



## Polk County Planning Commission

### Meeting Agenda

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December 03, 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 October 1, 2025

Meeting Minutes November 5, 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2) Considerations of items to be withdrawn, deferred, or continued.

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

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

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

## Staff Resumes

### **Agenda Item**

#### **New Business**

1. LDCU-2025-32 (Colonial Avenue Duplex)
2. LDCU-2025-30 (Hardin Combee Church)
3. LDCU-2025-31 (Old Hwy 37 CU)
4. LDCCD-2025-10 (Poinciana-Bayberry St PPP Sub-District Change)
5. LDCPAS-2025-30 (Lake Gibson Estates CPA)
6. LDCT-2025-21 (Lake Gibson Estates LDC Text Amendment)
7. LDSPD-2025-7 (Skyview Drive SPD)
8. LDCU-2025-29 (Mammoth Grove Mine)
9. LDCT-2025-24 (Powerline Landscaping Buffers)
10. LDCT-2025-23 (Alcohol Separation Requirements & Hours)

#### **Comprehensive Plan update**

#### **Adjournment**