

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

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 #
Job Value:						

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 01/29/2026	DRC Meeting Time	not needed
Rescheduled DRC Meeting	Rescheduled DRC Meeting Time	-
Green Swamp No	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 Non-Exempt	Code Violation Case Number -

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

-

FINAL LETTER

Denovo Appeal

Denovo Tally

LD_GEN_PUB_EDL

[Opening DigEplan List...](#)

DigEplan Document List

PLAN REVIEW FIELDS

TMPRecordID

[POLKCO-25EST-00000-74139](#)

RequiredDocumentTypesComplete

[Yes](#)

DocumentGroupforDPC

[DIGITAL PROJECTS LD](#)

AdditionalDocumentTypes

[Applications,AutoCad File,Binding Site Plans \(PDS, and CUs\),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	
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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
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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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