

# 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: FFMA 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 sur 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:** [28281093524000004](#)

**Owner Name:** [HANNAHRW LLC](#)

Contact Info:	Name	Organization Name	Contact Type	Contact Primary Address	Status
	<a href="#">Leandro Souto</a>	<a href="#">Moonstone Ventu...</a>	Applicant	<a href="#">Mailing, 14422 Shoresi...</a>	Active
	<a href="#">Leandro Souto</a>	<a href="#">Moonstone Ventu...</a>	Developer	<a href="#">Mailing, 14422 Shoresi...</a>	Active
	<a href="#">Clifford Alejos</a>		Engineer	<a href="#">105 E. Robinson St., S...</a>	Active
	<a href="#">Rita Karacson</a>		Individual	<a href="#">Mailing, 330 West Chur...</a>	Active
	<a href="#">Clifford Alejos</a>		Individual	<a href="#">105 E. Robinson St., S...</a>	Active
	<a href="#">Burkett Engineering</a>		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

[05/29/2025](#)

DRC Meeting Time

-

Rescheduled DRC Meeting

Rescheduled DRC Meeting Time

-

Green Swamp

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](#)

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ADVERTISING

Legal Advertising Date

BOCC1 Advertising Date

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BOCC2 Advertising Date

Advertising Board

[Board of County Commissioners](#)

MEETING DATES

Community Meeting Planning Commission Date  
[8/6/2025](#)  
Land Use Hearing Officer 3 1st BOCC Date  
[9/16/2025](#)  
2nd BOCC Date LUHO-Level 3  
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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 Results  
-  
Denovo Tally  
-

LD\_GEN\_PUB\_EDL

[Opening DigEplan List...](#)  
DigEplan Document List  
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PLAN REVIEW FIELDS

TMPRecordID	DocumentGroupforDPC	RequiredDocumentTypes
<a href="#">POLKCO-24EST-00000-19269</a>	<a href="#">DIGITAL PROJECTS LD</a>	-
RequiredDocumentTypesComplete	AdditionalDocumentTypes	Activate DPC
<a href="#">Yes</a>	<a href="#">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</a>	
Activate FSA	DigitalSigCheck	
<a href="#">Yes</a>	<a href="#">Yes</a>	

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
<a href="#">PC</a>	1			07/22/2025	
<a href="#">BOCC 1</a>	1			07/22/2025	

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

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

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