

**Poinciana Parkway - Structure Development
Request for Planned Unit Development (PUD) Amendment
LDPD-2025-5**

1. Property Overview

The subject property consists of approximately 404.48 acres located within the Poinciana Village 6 Neighborhood 3NW subdivision, as illustrated in Exhibit M. The site is currently situated within the Development of Regional Impact (DRI) land use/zoning district and is subject to a previously approved Planned Unit Development (PUD).

2. Vesting Status

The subject property holds two levels of entitlement:

1. Development of Regional Impact (DRI) Vesting:

The property is vested under BLIM 691-004, issued by the State of Florida Department of Community Affairs, Division of Local Resource Management. The vested rights include:

- 633 Single-Family Detached units
- 415 Multi-Family Attached units
- 102,275 square feet of Commercial use
- 113.5 acres designated as Open Space
- 6.5 acres designated as Greenway
- 30.5 acres designated as Institutional
- 48.7 acres for Roads
- 2.0 acres for Services

2. Approved Planned Unit Development – LDPD-2023-29:

In addition to the DRI vesting, the property is currently governed by LDPD-2023-29, an approved Planned Unit Development (PUD) establishing development rights for a two-phase residential community totaling 909 Single-Family Detached units.

- Phase 1: 459 Single-Family Detached Units
- Phase 2: 450 Single-Family Detached Units

These phases are interconnected and designed with multiple access points to Poinciana Parkway. As per the approved narrative, the Commercial and Institutional parcels remain reserved for future development.

This PUD Amendment builds upon these approved entitlements and proposes modifications as outlined in Section 3 of this narrative.

3. Proposed PUD Amendment

The applicant is requesting a Planned Unit Development (PUD) Amendment to revise the previously approved LDPD-2023-29 by redistributing units across four development phases and incorporating land recently redesignated as Residential-Low (RL) pursuant to Small-Scale Comprehensive Plan Amendment LDCPAS-2025-16.

The amendment proposes a total of 949 Single-Family Detached dwelling units, allocated as follows (see Exhibit C):

- Phase 1: 217 Single-Family Detached Units
- Phase 2: 213 Single-Family Detached Units
- Phase 3: 139 Single-Family Detached Units
- Phase 4: 380 Single-Family Detached Units

Each phase is internally connected and will be accessed via multiple entrances along Poinciana Parkway, maintaining a cohesive, well-integrated street network.

The Commercial and Institutional parcels identified in the original PUD approval (LDPD-2023-29) have been eliminated from the plan and were officially redesignated to Residential-Low (RL) through the adoption of LDCPAS-2025-16. These areas have now been integrated into the single-family residential and recreational structure of the amended PUD.

This amendment is intended to reflect and implement the updated land use designations and provide for a more consistent and feasible development pattern, while remaining within the overall density and entitlement framework established by the DRI and approved PUD.

4. Density and Unit Configuration

The residential product type across all phases will consist of a blend of 40-foot by 120-foot and 50-foot by 120-foot Single-Family Detached lots. This configuration results in an overall gross density of 3.65 dwelling units per acre, consistent with the site's Future Land Use designation and surrounding development context.

5. Development Standards

The following residential development standards will apply to all single-family lots within Phases 1 through 4:

- Interior Side Setbacks: 5 feet
- Garage Setback (from Right-of-Way): 25 feet
- Primary Structure Setback (Front): 15 feet
- Rear Setback: 10 feet
- Corner Lot Setback (Side facing Right-of-Way): 15 feet
- Accessory Structures (Side/Rear): 5 feet

These standards align with the intent and purpose of the Polk County Land Development Code and ensure compatibility with surrounding residential development.

6. Stormwater Management

A total of seven stormwater management ponds will be distributed throughout the project site, ensuring adequate water quality treatment and flood protection per Southwest Florida Water Management District (SWFWMD) criteria. These ponds will be landscaped to enhance aesthetics, and three of them will be dual-purposed as Recreation Type I facilities, providing passive recreational opportunities for residents (see Exhibits C and E).

7. Recreational Amenities

The development will provide a range of recreational amenities in accordance with Polk County's PUD requirements. These will include Recreation Types I, II, and IV, as identified in Exhibit E. The proposed amenities will be integrated within each phase and accessible to all residents via an established Homeowners' Association (HOA). The HOA will also be responsible for the operation and maintenance of Recreation Type IV facilities, serving the overall community.

8. Scenic Vistas and Visual Enhancements

To promote visual interest and preserve open view corridors, **scenic vistas** have been incorporated throughout the site design, particularly at key entry points and along the internal circulation network. These features are illustrated in **Exhibit C** and contribute to the quality-of-life experience for future residents.

Conclusion

This PUD Amendment respectfully requests the redistribution of existing vested entitlements to establish a cohesive, four-phase single-family residential community. The proposed layout, density, amenities, and open space integration meet or exceed the County's Land Development Code requirements and are consistent with the long-term vision for the Poinciana area. Approval of this amendment will allow for a logical and sustainable continuation of growth in this area of Polk County.