



Polk County Planning Commission

Meeting Minutes - Final

June 03, 2026 Regular Planning Meeting

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

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 - May 6, 2026

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2) Considerations of items to be withdrawn, deferred, or continued.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 - Agricola Firearm Range CU - Continued to July 8, 2026

LDPD-2026-4 - Berkley Crossings PD - Continued to July 8, 2026

Explanation of General Procedures

Voir Dire of Expert Witnesses

Staff Resumes

Explanation of Quasi-Judicial Proceedings

Agenda Item

New Business

1. LDCPAS-2026-10 (GraylineX CPA)
2. LDCT-2026-7 (GrayLineX LDC Text Amendment)
3. LDCPAL-2026-4 (Organic Matters CPA)
4. LDCT-2026-14 (Polk City SPA LCCX Text Amendment)
5. LDCD-2026-3 (Goldenrod Ln RL-1 to RL-4)
6. LDCPAS-2025-36 (Hwy 540A OCX CPA)
7. LDCPAS-2025-24 (Shimmering Dr CAC CPA)
8. LDCT-2026-5 (Shimmering Drive LDC Text Amendment)
9. LDCU-2026-9 (Waffle House Highland City TCX)
10. LDCU-2026-2 (TOHO Water Authority)
11. LDCU-2026-8 (Reynolds Road Event Facility)
12. LDCU-2026-7 (West Cannon Heights Duplex)
13. LDCU-2026-5 (CR 547 Short-Term Rental)
14. LDPD-2026-7 (U.S. Hwy 27 Retail Center Modification)
15. LDSPD-2026-1 (Old Dixie Highway SPD)
16. LDPD-2026-6 (Deeson Road RRD)
17. LDCU-2025-35 (Crossed Paws Rescue CU)
18. LDCPAL-2026-5 (Text amendment to Section 2.130-B Indian Lakes Estates for Sewer and Duplex units)
19. LDCT-2026-12 (Text amendment to Chapter 4, Section 402 C - Indian Lakes Estate for sewer, duplex units and adding a use table)

Comprehensive Plan update

Adjournment