

LDSPD-2025-2 - Old Dixie SPD

Menu Reports Help

Application Name: [Old Dixie SPD](#)
File Date: [12/19/2025](#)
Application Type: [PC-Suburban Planned Development](#)
Application Status: [Approved For Hearing](#)

Application Comments:	View ID	Comment	Date
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Description of Work: [SPD submittal for a single family development consisting of 31 lots. Project area consists of parcels 25-28-05-000000-043010, 043050, & 043060.](#)
Application Detail: [Detail](#)
Address: [1998 OLD DIXIE HWY, AUBURNDALE, FL 33823](#)
Parcel No: [252805000000043010](#)
Owner Name: [HB & CT LLC](#)

Contact Info:	Name	Organization Name	Contact Type	Contact Primary Address	Status
	Charles Brooker		Applicant	Mailing_6039 Cypress ...	Active
	Charles Brooker		Engineer	Mailing_6039 Cypress ...	Active

Licensed Professionals Info:	Primary	License Number	License Type	Name	Business Name	Business License #
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Job Value: [\\$0.00](#)
Total Fee Assessed: [\\$4,473.00](#)
Total Fee Invoiced: [\\$4,473.00](#)
Balance: [\\$0.00](#)

Custom Fields: **LD_GEN_PUB**
PUBLIC HEARINGS
Development Type
[Planning Commission](#)

Application Type
[Suburban Planned Development](#)
Brownfields Request
-

Affordable Housing

GENERAL INFORMATION		
Expedited Review	Number of Lots	
	-	
Will This Project Be Phased	Acreage	
	20.29	
DRC Meeting	DRC Meeting Time	
01/29/2026	not needed	
Rescheduled DRC Meeting	Rescheduled DRC Meeting Time	
-	-	
Green Swamp	Number of Units	
No	-	
Case File Number	Is this Polk County Utilities	Is this Application a result of a Code Violation
-		No
One Year Extension	FS 119 Status	Code Violation Case Number
-	Non-Exempt	-

ADVERTISING	
Legal Advertising Date	BOCC1 Advertising Date
-	-
BOCC2 Advertising Date	Advertising Board
-	Planning Commission

MEETING DATES	
Community Meeting	Planning Commission Date
-	04/01/2026
Land Use Hearing Officer 3	1st BOCC Date
-	-
2nd BOCC Date	LUHO-Level 3
-	-

HEARING	
PC Hearing Results	PC Vote Tally
-	-
BOCC 1st Hearing Results	BOCC 1st Vote Tally

BOCC 2nd Hearing Results

-

BOCC 2nd Vote Tally

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FINAL LETTER

Denovo Appeal

-

Denovo Tally

-

LD_GEN_PUB_EDL

Opening DigEplan List...

DigEplan Document List

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PLAN REVIEW FIELDS

TMPRecordID

POLKCO-25EST-00000-74139

RequiredDocumentTypesComplete

Yes

DocumentGroupforDPC

DIGITAL PROJECTS LD

AdditionalDocumentTypes

Applications,AutoCad File,Binding Site Plans (PDs, Yes and CUs),CSV,Calculations,Correspondence,Design Drawings,Flood/Traffic Studies,Impact Statement,Inspections,Miscellaneous,Plats,Record Drawings,Response Letter,Resubmittal Complete,Staff Report/Approval Letter,Survey,Title Opinion

RequiredDocumentTypes

-

Activate DPC

Activate FSA

Yes

DigitalSigCheck

Yes

PLAN UPLOAD ACKNOWLEDGEMENT

Upload Plans Acknowledgement

y

SELECTED AREA PLANS

Selected Area Plans

LAND USE

Selected Area Plan LU Code

DEVELOPMENT AREA

Development Area

NOR

Neighborhood Organization Registry (NOR)

PUBLIC MAILERS

Posting Board	Number of Boards (Number)	Number of Mailers (Number)	Date Mailed	Date Posted	NOR
PC	1			03/16/2026	

Workflow Status:	Task	Assigned To	Status	Status Date	Action By
	Application Submittal	Lyndsay Rathke	Application ...	01/09/2026	Lyndsay Rathke
	Engineering Review				
	Fire Marshal Review	Kim Turner	Approve	01/09/2026	Kim Turner
	Planning Review	Aleya Inglima	Approve	02/13/2026	Aleya Inglima
	School Board Review	School District	Approve	01/09/2026	School District
	Roads and Drainage Review	Phil Irven	Approve	01/12/2026	Phil Irven
	Surveying Review	Mike Benton	Approve	01/30/2026	Mike Benton
	Review Consolidation	Lyndsay Rathke	Approved for...	02/13/2026	Lyndsay Rathke
	Staff Report				
	Public Notice				
	Hearing				
	BOCC Hearing				
	Final Letter				
	Archive				

Condition Status:	Name	Short Comments	Status	Apply Date	Severity	Action By
Scheduled/Pending Inspections:	Inspection Type	Scheduled Date	Inspector	Status	Comments	
Resulted Inspections:	Inspection Type	Inspection Date	Inspector	Status	Comments	