

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

Menu

Reports

Help

Application Name:

Poinciana- Bayberry St. PPP

File Date:

09/13/2025

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 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

John Adams

RJWA, Inc.

Applicant

Mailing, 8 Broadway, S...

Active

John Adams

RJWA, Inc.

Engineer

Mailing, 8 Broadway, S...

Active

Licensed Professionals Info:

Primary

License Number

License Type

Name

Business Name

Business License #

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

Board of County Commissioners

Variance Type

—

Affordable Housing

Application Type

LDC District Change

Brownfields Request

—

Type of Acreage

—

GENERAL INFORMATION

Expedited Review

Will This Project Be Phased

DRC Meeting

10/23/2025

Rescheduled DRC Meeting

—

Green Swamp

No

Case File Number

—

One Year Extension

—

Number of Lots

—

Acreage

0

DRC Meeting Time

—

Rescheduled DRC Meeting Time

—

Number of Units

—

Is this Polk County Utilities

Is this Application a result of a Code Violation

No

FS 119 Status

Non-Exempt

Code Violation Case Number

—

ADVERTISING

Legal Advertising Date

—

BOCC2 Advertising Date

—

BOCC1 Advertising Date

—

Advertising Board

Board of County Commissioners

MEETING DATES

Community Meeting

—

Land Use Hearing Officer 3

—

2nd BOCC Date

Planning Commission Date

12/03/2025

1st BOCC Date

01/06/2026

LUHO-Level 3

HEARING

PC Hearing Results

BOCC 1st Hearing Results

BOCC 2nd Hearing Results

PC Vote Tally

BOCC 1st Vote Tally

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-00000-55071

RequiredDocumentTypesComplete

Yes

DocumentGroupforDPC

DIGITAL PROJECTS LD

AdditionalDocumentTypes

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

Yes

RequiredDocumentTypes

Activate DPC

Activate FSA

Yes

PLAN UPLOAD ACKNOWLEDGEMENT

Upload Plans Acknowledgement

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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:

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 Irlen	Approve	09/22/2025	Phil Irlen
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				

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
Resulted Inspections:		Inspection Type	Inspection Date	Inspector	Status	Comments