

LDCPAL-2025-6 - Poinciana- Bayberry St. PPP

Menu

Reports

Help

Application Name:

Poinciana- Bayberry St. PPP

File Date:

05/28/2025

Application Type:

BOCC-CPA Large

Application Status:

Approved for Hearing

Application Comments:

View ID

Comment

Date

Description of Work:

To initiate a Large-Scale Comprehensive Plan Amendment (L-CPA) for approximately 72.27 acres located within Village 8, Neighborhood 3W of the Poinciana Pre-Develo

of Regional Impact (Pre-DRI). The request seeks to amend the Future Land Use designation of the subject property from its current Residential entitlements to Institutional

facilitate the development of a public high school campus. The proposed amendment is intended to support long-range community infrastructure planning and meet the g

demand for educational facilities in the Poinciana area. The site has been identified in coordination with the Polk County School Board and is strategically positioned to se

projected student population generated by existing and future residential developments within the broader Poinciana Planned Community.

Application Detail:

Detail

Address:

0 POINCIANA PKWY, POINCIANA, FL 34759

Parcel No:

282814935310000001

Owner Name:

KK CATTLE COMPANY LLC

Contact Info:

Name	Organization Name	Contact Type	Contact Primary Address	Status
John Adams		Engineer	Mailing, 8 Broadway, S...	Active
Jay Klima		Engineer		Active
Jay Klima	Klima Weeks Civ...	Organization	Mailing, 385 Douglas A...	Active
Jay Klima	Klima Weeks Civ...	Individual		Active
Jay Klima	Klima Weeks Civ...	Individual		Active
SCHOOL BOARD OF POLK C...	Klima Weeks Civ...	Individual		Active
Jay Klima	Klima Weeks Civ...	Individual		Active
Structure Development	Structure Devel...	Individual	Mailing, 3700 34th Str...	Active
STRUCTURE DEVELOPMENT LLC	STRUCTURE DEVEL...	Individual	Mailing, 3700 34th Str...	Active
John Adams		Individual	Mailing, 8 Broadway #...	Active
John Adams	RJWA, Inc.	Individual	Mailing, 8 Broadway, S...	Active
John Adams	RJWA, Inc.	Individual	Mailing, 8 Broadway, S...	Active
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John Adams	RJWA, Inc.	Individual	Mailing, 8 Broadway, S...	Active
John Adams	RJWA, Inc.	Individual	Mailing, 8 Broadway, S...	Active
John Adams	Space Source, INC	Individual	Mailing, 8 Broadway FL...	Active
John Adams	Space Source, INC	Individual		Active
STRUCTURE DEVELOPMENT LLC	STRUCTURE DEVEL...	Individual	Mailing, 8 Broadway, S...	Active
Jay Klima	Klima Weeks Civ...	Individual	Mailing, 385 Douglas A...	Active
John Adams	Rj Whidden and ...	Applicant	Mailing, 316 Church St...	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:

\$5,512.30

Total Fee Invoiced:

\$5,512.30

Balance:

\$0.00

Custom Fields:

LD_GEN_PUB

PUBLIC HEARINGS

Development Type

[Board of County Commissioners](#)

Variance Type

-

Affordable Housing

Application Type

[CPA Not In](#)

[Selected Area Plan](#)

Brownfields Request

-

Type of Acreage

-

GENERAL INFORMATION

Expedited Review

Will This Project Be Phased

DRC Meeting

06/26/2025

Rescheduled DRC Meeting

-

Green Swamp

[No](#)

Number of Lots

-

Acreage

[72.27](#)

DRC Meeting Time

[11:30 AM](#)

Rescheduled DRC Meeting Time

-

Number of Units

-

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	BOCC1 Advertising Date
Legal Advertising Date	-
BOCC2 Advertising Date	Advertising Board
-	Board of County Commissioners

MEETING DATES	Planning Commission Date
Community Meeting	09/10/2025
-	1st BOCC Date
Land Use Hearing Officer 3	11/04/2025
-	LUHO-Level 3
2nd BOCC Date	-
01/06/2026	

HEARING	PC Vote Tally
PC Hearing Results	-
BOCC 1st Hearing Results	BOCC 1st Vote Tally
-	-
BOCC 2nd Hearing Results	BOCC 2nd Vote Tally
-	-

FINAL LETTER	Denovo Results	
Denovo Appeal	-	
-		
Denovo Tally		
-		
LD_GEN_PUB_EDL		
Opening DigEplan List...		
DigEplan Document List		
-		
PLAN REVIEW FIELDS	DocumentGroupforDPC	RequiredDocumentTypes
TMPRecordID	DIGITAL PROJECTS LD	-
POLKCO-25EST-00000-33300	AdditionalDocumentTypes	Activate DPC
RequiredDocumentTypesComplete	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	
Yes	DigitalSigCheck	
Activate FSA	Yes	

PLAN UPLOAD ACKNOWLEDGEMENT
Upload Plans Acknowledgement
[√](#)

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
BOCC 2	2			08/25/2025	
BOCC 1	2			08/26/2025	
PC	2			08/26/2025	

Workflow Status:	Task	Assigned To	Status	Status Date	Action By
	Application Submittal	Lyndsay Rathke	Application ...	06/12/2025	Lyndsay Rathke
	Surveying Review				
	Engineering Review				
	Roads and Drainage Review	Phil Irlen	Approve	06/12/2025	Phil Irlen
	Fire Marshal Review	Kim Turner	Not Required	06/12/2025	Kim Turner
	Planning Review	Johnathan Sims	Approve	06/25/2025	Johnathan Sims
	School Board Review	School District	Not Required	06/12/2025	School District
	Review Consolidation	Lyndsay Rathke	Approved for...	06/25/2025	Lyndsay Rathke
	Staff Report				
	Public Notice				
	Planning Commision				
	BOCC Hearing				
	Final Letter				
	DEO Review				
	Second BOCC Hearing				
	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	