



## Polk County Planning Commission

### Meeting Agenda

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October 01, 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 - September 10, 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##### **2) Considerations of items to be withdrawn, deferred, or continued.**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-2025-16 - Osprey Creek CPA - Continued to November

LDCU-2025-27 (PRWC Wells #9 and #14) - Continued to November

LDSPD-2025-7 (Skyview Drive SPD) - Continued to November

#### **Explanation of General Procedures**

## **Explanation of Quasi-Judicial Proceedings**

### **Voir Dire of Expert Witnesses**

Staff Resumes

### **Agenda Item**

#### **New Business**

1. LDCU-2025-17 (Sunrise Day Care CU)
2. LDWA-2025-31 (Bear Oak Ranch Waiver)
3. LDWA-2025-29 (McStuckers Ranch Access Waiver)
4. LDCPAS-2025-21 (Old Tampa Hwy IND CPA)
5. LDCPAS-2025-22 (Motor Vault East CPA)
6. LDCT-2025-7 (Cargo Containers LDC Text Amendment)
7. LDCT-2025-8 (Pool Safety Text Amendment)
8. LDCT-2025-9 (SE Polk Mobile Homes)

#### **Comprehensive Plan Update**

Election of Officers

#### **Adjournment**