



Polk County Planning Commission

Meeting Agenda

September 10, 2025 Regular Planning Meeting

Call Agenda Workshop to Order 8:50 a.m.

A. Planning Commission (PC) will discuss agenda items and consider additions, deferments, withdrawals to published agenda. Planning Commission will discuss any particular agenda items of concern with any Planning Commission member.

B. Planning Commission will consider and review with staff any upcoming ordinance revisions, comprehensive plan recommendations or other matters of concern to the Planning Commission.

Note: This first part of the monthly Planning Commission agenda is a workshop. No official action on any item will be taken at the workshop. While the public is invited to attend, no public comment will be solicited during the workshop.

Call Public Hearing to Order 9:00 a.m. Or as soon thereafter as the particular case may be heard 9:00 a.m.

Roll Call / Attendance

Pledge of Allegiance

Approve Minutes

Reordering of the Agenda - Prior to beginning the Business of the Planning Commission, the Commission may reorder the Agenda.

1) Reorder Agenda

a) At the discretion of the Planning Commission members, a lunch break may be called if the hearing of cases goes beyond 12:00 p.m.

2) Considerations of items to be withdrawn, deferred, or continued.

Explanation of General Procedures

Voir Dire of Expert Witnesses

Staff Resumes

Explanation of Quasi-Judicial Proceedings

Agenda Item

Old Business

1. LDCU-2025-11 (ERUSA Water Treatment Plant)

New Business

2. LDCU-2025-19 (CR 540A Booster Pump Station)
3. LDCU-2025-10 (Mercado Mobile Home)
4. LDCU-2025-13 (Hatch Event Facility CU)
5. LDCU-2025-15 (Tiger Creek Preserve CU)
6. LDCT-2025-13 (Non-Phosphate Mining Exemption)
7. LDCPAL-2025-8 (North Ridge SAP PIX Comprehensive Plan Text)
8. LDCT-2025-14 (North Ridge SAP PIX Text Amendment)
9. LDCPAL-2025-6 (Poinciana Bayberry St CPA)
10. LDCPAS-2025-15 (Crescent Road CPA)
11. LDCCD-2025-3 (Hamilton Road Sub-district)
12. LDCCD-2025-5 (Bowling Green District Change)
13. LDCPAS-2025-20 (Willow Oak Fire Station)

Comp Plan Amendment Update

Adjournment