reinforce this to keep everybody safe.

Commissioner Troutman said everyone will have access to boat in. She said we are going to ensure that we have safety for our swimmers and families. She said that we are not going to have people who make bad choices and go into a swim area. She said when you look at the safety aspect this has been greatly needed. She thanked the county attorney and the sheriff for pushing this through.

RESULT: APPROVED
MOVER: Bill Braswell
SECONDER: Becky Troutman

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

G. COUNTY MANAGER (BILL BEASLEY)

G.1. Approve Consultant Services Authorization (CSA) No. 22-084-03 with CONSOR Engineers, LLC (Consultant) to provide Construction Engineering and Inspection (CEI) services for the N. Galloway (CR 542A) at 10th St Intersection Improvement Project. (\$446,183.88 one-time expense)

Minutes: County Manager Bill Beasley reviewed the Consultant Services Authorization No. 22-084-03 with CONSOR Engineers, LLC, for the North Galloway at 10th Street intersection improvement project. He recommended approval.

RESULT: APPROVED

MOVER: Becky Troutman

SECONDER: Bill Braswell

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

G.2. Approve two agreements with DataMark Technologies for (1) technical services to implement and provide annual support services for E-9-1-1 GIS data management software (5YR cost \$381,731.00) and (2) hosting of the software and the annual Software as a Service (SaaS) subscription. (5YR cost \$438,972.00)

Minutes: County Manager Bill Beasley discussed the two agreements with DataMark Technologies for technical services implementing and providing annual support services for E-9-1-1 GIS data management software and hosting of the software and the annual Software as a Service (SaaS) subscription. He recommended approval.

RESULT: APPROVED
MOVER: Bill Braswell
SECONDER: Michael Scott

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

G.3. Approve the Florida Department of Environmental Protection Grant Agreement (WRP15) in partnership with Polk County for the Restoration and Creation of Wetlands along Lake Hamilton and Peace Creek Canal (One-time revenue of \$850,000; required County match \$850,000).

Minutes: County Manager Bill Beasley discussed the Florida Department of Environmental Protection grant agreement (WRP15) in partnership with Polk County for the restoration and creation of wetlands along Lake Hamilton and Peace Creek Canal. He recommended approval.

RESULT: APPROVED
MOVER: Michael Scott
SECONDER: Martha Santiago

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. Reappoint Beatrice "Bea" Hancock as a member (Seat 4) of the Polk County Historical Commission for the three-year term, October 1, 2025 through September 30, 2028.

RESULT: APPROVED

MOVER: Bill Braswell

SECONDER: Martha Santiago

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

I.2. Commissioner Braswell Comments.

Minutes: Commissioner Braswell had no comments.

J. COMMISSIONER DISTRICT 4 (MARTHA SANTIAGO)

J.1. Appoint Cyndi Jantomaso, as a member of the Polk County Planning Commission, for the three-year term, October 1, 2025 to September 30, 2028.

Minutes: Commissioner Santiago said Ms. Jantomaso is here today and she thanked her for her service to the county.

RESULT: APPROVED
MOVER: Martha Santiago
SECONDER: Becky Troutman

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

J.2. Commissioner Santiago Comments.

Minutes: Commissioner Santiago had no comments.

K. COMMISSIONER DISTRICT 5 (MICHAEL SCOTT)

K.1. Appoint Larry Thompson to replace Jenna Sutton on the Comprehensive Plan Advisory Committee (CPAC).

RESULT: APPROVED
MOVER: Michael Scott
SECONDER: Bill Braswell

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

K.2. Reappoint Stacy Campbell-Domineck as a Member of the Citizens HealthCare Oversight Committee, representing Work Force, for the four-year term, October 1, 2025, through September 30, 2029.

RESULT: APPROVED
MOVER: Michael Scott
SECONDER: Bill Braswell

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

K.3. Commissioner Scott Comments.

Minutes: Commissioner Scott had no comments.

L. COMMISSIONER DISTRICT 2 (RICK WILSON, CHAIR)

L.1. Reappoint Denise Bohde as a member (Seat 3) of the Polk County Historical Commission for the three-year term, October 1, 2025 through September 30, 2028.

RESULT: APPROVED

MOVER: Bill Braswell

SECONDER: Martha Santiago

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

L.2. 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 he swore in those who plan to speak.

N.1. Public Hearing (LDCPAL-2024-19 Minute Maid Ramp Road 1 CPA) (Adoption Hearing) to consider a Comprehensive Plan Map Amendment to change the Future Land Use from Residential High (RHX) to Tourism Commercial Center (TCCX) on +/- 3.2 acres of a +/- 13.47-acre parcel. (No Fiscal Impact)

Minutes: Land Development Director Ben Ziskal reviewed the proposed map amendment. He said that the Planning Commission recommends approval. He said there were no comments from the Department of Commerce. He said that staff recommends approval.

The Chair opened a public hearing; no one spoke.

RESULT: APPROVED
MOVER: Martha Santiago
SECONDER: Bill Braswell

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

N.2. Public Hearing (LDCPAS-2025-8 Lake Daisy CPA) (Adoption Hearing) to consider the adoption of a County-initiated Small Scale Comprehensive Plan Map Amendment to change the Future Land Use (FLU) designation from Recreation Open Space (ROS) to Residential Low (RL) on +/- 3.9 acres. This case is related to LDCD-2025-2 which is sub-district change from Residential Low-1 (RL-1) to Residential Low-4 (RL-4). (No Fiscal Impact)

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

N.3. Public Hearing (LDCD-2025-2 Lake Daisy Sub-district) (Adoption Hearing) to consider the adoption of a Future Land Use Map sub-district change from Residential Low-1 (RL-1) to Residential Low-4 (RL-4) on +/- 3.9 acres. The case is related to LDCPAS-2025-8, a request to change the Future Land Use Map from Recreation Open Space (ROS) to Residential-Low (RL). (No Fiscal Impact)

Minutes: Land Development Director Ben Ziskal reviewed the proposed map amendment. He said that the Planning Commission recommends approval. He said that staff recommends 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.4. Public Hearing (LDCD-2025-1 Stuart Property Sub-District Change) (Adoption Hearing) to consider the adoption of a Sub-District change from Residential-Low-1 (RL-1) to Residential-Low-4 (RL-4) on +/- 178 acres in an Urban Growth Area (UGA). (No Fiscal Impact)

Minutes: Land Development Director Ben Ziskal reviewed the proposed sub-district change. He said that the Planning Commission recommended approval 4/3. He said that staff recommends approval.

Upon question, Mark Bennett, Land Development, said the church is further down the road on Thornhill Road closer to Spirit Lake Road. He confirmed that the Board agreed to change this to RL-1 and now they are asking to change a portion of it to RL-4.

Upon question, Mr. Ziskal said when the land use is changed the Comp Plan defaults to RL-1. He said the change from ARR to Residential Low automatically defaults to RL-1. He said the difference is the lot size and the density. He said RL-4 will allow the

smaller lot sizes. He said the intent is to develop the east side with smaller lots and the west with one acre lots.

Commissioner Scott said in looking at this RL-1 dominates this area.

Upon question, Mr. Ziskal said that directly adjacent to the site is RL-1 and further out closer to Spirit Lake Road there is RL-2. He said the east side is certainly closer to the smaller lots and the higher density and the west side is closer to the RL. He showed where the higher density properties are on an aerial photo.

Commissioner Braswell said what made it easier for him is that there will be a mountain between them and he doubts one side will be able to see the other side. He said they are two completely different communities.

The Chair opened a public hearing.

Michael Harrison said now they want to bring back the multi-story. He asked if the multi-story will be brought back.

Mr. Ziskal said the request is for RL which would give the smaller quarter acre lots. He said a single-family home could be built as two stories. He said the request is not for RM, apartments, or townhomes.

Commissioner Scott asked what would be the future path for further development patterns or suggestions. He asked from RL-4 what is the next step.

Mr. Ziskal reviewed the development standards for a RL-4. He said any deviation would need a variance or a Planned Development.

Commissioner Troutman said a two-story home could be built on either side of this. She said we are not looking at a multi-story or a multi-family possibility in the RL-4. Mr. Ziskal confirmed that this is correct.

Mr. Harrison said before they were considering townhomes or apartments.

Mr. Ziskal said changing or increasing the density would require a land use change before this Board as a public hearing.

Commissioner Scott discussed changing the land use and asking for more and more.

Commissioner Troutman said she is cautious and we have to look at the proposal in front of us. She said if something else is going to change then we have that discussion. She said she thinks we are going down a scary legal path when we are bringing that into the discussion.

Commissioner Braswell said it is rare for something like this to keep stepping and stepping. He said it is up to the Board to say enough is enough. He said we already told them once that RM was not acceptable.

Commissioner Troutman said there will not be the discussion of the apartments and that will not be in this project as they vote for this today under this proposal.

In response to Mr. Harrison, Commissioner Troutman said she cannot look into the future and she has to focus on the facts of what is in front of them. She said for them to project out puts them in an uncomfortable position.

Mr. Harrison asked has there been any study on traffic. He said Thornhill Road is backed-up a mile.

Commissioner Braswell said we do not get to the traffic until we figure out what they are going to do. He said once they come up with a plan, then the county looks at how the traffic will be.

Daniel Bence said most of his concerns they have discussed. He said now you are going to change it to where there will be more people and development. He said his way of life is being sold-out. He discussed Thornhill Road and the traffic. He said the more they develop and the more density the worse this will be. He said if the Board lived out there they would not approve this.

Shelton Rice, applicant, showed slides and reviewed the proposed land use changes. He discussed the designations for RL-1. He discussed the surrounding area and the compatibility. He said there is a lot of separation and majority of the site is surrounded by vegetative buffering. He discussed the surrounding land use densities. He requested Board approval.

The Chair closed the public hearing.

Upon question, Mr. Ziskal said when they went through the Comp Plan process the decision of the Board at that time was RM or RL. He said once the entire area was RL the applicant was able to look at a sub-district change.

RESULT: APPROVED

MOVER: Becky Troutman

SECONDER: Bill Braswell

AYE: Troutman, Wilson, and Braswell

NAY: Santiago, and Scott

O. PUBLIC HEARINGS

O.1. Public Hearing (LDCPAS-2025-9 ECP 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 (FLU) designation from Town Center (TCX) to Employment Center (ECX) in the US 98 Selected Area Plan on +/- 5.45 acres. (No Fiscal Impact)

Minutes: Chanda Bennett, Land Development, showed slides and reviewed the proposed map amendment. She said this is compatible with the surrounding area. She

said that staff and the Planning Commission recommends approval.

Upon question, Ms. Bennett said adjacent to the south is a trail head with parking and a restroom.

The Chair opened a public hearing.

Shelton Rice, applicant, said this is commercial to commercial. He said this is more consistent. He said he is available for questions.

The Chair closed the public hearing.

RESULT: APPROVED
MOVER: Martha Santiago
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: Cassandra Richards thanked Katie Hayes for collecting. She said they have a problem with dumping on Lewis Griffin Road. She said she prays and hopes they get the speed bumps quickly done. She said there is a BMW that speeds 75 to 80 miles. She said she is surprised the animal people are not here. She said TNR is good and she asked who is responsible for the flea infestation and the shots.

Debbie Hicks said she is here to finish discussing who owns Animal Control. She said she found a document on operations and assets. She said the county owns the facility and the Sheriff operates the facility. She asked to see if there is something that shows that the Sheriff owns the facility. She said we treat our animals differently now. She asked for advisory councils and to fix or make a new facility.

James Abercrombie showed his emails on everything he has requested about the fence. He said this is his proof and he asked where is their proof. He said there is nothing there about the fence. He said he wished he was treated the way everyone else is treated in this building. He said he went upstairs for a records request and there was a deputy there with the public records liaison. He said we need to get this changed and asked if anybody wants to sit down with him. He said there is not anything in here about the field.

Meeting adjourned at 10:46 a.m.