



Polk County Planning Commission

Meeting Agenda

August 05, 2026 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

Draft meeting minutes for June 3, 2026, for approval

Draft meeting minutes for July 8, 2026, for approval

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2) Considerations of items to be withdrawn, deferred, or continued.

LDCU-2026-3 (Recreation High-Intensity CU) Continued

LDCU-2026-11 (Mulberry Concrete) Continued

LDCT-2026-11 (Docks LDC Text Amendment) Continued

Explanation of General Procedures

Voir Dire of Expert Witnesses

Staff resumes

Explanation of Quasi-Judicial Proceedings

Agenda Item

Old Business

1. LDPD-2026-4 (Berkley Crossings PD)

New Business

2. LDCPAS-2026-12 (Pavers Road CPA)
3. LDCPAL-2025-7 (Mims Crossing CPA)
4. LDCT-2025-15 (Mims Crossing LDC Text Amendment)
5. LDCPAS-2026-6 (Eloise Main Street Corridor CPA)
6. LDCT-2026-13 (Eloise Main Street Corridor LDC Text Amendment)
7. LDCT-2026-10 (Airport Impact Districts)
8. LDCPAL-2026-7 (FS 163 CIE Comprehensive Plan Update)

Comprehensive Plan Update

Right-of-Way Presentation

Southwest Polk Phosphate District Presentation

Message from the Land Development Director

Adjournment