

LDCPAS-2024-7 - Goldenrod Ln - Poinciana FL - Residential Development

Menu

Reports

Help

Application Name:Goldenrod Ln - Poinciana FL - Residential Development

File Date:05/01/2024

Application Type:BOCC-CPA Small

Application Status:Approved for Hearing

Application Comments:

View ID	Comment	Date
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Description of Work:

[** Objective: Small-Scale Comprehensive Plan map amendment; Land-Use Change to Residential-Low – in alignment with the current Future Land Use designation \(RL\) Previous DRC Meeting Date: 04/03/2024 ** Parcel Location: Goldenrod Ln - Poinciana, FL 34759 ** Parcel HOA Jurisdiction: A.P.V. \(Association of Poinciana Villages\) - Neighborhood 2, Village 8 ** Florida County: Polk County ** Site Acreage: 17.09 acres ** Site Condition: FEMA Flood Zone X \(outside the 500-year flood; plus, no wetland and/or swamps\) ** Site Surroundings: single-family homes, on a 360 degree radius ** Current Land Use Denomination: DRI \(Development of Regional Impact\) - School ** Raw Land Status: Undeveloped, since DRI school designation, 40+ years ago ** Current Future Land Use Designation: Residential Low \(as listed in policy 2.120-C of the County Comprehensive Plan\) ** Development Objective Parameters: In accordance with the APV HOA's + Polk County's guidelines ** APV HOA Approvals: Preliminary p design, encompassing the new construction of 77 x single-family homes, as well as the respective infrastructure necessary \(i.e. new proposed roads\) fully approved by th Master Board + APV's Design Control Board. ** Other: Our company has been building beautiful single-family homes in the same HOA, for the last 3+ years. We build tru differentiated homes vs. the majority of similarly-priced builders, with the ultimate goal of providing "budget luxury" to our client families, while still competing with the surr new-construction home prices. We wholeheartedly believe that we add a tremendous amount of value to the community, and we very much look forward to continuing suc now on a larger-scale basis through this development! ** Next: First, seeking review & approval for land-use change to RL, from Polk County's PC & BoCC, for the aforementioned residential development proposal. If approved, project will then proceed to engineering site works & investments, for future review and approval by Polk C](#)

Application Detail:[Detail](#)

Address:GOLDENROD LN, POINCIANA, FL 34759

Parcel No:282810935240000004

Owner Name:HANNAHRW LLC

Contact Info:

Name	Organization Name	Contact Type	Contact Primary Address	Status
Leandro Souto	Moonstone Ventu...	Applicant	Mailing, 14422 Shoresi...	Active
Leandro Souto	Moonstone Ventu...	Developer	Mailing, 14422 Shoresi...	Active
Clifford Alejos		Engineer	105 E. Robinson St., S...	Active
Rita Karacson		Individual	Mailing, 330 West Chur...	Active
Clifford Alejos		Individual	105 E. Robinson St., S...	Active
Burkett Engineering		Organization		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:\$4,608.00

Total Fee Invoiced:\$4,608.00

Balance:\$0.00

Custom Fields:

LD_GEN_PUB

PUBLIC HEARINGS

Development Type

[Board of County Commissioners](#)

Application Type

[CPA Small Scale Or](#)[EAR](#)[Brownfields Request](#)

Affordable Housing

GENERAL INFORMATION

Expedited Review	Number of Lots	
Will This Project Be Phased	Acreage	17.09
DRC Meeting	DRC Meeting Time	
05/29/2025		
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

— [Board of County Commissioners](#)

Workflow Status:	Task	Assigned To	Status	Status Date	Action By
In Progress	Application Submittal	Lyndsay Rathke	Application ...	05/07/2025	Margo White
	Engineering Review				
	Surveying Review	Mike Benton	Approve	05/23/2025	Mike Benton
	Roads and Drainage Review	Phil Irven	Approve	05/09/2025	Phil Irven
	Fire Marshal Review	Kim Turner	Not Required	05/21/2025	Kim Turner
	Planning Review	Johnathan Sims	Approve	05/20/2025	Johnathan Sims
	School Board Review	School District	Approve	05/30/2025	School District
	Review Consolidation	Lyndsay Rathke	Approved for...	06/02/2025	Lyndsay Rathke
	Staff Report				
	Public Notice				

Task	Assigned To	Status	Status Date	Action By
Planning Commision				
BOCC Hearing				
Final Letter				
DEO Review				
Second BOCC Hearing				
Archive				

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