



Polk County Planning Commission

Meeting Agenda - Final

August 06, 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

Meeting Minutes June 4, 2025

Meeting Minutes July 9, 2025

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2) Considerations of items to be withdrawn, deferred, or continued.

LDCPAS-2025-19 (PRWC Receiving Facility CPA) - CONTINUED

LDCD-2025-4 (PRWC Receiving Facility District Change) - CONTINUED

Explanation of General Procedures

Explanation of Quasi-Judicial Proceedings

Voir Dire of Expert Witnesses

Staff Resumes

Agenda Item

New Business

1. LDSP-2025-1 (Cottonwood Sign Plan)
2. LDCT-2025-12 (Retail, Home Sales Offsite Text Amendment)
3. LDCT-2025-16 (Heavy Machinery Equipment Sales and Services Text Amendment)
4. LDCU-2025-9 (C4 Towers)
5. LDCU-2025-11 (ERUSA Water Treatment Facility)
6. LDCPAS-2024-7 (Goldenrod Lane CPA)
7. LDCPAS-2025-14 (Solution Land FLUMA CPA)
8. LDPD-2025-4 (Gull Drive PD Mod)
9. LDPD-2025-1 (Poinciana PD)
10. LDPD-2025-2 (Center State PD)
11. LDPD-2025-3 (Crescent Valley Ranch PD)
12. LDCPAS-2025-18 (Christina Fire Station CPA)

Adjournment