## LDCD-2025-10 - Poinciana- Bayberry St. PPP

Menu Reports

Application Name: Poinciana- Bayberry St. PPP

File Date: <u>09/13/2025</u>

Application Type: BOCC-LDC District Change Application Status: Approved for Hearing

Application Comments: View ID Comment Date

Description of Work: The Applicant requests approval of a Board of County Commissioners (BoCC) Land Development Code (LDC) District Change, processed concurrently with Large-Scale Comprehensive Plan Amendment LDCPAL-2025-6, to (i) apply an Institutional Future Land Use within the Poinciana Pre-Development of Regional Impact (Pre-DRI) and assign the Institutional sub-use category INST-2 in lieu of INST-1 for the ±72.27-acre site in Village 8, Neighborhood 3W. The Polk County School Board has identified the property for a new high school; whereas INST-1 requires a conditional use for high schools. INST-2 permits the use by right. This request provides entitlement clarity and schedule certainty necessary to deliver critical public school capacity while remaining consistent with the Polk County Comprehensive Plan (including the Public School F Element) and the LDC. Transportation, access management, utilities, environmental resources, and buffering will be addressed at subsequent technical review and site development permitting stages in accordance with County standards.

Application Detail: Detail

Address: 0 POINCIANA PKWY, POINCIANA, FL 34759

Parcel No: 282814935310000001

Owner Name:

Contact Info: Name **Organization Name Contact Type Contact Primary Address** Status

> Applicant Active John Adams RJWA, Inc. Mailing, 8 Broadway, S... Engineer Active John Adams RJWA, Inc. Mailing, 8 Broadway, S...

Business Name Business License # Licensed Professionals Info: Primary License Number License Type Name

Job Value: \$0.00

Total Fee Assessed: \$4,923,00 Total Fee Invoiced: \$4,923.00

Balance: \$0.00

Custom Fields: LD\_GEN\_PUB

**PUBLIC HEARINGS** 

**Development Type Application Type** Board of County LDC District Commissioners Change

Variance Type Brownfields Request

Affordable Housing Type of Acreage

GENERAL INFORMATION

**Expedited Review** Number of Lots

Will This Project Be Phased Acreage

**DRC Meeting** 

10/23/2025

Rescheduled DRC Meeting Rescheduled DRC Meeting Time

Green Swamp **Number of Units** 

Is this Polk County Utilities Is this Application a result of a Code Violation Case File Number No

**DRC Meeting Time** 

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** 12/03/2025

Land Use Hearing Officer 3 1st BOCC Date 01/06/2026 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

FINAL LETTER

Denovo Appeal Denovo Results

-Denovo Tally

\_

LD\_GEN\_PUB\_EDL

Opening DigEplan List...
DigEplan Document List

-

PLAN REVIEW FIELDS

TMPRecordID DocumentGroupforDPC RequiredDocumentTypes

POLKCO-25EST-00000-55071 DIGITAL PROJECTS LD

 RequiredDocumentTypesComplete
 AdditionalDocumentTypes
 Activate DPC

 Yes
 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
DigitalSigCheck

Activate FSA DigitalSigCheck

Yes Yes

## PLAN UPLOAD ACKNOWLEDGEMENT

Upload Plans Acknowledgement

 $\sqrt{}$ 

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
 2
 11/19/2025

 BOCC 1
 2
 11/19/2025

Workflow Status:

**Condition Status:** 

Task	Assigned To	Status	Status Date	Action By	
Application Submittal	Lyndsay Rathke	Application	09/16/2025	Lyndsay Rathke	
Engineering Review					
Surveying Review	Mike Benton	Not Required	10/01/2025	Mike Benton	
Roads and Drainage Review	Phil Irven	Approve	09/22/2025	Phil Irven	
Fire Marshal Review	Kim Turner	Not Required	09/19/2025	Kim Turner	
Planning Review	Johnathan Sims	Approve	10/06/2025	Johnathan Sims	
School Board Review	School District	Not Required	09/22/2025	School District	
Review Consolidation	Lyndsay Rathke	Approved for	10/10/2025	Lyndsay Rathke	
Staff Report					
Public Notice					
Planning Commision					
BOCC Hearing					
Final Letter					
DEO Review					
Second BOCC Hearing					
Archive					
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	