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www.PetersonMyers.com

February 9, 2026

Polk County
Land Development Division
330 W. Church Street
Bartow, FL 33830

Re: Titan Land Company LLC- Amended Materials Submittal – LDCPAS-2025-40
Amended Comprehensive Plan Future Land Use/Text Amendment

To Whom it May Concern:

On behalf of Titan Land Company LLC , Peterson & Myers, P.A. ("P&M") is transmitting amended materials related to LDCPAS-2025-40, which requests for a Small Scale Future Land Use Map Amendment to approximately 12.60 acres with the Parcel ID Number 282802-934710-147100. The amended materials reflect the inclusion of an Activity Center Plan and a Land Development Code Text Amendment, which are being requested under a separate application. In addition, the amended materials incorporate comments and revisions discussed during the applicable Development Review Committee conference.

The following items are included for your convenience:

1) Amended Level 4 Application
2) Amended Request, Background, and Justification
3) Amended Consistency Analysis
4) Amended Impact Assessment Statement
5) Executed Owner's Authorization

Thank you for the opportunity to submit the attached submittal. If you have questions concerning the application, please call or email me at ballen@petersonmyers.com.

Sincerely,
PETERSON & MYERS, P.A.

Bart Allen

John B. ("Bart") Allen

Enclosures

POLK COUNTY
www.polk-county.net

LEVEL 4
LAND DEVELOPMENT CODE
COMPREHENSIVE PLAN
AMENDMENT APPLICATION

Office of Planning and Development
Land Development Division
330 W. Church St.
P.O. Box 9005, Drawer GM03
Bartow, FL 33831-9005
Phone (863)534-6792
FAX (863) 534-6407

TYPE OF AMENDMENT

Land Development Code ( ) **Text** ( ) **Sub-district**

Comprehensive Plan (✓) **Text** ( ) **Large Scale Map** (✓) **Small Scale Map**

Is property in a Selected Area Plan (SAP) ( ) **Yes** (✓) **No**

SAP Name _____

Pre Application Project # 2025-121 **(Required)**

	Owner	Applicant	Contact Person
Name	Titan Land Company LLC	Peterson & Myers, P.A.	John B. (Bart) Allen
Work Number		863-683-6511	(863) 683-6511
Fax Number			(863) 682-8031
Mailing Address	15575 Enstrom Road, Wellington, Florida 33414	225 E Lemon Street, Lakeland, Florida 33802	PO Box 24628 Lakeland, FL 33802-4628
Email		ballen@petersonmyers.com	ballen@petersonmyers.com

If additional contacts, please list on a separate sheet and submit with application.

Brief Description Request *(No more than 250 characters)*:

Request for a Small Scale Comprehensive Plan Amendment for future land use change to allow Neighborhood Activity Center uses on +/-12.60 acres of land located in Polk County, Florida and a CPA text amendment to Appendix 2.135 to reference ACP.

Request **From:** Pre-DRI Land Use/Sub-District

To: Neighborhood Activity Center (CC) Land Use/Sub-District

Acreage: 12.60

	Range - Township - Section	Subdivision #	-	Parcel #
Parcel ID Number(s):	R 28 T 28 S 02	934710	-	147100 .
	(Include others on a separate attachment)			
	R T S		-	.
	R T S		-	.
	R T S		-	.

Address and Location of Property:

Address:
Mackerel Rd, Poinciana, FL 34759

Location: The subject parcel is located at the intersection of Pine Street and Laurel Avenue.

Water Provider Name and Phone Number: Toho Water Authority (407-944-5042)

Sewer Provider Name and Phone Number: Toho Water Authority (407-944-5042)

( ) Yes (✔) No Is the property located in the Green Swamp Area of Critical State Concern? *(If yes, a Green Swamp Impact Assessment Statement must be submitted with this application.)*

Identify existing uses and structures on subject and surrounding properties (e.g. vacant, residential # du/ac, commercial approx. square feet, etc.):

Pre-DRI Vacant Residential/ Misc. Common Imp. Elements/Areas **NW**	Pre-DRI Vacant Residential **N**	Pre-DRI Vacant Residential **NE**
Pre-DRI Unplatted Land **W**	Pre-DRI Unplatted Land **Subject Property**	Pre-DRI Unplatted Land **E**
Pre-DRI Single Family Residential/Common Area **SW**	Pre-DRI Single Family Residential/Common Area **S**	Pre-DRI Unplatted Land **SE**

Approval of this application does not waive any other applicable provisions of the Polk County Land Development Code, the Polk County Comprehensive Plan, the Polk County Utility Code which are not part of the request for this application, nor does approval waive any applicable Florida Statutes, Florida Building Code, Florida Fire Prevention Code, or any other applicable laws, rules, or ordinances, whether federal, state or local. The applicant has the obligation and responsibility to be informed of and be in compliance with all applicable laws, rules, codes and ordinances.

I, John B. ("Bart") Allen (print name), the owner of the property which is the subject of this application, or the authorized representative of owner of the property which is the subject of this application, hereby authorize representatives of Polk County to enter onto the property which is the subject of this application to perform any inspections or site visits necessary for reviewing this application. I understand that representatives of Polk County are not authorized to enter any structures dwellings which may be on the property.

Property owner or property owner's authorized representative.

2/05/2025
Date:

Parcel 34

INSTR # 2022316822
BK 12509 Pgs 1882-1883 PG(s)2
12/07/2022 10:46:07 AM
STACY M. BUTTERFIELD,
CLERK OF COURT POLK COUNTY
RECORDING FEES 18.50
DEED DOC 1,246.00

This Instrument Prepared by:
S. Todd Merrill, Esq.
Taylor Morrison
3030 Rocky Pointe Drive,
Suite 710
Tampa, FL 33607

Parcel ID Nos.:
282802.934710.147100

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of the 1ST day of December, 2022 by **AVATAR PROPERTIES INC., a Florida corporation**, having a mailing address at 2600 Lake Lucien Drive, Suite 350, Maitland, Florida 32751, hereinafter called the Grantor, to **OCVENTURES LLC, an Arizona limited liability company,** having a mailing address at 7254 E. Sonoran Trail, Scottsdale, AZ 85266, hereinafter called the Grantee (wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations).

WITNESSETH: That the Grantor, for and in consideration of the sum of $10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Polk County, Florida, viz:

> Tract K of POINCIANA NEIGHBORHOOD 4, VILLAGE 7, according to the plat thereof, as recorded in Plat Book 53 at Pages 4 through 18, inclusive, of the Public Records of Polk County, Florida; together with the West ½ of vacated Laurel Avenue South lying East of said tract.

SUBJECT TO:

1. General and special taxes or assessments for the year 2023 and subsequent years.

2. Conditions, limitations, easements, restrictions, reservations, covenants and other matters of record, without intent to reimpose or reinstate the same hereby.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

AND the Grantor hereby covenants with said Grantee that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said Grantor.

IN WITNESS WHEREOF, the said Grantor has caused this instrument to be executed as of the day and year first above written.

WITNESSES:

Print Name: Debra Cunningham

Print Name: SUSAN KANE

GRANTOR:

AVATAR PROPERTIES INC., a Florida corporation

By:
Name: JOEL UNDERWOOD
Title: Vice President

(SEAL)

STATE OF FLORIDA)
) SS:
COUNTY OF ORANGE)

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, this 1st day of December, 2022, by JOEL UNDERWOOD, as Vice President of Avatar Properties Inc., a Florida corporation, who is personally known to me, on behalf of the corporation.

DEBRA LYNN CUNNINGHAM
Notary Public - State of Florida
Commission # HH 228400
My Comm. Expires Feb 14, 2026
Bonded through National Notary Assn.

Notary Public, State of Florida at Large
Print Name: Debra Lynn Cunningham

My Commission Expires:

Stacy M. Butterfield POLK
CFN# 2022316822 OR BK 12509 PG 1883 Pgs 1882-1883 12/07/2022 10:46:07 AM

Amended Request, Background, and Justification

This document outlines the Applicant's request, provides background on the Subject Property, and presents the justification for the request. The terms "Applicant" and "Subject Property" are defined below. All exhibits referenced in this document have been submitted along with this application.

Request

Peterson & Myers, P.A. (the "Applicant") is requesting a Small Scale Comprehensive Plan Amendment for future land use change to allow for neighborhood activity center uses (the "Proposed Request") on +/-12.6 acres of land situated at the intersection of Laurel Avenue and Pine Street in Poinciana, Florida (the "Subject Property"). The Subject Property is currently designated as Pre-DRI and lies within a Utility Enclave Area (UEA). The Proposed Request would redesignate the Subject Property to Neighborhood Activity Center (NAC).

This is part one of a two part request for (1) a Small Scale Comprehensive Plan Amendment for future land use change to allow NAC uses and a Comprehensive Plan text amendment to Appendix 2.135 to add a reference that the ACP has development standard conditions in the Land Development Code and (2) a LDC text amendment to add property specific development standard conditions for the Subject Property in Appendix E.

Background

The Subject Property is located in the Poinciana Master Planned Community (the "Poinciana Pre-DRI") that was approved by Polk County in 1971. [See DOCA Binding Letter of Interpretation of Vested Rights Status, pg. 2, dated May 17, 1983]. The original master plan (the "Master Plan") for the Poinciana Pre-DRI designates the Subject Property for Multi Family Low Density development. [See Poinciana Master Plan]. The Subject Property has never been developed for multi family, consistent with the Master Plan designation, and has remained undeveloped for fifty-one (51) years.

Justification

The establishment of a Neighborhood Activity Center (NAC) district at the intersection of Laurel Avenue and Pine Street meets the criteria set out in the Polk County Comprehensive Plan for both Activity Centers and Neighborhood Activity Centers. [See Consistency Analysis]. Notably, the Subject Property is a corner lot that has failed to develop in accordance with its original purpose as a site for low-density, multi-family development. The property's size and location provide ample justification for establishing an NAC district.

Furthermore, the site's location, just 0.67 miles from the intersection of Laurel Avenue and Marigold Avenue, will provide convenient access to NAC uses for residents living along Marigold Avenue and Palmetto Street. Notably, the size of the site, approximately 12.6 acres, will allow for a multitude of potential uses for those living in the area.

In addition, the Applicant has submitted data demonstrating that the minimum population support within a three (3) mile radius of the subject property is 27,591. [See Demographic and Income Profile]. Such data demonstrates a growing population in the Poinciana Pre-DRI, which ultimately translates into a need for commercial services. Such data also allows for separation requirements between high level activity centers to be reduced.

Amended Consistency Analysis

Contained below is an analysis of the consistency of the Proposed Request with provisions of the Polk County Comprehensive Plan that are germane at this stage of the development process.

This Consistency Analysis is amended to reflect the comments made at DRC.

SECTION 2.102 GROWTH MANAGEMENT.

OBJECTIVE 2.102-A: Development within unincorporated Polk County shall occur in accordance with the policies stated within this Future Land Use Element and all other Goals, Objectives and Policies incorporated within the Polk County Comprehensive Plan.

POLICY 2.102-A1: DEVELOPMENT LOCATION - Polk County shall promote contiguous and compact growth patterns through the development process to minimize energy costs, conserve land, water, and natural resources, minimize the cost of services, and prevent development patterns where tracts of land are by-passed in favor of development more distant from services and existing communities.

ANALYIS: *The Proposed Request will promote contiguous and compact growth patterns by utilizing a piece of land that has gone unused and failed to develop as residential in conjunction with many adjacent parcels. In addition, an NAC on the Subject Property will act to provide amenities typical of the NAC district to the growing Poinciana community.*

POLICY 2.102-A11: URBAN SPRAWL CRITERIA - In accordance with Rule 9J-5.006(5) of the Florida Administrative Code, Polk County will discourage the proliferation of urban sprawl by use of the following criteria when determining the appropriateness of establishing or expanding any land use or development area. The analysis must ask whether or not the proposed plan amendment . . .

ANALYSIS: *See Demonstration of Need and Justification for analysis on how the Proposed Request will discourage the proliferation of urban sprawl.*

SECTION 2.107 UTILITY-ENCLAVE AREAS (UEA).

OBJECTIVE 2.107-A: The Polk County Plan shall recognize existing isolated areas of urban development where centralized public, or franchised, or private potable water and sewer systems are in place through:

a.the designation and mapping of Utility-Enclave Areas (UEAs), and

b.the establishment of policies to govern the development of land within UEAs.

POLICY 2.107-A2 DESIGNATION AND MAPPING - The Future Land Use Map Series shall designate and map Utility-Enclave Areas (UEAs) base districts for those areas of the County meeting the general characteristics of this Section 2.107. Expansion of Utility Enclave Areas shall only be permitted in those cases where:

a. it is determined that such expansion is necessary for the utility provider to realize a beneficial return on its existing utility investment(s);

ANALYSIS: *The Subject Property is currently located in a UEA. As such, the Proposed Request is not asking for an expansion to a UEA. Regardless, the Proposed Request will act to provide the Toho Water Authority with service users. Such users will provide a beneficial return to the Toho Water Authority.*

POLICY 2.107-A3: LAND USE CATEGORIES - The following land use categories shall be permitted within UEAs:

a. ACTIVITY CENTERS: Community Activity Centers, Neighborhood Activity Centers, Convenience Centers, Tourism Commercial Centers, and High-Impact Commercial Centers shall be permitted within UEA's in accordance with applicable criteria.

ANALYSIS: *The Proposed Request is for a Future Land Use Designation of Neighborhood Activity Center (NAC) which is consistent with the Subject Property's location in a Utility Enclave Area .*

POLICY 2.107-A5: DEVELOPMENT CRITERIA - Development within UEAs shall conform to the following criteria as further specified by the Land Development Code:

a. All uses developed after adoption of the Polk County Comprehensive Plan shall be required to connect to the existing centralized water and sewer system and may receive a development order provided all other provisions of this Plan are met. Connection to public sewer shall be required as regulated by the Nutrient Restoration Plan Overlay.
b. Incorporate design features that promote healthy communities, green building practices, mixed use development, transit oriented design, variety in housing choices and other initiatives consistent with Section 2.1251 - Community Design, of this element.
c. Provide access to parks, green areas, and open space and other amenities.
d. Be designed to facilitate the provision of public safety services (i.e., fire, EMS and law enforcement). In order to achieve higher densities and intensities allowed by each land use, development in the UEA shall be required to connect to centralized water and sewer system and incorporate clustering and other low impact design criteria as established under the Conservation Development Section (Section 2.1251).

ANALYSIS: *The Subject Property is located in the Toho Water Authority Utility Service Area. The Applicant will be required to coordinate with the Toho Water Authority for the provision of centralized sewer and water. Moreover, the Subject Property is currently undeveloped. As such, Policy 2.107-A5(b)-(d) will be addressed and applied future site development at Level 2 review.*

SECTION 2.110 ACTIVITY CENTERS.

OBJECTIVE 2.110-A: The Polk County Plan shall manage higher-intensity land use activities by the designation and mapping of Activity Centers on the Future Land Use Map Series.

POLICY 2.110-A2: DESIGNATION AND MAPPING - Activity Centers shall be located as designated on the Future Land Use Map Series. Activity Centers shall be approved and designated on the Future Land Use Maps based on the efficient provision of urban services and such designation shall not create a "leap frog" development pattern.

ANALYSIS: *The Proposed Request will address an existing pattern of predominantly single-use residential development in the Poinciana Pre-DRI. The creation of a NAC district on the Subject Property will result in shorter-distance trips for residents in the area who are seeking the amenities typical of a NAC district.*

OBJECTIVE 2.110-D: NEIGHBORHOOD ACTIVITY CENTERS - The Polk County Plan shall provide for the local-shopping needs of residents through:

a.the designation and mapping of Neighborhood Activity Centers on the Future Land Use Map Series; and

b.the establishment of criteria applicable to the location and development of land within Neighborhood Activity Centers.

POLICY 2.110-D1: CHARACTERISTICS - Neighborhood Activity Centers are intended to accommodate the shopping needs of residents living within the immediate surrounding neighborhood(s). General (approximate) characteristics of Neighborhood Activity Centers are:

Usable Area: Over 5 acres to 20 acres

Gross Leasable Area (GLA): 20,000 to 150,000 square feet

Minimum Population Support: 5,000 to 10,000 people

Market-Area Radius: 1½ miles

Typical Leading Tenant: Supermarket

Other Typical Leading Tenants: Drug Store, Restaurant, Bakery, Office, Convenience Store

ANALYSIS: The Subject Property is approximately +/-12.6 acres in size, resulting in a usable area within the range set out in Police 2.110-D1. In addition, the location of the Subject Property at the intersection of Pine Street and Laurel Avenue will allow the Subject Property to provide amenities to residents living in Northeast Poinciana.

POLICY 2.110-D2: DESIGNATION AND MAPPING - Neighborhood Activity Centers shall be located within UDAs, UGAs, SDAs, and UEAs as designated on the Future Land Use Map Series as "Neighborhood Activity Center" (NAC).

ANALYSIS: The Subject Property is located in a Utility Enclave Area (UEA).

POLICY 2.110-D3: LOCATION CRITERIA - Neighborhood Activity Centers shall be located at the intersections of arterial and/or collector roads. There shall be the following traveling distances, on public roads, between the center of a Neighborhood Activity Center and the center of any other Neighborhood Activity Center, or other higher-level Activity Center, Linear Commercial Corridor, or Commercial Enclave providing for the same neighborhood-shopping needs:

a. Two (2) miles within the TSDA and UGA.

b. Four (4) miles within the SDA and UEA.

This required separation may be reduced if:

a. The higher-level Activity Center, Linear Commercial Corridor or Commercial Enclave within the required distance separation is over 80% developed; or

b. The proposed Neighborhood Activity Center market-area radius, minimum population support is over 10,000 people.

ANALYSIS: The Subject Property is located at the intersection of two Urban Collector Roads – Pine Street and Laurel Avenue. In addition, we have provided data demonstrating that the population support within a three (3) mile radii is 27,591 people, well over the 10,000 people required to reduce separation requirements.

POLICY 2.110-D4: DEVELOPMENT CRITERIA - Development within a Neighborhood Activity Center shall conform to the following criteria:

a. Neighborhood Activity Centers shall have frontage on, or direct access to, an arterial or major collector roadway, or a frontage road or service drive which directly serves an arterial or collector roadway.

b. Different uses within a Neighborhood Activity Center shall incorporate the use of frontage roads or shared ingress/egress facilities wherever practical.

c. Adequate parking shall be provided to meet the demands of the uses, and interior traffic-circulation patterns shall facilitate the safe movement of vehicular, bicycle, and pedestrian traffic.

d. Residential uses shall not be permitted in Neighborhood Activity Centers except as part of a mixed use Planned Development.

e. Office uses shall not exceed 40 percent of the total area of the Neighborhood Activity center. Commercial uses may constitute 100 percent of the Neighborhood Activity center.

f. The maximum floor area ratio shall not exceed 0.25 unless developed as a Planned Development.

g. Planned Developments within the Neighborhood Activity Center may be permitted a maximum floor area ratio up to 0.70 and a maximum residential density of 5 dwelling units per acre. Intensity and density increases shall only be awarded to innovative, efficient, and compatible Planned Development proposals that are consistent with the general district characteristics and are located within the TSDA and UGA. The Land Development Code shall establish specific development standards and criteria for Planned Developments within activity centers.

ANALYSIS: The Subject Property has frontage on Pine Street, which has a road classification as Urban Collector. In addition, the Subject Property has a hard corner the is adjacent to Laurel Avenue. Regarding the development criteria contained in Policy 2.110-D4, the Subject Property will be developed consistent with the Polk County Comprehensive Plan and Land Development Code. Criteria that relate to engineering and site plans will be addressed at Level 2 Review.

POLICY 2.110-D5: ADJACENT DEVELOPMENT - Subject to the criteria and requirements of Section 2.125-C relating to Transitional Areas, development adjacent to a Neighborhood Activity

Center may include the following uses: Office, Residential, Institutional, and Recreation and Open Space.

ANALYSIS: The uses surrounding the Subject Property is a combination of Open Space and Residential development.

Amended Impact Assessment Statement

This Amended Impact Assessment Statement addresses the comments made by Polk County Planning and Development Staff at DRC Review.

A. Land and Neighborhood Characteristics: to assess the compatibility of the requested land use district with the adjacent property and to evaluate the suitability of the site for development, the applicant shall:

1. Show how and why is the site suitable for the proposed uses;

As detailed in the Consistency Analysis, establishing a NAC district at Laurel Avenue and Pine Street satisfies the Polk County Comprehensive Plan criteria for Activity Centers. The Subject Property's size, location, and current lack of development make a NAC designation the most logical land use. This change will benefit the community by offering residents convenient access to typical neighborhood services, thereby shortening trip times.

2. Provide a site plan showing each type of existing and proposed land use;

See attached Future Land Use Map. At this time a site plan does not exist for the Subject Property.

3. Describe any incompatibility and special efforts needed to minimize the differences in the proposed use with adjacent uses;

The landscaping and buffering required by the Polk County Land Development Code adequately ensures that the proposed request is compatible with adjacent uses and entitlements in the area. The applicant will take any and all reasonable and necessary steps to minimize impacts to the properties surrounding the requested land use map amendment.

4. Explain how the requested district may influence future development patterns if the proposed change is located in an area presently undeveloped;

The majority of the area surrounding the proposed site has been developed for residential uses. The proposed request will ultimately provide current and future residential developments in the area with access to the services typical of a NAC district, while creating an attractive, functional mix of uses.

5. Describe each of the uses proposed in a Planned Development and identify the following:

a. The density and types of residential dwelling units;

b. The type of commercial and industrial uses;

c. The approximate customer service area for commercial uses;

d. The total area proposed for each type of use, including open space and recreation

The Property is not within a Planned Development. Any development of the Property would be consistent with the Polk County Land Development Code, the Polk County Comprehensive Plan, and proposed site specific development criteria.

B. Access to Roads and Highways: to assess the impact of the proposed development on the existing, planned and programmed road system, the applicant shall:

1. Calculate the number of vehicle trips to be generated daily and at PM peak hour based on the latest ITE or provide a detailed methodology and calculations;

The following analysis is intended to provide a rough estimate for traffic stemming from the Proposed Request. A Traffic Impact Analysis will be provided prior to site plan approval and on an as needed basis.

12.6+/-acres (49,223 sf) X .70 FAR = 434,146.86

AADT:** 434 X 59.07 AADT X 76% = **19,484 Trips

PM Peak Hour:** 434 X 8.79 AADT X 76% = **2,899 Trips

2. Indicate what modifications to the present transportation system will be required as a result of the proposed development;

Driveway or offsite improvements, if any, will be identified and fully addressed at Level 2.

3. List the total number of parking spaces and describe the type of parking facilities to be provided in the proposed development;

The proposed development shall provide the requisite number of parking spaces required by the Polk County Land Development Code, which will be determined at Level 2 based on the actual square footages of the buildings constructed.

4. Indicate the proposed methods of access to the existing public roads (e.g., direct frontage, intersecting streets, frontage roads); and

The property abuts Laurel Avenue and Pine Street. Both roads are classified as Urban Collector Roads. It is anticipated that minor transportation improvements will be required for ingress/egress of the site in accordance with applicable county standards. The specific methods of access will be fully addressed at Level 2.

5. Indicate the modes of transportation, other than the automobile, that have been considered (e.g., pedestrian, bicycle, bus, train or air) and describe the modes.

The Subject Property will be primarily automobile oriented. Pedestrian access through sidewalks is also a mode of transportation that has been considered by the Applicant.

C. Sewage: to determine the impact caused by sewage generated from the proposed development, the applicant shall:

1. Calculate the amount of sewage in gallons per day (GPD) expected to be generated by the proposed development;

The actual volume of sewage to be generated by the proposed site is unknown at this time. Site-specific information on waste generation will be fully addressed at Level 2. However, based on industry factors, the estimated Sewage in GPD would be:

FAR of 0.25 x (12.6 acres x 43,560 Sq. Ft.) = 137,214 Sq. Ft

137,214 Sq Ft x 0.15 GPD/Sq. Ft. = 20,582 GPD

20,582 GPD x 80% = ***16,465 GPD***

2. Describe the proposed method and level of treatment, and the method of effluent disposal for the proposed sewage treatment facilities if on-site treatment is proposed;

The Property will connect to existing public utilities from the Toho Water Authority.

3. Indicate the relationship of the proposed sewage system to Polk County's plans and policies for sewage treatment systems;

Any proposed system will be designed in accordance with applicable and appropriate rules and regulations.

4. Identify the service provider; and

The Property will connect to existing public utilities from the Toho Water Authority.

5. Indicate the current provider's capacity and anticipated date of connection.

Capacity and the date of connection will be addressed with the Toho Water Authority.

D. Water Supply: to determine the amount of water to be used, how it will be distributed, and the impact on the surrounding area, the applicant shall:

1. Indicate the proposed source of water supply and, the type of treatment;

The Property will connect to existing public utilities from the Toho Water Authority.

2. Identify the service provider;

The Property will connect to existing public utilities from the Toho Water Authority

3. Calculate the estimated volume of consumption in gallons per day (GPD); and

The actual volume of water consumption to be generated by the proposed site is unknown at this time. Site-specific information on water consumption will be fully addressed at Level 2. However, based on industry factors, the estimated water consumption in GPD would be:

FAR of 0.25 x (12.6 acres x 43,560 Sq. Ft.) = 137,214 Sq. Ft

137,214 Sq Ft x 0.15 GPD/Sq. Ft. = ***20,582 GPD***

4. Indicate the current provider's capacity and anticipated date of connection

Capacity and the date of connection will be addressed with the Toho Water Authority.

E. Surface Water Management and Drainage: to determine the impact of drainage on the groundwater and surface water quality and quantity caused by the proposed development, the applicant shall:

1. Discuss the impact the proposed development will have on surface water quality;

The stormwater management system for the project site will be designed to meet regulatory requirements that will ensure adequate BMPs are instituted. The property does not have any areas of concern and surface water quality will not be negatively impacted by the development.

2. Describe the alteration to the sites natural drainage features, including wetland, that would be necessary to develop the project;

There does not appear to be any state or federal jurisdictional wetlands or surface water features located within the project site.

3. Describe the impact of such alterations on the fish and wildlife resources of the site;

Based on the available GIS information, there are no state or federally jurisdictional wetland or surface water features or other bodies of open water identified within the project site. No significant impact to existing wildlife resources is anticipated from the project.

4. Describe local aquifer recharge and groundwater conditions and discuss the changes to these water supplies which would result from development of the site.

No change is anticipated.

F. Population: to determine the impact of the proposed developments additional population, the applicant shall:

1. Calculate the projected resident (and transient) population of the proposed development and the generated population in the case of commercial or industrial uses;

Indeterminable at this time.

2. Describe, for commercial and industrial projects, the employment characteristics including the anticipated number of employees, type of skills or training required for the new jobs, the percentage of employees that will be found locally or are expected to be drawn from outside the county or state, and the number of shifts per day and employees per shift;

Indeterminable at this time.

3. Indicate the expected demographic composition of the additional population

(age/socio-economic factors); and

Indeterminable at this time.

4. Describe the proposed service area and the current population thereof.

The Proposed Request will act to provide neighborhood activity center uses to residential developments in the area. The Applicant has submitted data demonstrating that the minimum population support within a three (3) mile radius of the Subject Property is 27,591. [See Demographic and Income Profile]. Such data demonstrates that the Proposed Request will not be in excess of demonstrated need and is consistent with the Comprehensive Plan.

G. General Information: to determine if any special needs or problems will be created by the proposed development, the applicant shall:

1. List and discuss special features of the proposed development that promote desirability and contribute to neighborhood needs; and

The proposed future land use map amendment would allow for the proposed development to provide neighborhood activity center uses in area that is predominantly single-use residential.

2. Discuss the demand on the provision for the following services:

a. Parks and Recreation;

None.

b. Educational Facilities (preschool/elementary/middle school/high school);

None.

c. Health Care (emergency/hospital);

No impact to health care is anticipated.

d. Fire Protection;

The nearest fire protection is Polk County Fire Rescue Station 46 (9500 Marigold Ave, Kissimmee, FL 34759).

e. Police Protection and Security; and

The nearest police protection and security is Polk County Sheriff's Office Ridge District Office (9530 Marigold Avenue, Poinciana, FL 34759).

f. Electrical Power Supply

Electrical service will be provided by Duke Energy.

H. Maps: the following maps shall accompany all Impact Assessment Statements:

Map A: A location map showing the relationship of the development to cities, highways, and natural features;

See attached Location Map w/ Roads.

Map B: A Topographical Map with contour intervals of no greater than five feet, the identification of the property boundaries, and a delineation of the areas of special flood hazard (100 year flood plain) as shown on the Flood Insurance Rate Maps issued by the Federal Emergency Management Agency (FEMA) for Polk County;

See attached F.E.M.A. Map.

Map C: A Land Use and Land Use District Map showing the existing land use designations and districts on and abutting the proposed development, including lot sizes and density;

See attached Future Land Use Map and Poinciana Master Plan.

Map D: A Soils Map with soils designated according to Natural Resources Conservation Service classifications. If available, USDA Natural Resources Conservation Service (NRCS) soil surveys are preferable;

See attached Soils Map

Map E: A Traffic Circulation Map identifying any existing roads on or adjacent to the proposed development and indicating the name of the roads, maintenance jurisdiction, and pavement and right-of-way widths.

See attached Location Map w/ Roads.

Map F: A Site Plan showing land uses, the layout of lots, the type and maximum density for each type of residential area; the typical minimum lot sizes and dimensions for each use and unit type, and the dimensions, locations, and types of buffers, easements, open space areas, parking and loading areas, setbacks, and vehicular circulation routes; and

The Proposed Request is for a Comprehensive Plan Future Land Use Change only.

Map G: A Drainage Map delineating existing and proposed drainage areas, water retention areas, drainage structures, drainage easements, canals, wetlands, watercourses, and other major drainage features.

The Proposed Request is for a Comprehensive Plan Future Land Use Change only.

Agent Authorization Letter

Date: February 4, 2026

Agent for Titan Land Company LLC

To whom it may concern,

I, Domingo Sanchez as the Managing Member of Titan Land Company LLC, the owner of the property identified and legally described as:

See EXHIBIT A attached hereto

do hereby designate and authorize John B. "Bart" Allen of Peterson & Myers, P.A. to act on our behalf, as authorized agent, applicant, and representative and to process and furnish information in support of any application including signing on behalf, as our agent, all application forms and other documents necessary to obtain non-residential development approvals of the referenced Property with Polk County, the Florida Department of Environmental Protection, Toho Water Authority, and Florida Department of Transportation.

By: _____

Print Name: Domingo Sanchez

Title: Managing Member

STATE OF ~~FL~~ GR FL
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me this 4 day of February 2025, by Domingo Sanchez, who is personally known to me or produced a driver's license by means of ✓ physical presence or ____ online notarization as identification and who did not take an oath.

_____
Notary Public
Notarial Seal and Commission
Expiration Date

GABRIEL RODRIGUEZ III
MY COMMISSION # HH 586535
EXPIRES: August 25, 2028

EXHIBIT A

Tract K of POINCIANA NEIGHBORHOOD 4, VILLAGE 7, according to the plat thereof, as recorded in Plat Book 53 at Pages 4 through 18, inclusive, of the Public Records of Polk County, Florida; together with the West ½ of vacated Laurel Avenue South lying East of said tract.

Parcel ID Number:

1. 28-28-02-934710-147100

Demonstration of Need

POLICY 2.102-A11: URBAN SPRAWL CRITERIA - In accordance with Rule 9J-5.006(5) of the Florida Administrative Code, Polk County will discourage the proliferation of urban sprawl by use of the following criteria when determining the appropriateness of establishing or expanding any land use or development area. The analysis must ask whether or not the proposed plan amendment:

a. Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses in excess of demonstrated need.

ANALYSIS: *The Proposed Request is a land use change to support existing residents. The Applicant has submitted data demonstrating that the minimum population support within a three (3) mile radius is 27,591. The Comprehensive Plan requires minimum population support of over 10,000 people within a four (4) miles radius to reduce separation requirements from an activity center. The population support of 27,591 people within a three (3) mile radii provides ample support for the establishment of a NAC district in the area.*

b. Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while leaping over undeveloped lands which are available and suitable for development.

ANALYSIS: *The Proposed Request allows for the development of a corner lot that has failed to develop consistently with the surrounding neighborhood. In addition, the Proposed Request will alleviate concerns of leapfrog development patterns by encouraging the use of a vacant parcel.*

c. Promotes, allows or designates urban development in radial, strip isolated or ribbon patterns generally emanating from existing urban developments.

ANALYSIS: *The Proposed Request does not promote radial, strip isolated or ribbon patterns. [See Poinciana Master Plan; see also Polk County Future Land Use Map].*

d. As a result of premature or poorly planned conversion of rural land to other uses, fails to adequately protect and conserve natural resources, such as, wetlands, floodplains, native vegetation, environmentally sensitive areas, natural shorelines, beaches, bays, estuarine systems, and other significant natural systems.

ANALYSIS: *The Subject Property is located in an area with existing residential development. In addition, the Subject Property does not appear to have any wetlands and is located outside of the 100-year flood zone in Zone "X". [See General Location Map; see Wetlands Map; see FEMA Map].*

e. Fails to adequately protect adjacent agricultural areas and activities including silviculture and active agricultural and silvicultural activities as well as passive agricultural activities and dormant, unique and prime farmlands and soils.

ANALYSIS: *The Subject Property does not adversely impact agriculture.*

f. Fails to maximize use of existing public facilities and services.

ANALYSIS: *The Subject Property is located in the Toho Water Authority Utility Service Area. The Applicant will be required to coordinate with the Toho Water Authority for the provision of centralized sewer and water.*

g. Fails to minimize the use of future public facilities and services.

ANALYSIS: *The Subject Property is located in the Toho Water Authority Utility Service Area. The Applicant will be required to coordinate with the Toho Water Authority for the provision of centralized sewer and water.*

h. Allows for land use patterns or timing which will disproportionately increase the cost in time, money and energy, of providing public facilities and services including roads, potable water, sanitary sewer, stormwater management, law enforcement education health care, fire and emergency response, and general government.

ANALYSIS: *There are no anticipated offsite improvements required for the development of the Subject Property. The Applicant will conduct a traffic study prior to site plan approval. In addition, there are no anticipated negative impacts on public facilities in general.*

i. Fails to provide a clear separation between urban and rural uses.

ANALYSIS: *The Subject Property is not located adjacent to rural uses. Notably, the Subject Property is located in an area that has predominantly been developed as platted and master planned residential communities.*

j. Discourages or inhibits in-fill development or redevelopment of existing neighborhoods and communities.

ANALYSIS: *The Subject Property is an undeveloped lot located at the intersection of two urban collector roads. As such, the Proposed Request does not discourage in-fill development or redevelopment.*

k. Fails to encourage an attractive and functional mix of land uses.

ANALYSIS: *Disrupting the pattern of single-use development will ultimately provide current and future residential developments in the area with access to the*

services typical of a NAC district, while creating an attractive, functional mix of uses and avoiding sprawl.

l. Results in poor accessibility among linked or related land uses.

ANALYSIS: *The Subject Property is consistent with the locational requirements of a NAC district contained in the Polk Comprehensive Plan. In addition, the location of the Subject Property at the intersection of two urban collector roads makes the location accessible to surrounding residential communities.*

m. Results in the loss of a significant amount of functional open space.

ANALYSIS: *The Subject Property's location at the intersection of two urban collector roads is not a prime location for open space.* In addition, there is ample unplatted land to the east and west of the Subject Property.

Toho Water Authority

951 Martin Luther King Blvd. Kissimmee, FL 34741
Tel: (407) 944-5000
tohowater.com

June 5, 2025

Toho Request Number: 295

Parcel ID & Address: 28-28-02-934710-147100 / NWC of Pine St & Laurel Avenue, Poinciana

Tohopekaliga Water Authority (Toho) has reviewed your request for a water, reuse and sewer service availability determination and the Parcel ID referenced is within the Toho service area.

Toho staff has determined that Toho has potable water, reuse and sewer capacity with existing facilities and expansions as part of planned improvements contained in its Capital Improvement Plan to serve the referenced project. As noted in the attached document, extension and/or upsizing of infrastructure at the Owner's expense may also be required to serve the property.

Not a Capacity Commitment - The owner/ developer has not yet reserved capacity and this letter does not constitute a reservation of capacity. However, subject to a fully executed Development Service Agreement (DSA), approved construction plans, and Florida Department of Environmental Protection permits, the Executive Director or his designee will ensure public facility capacity is reserved for the development in the amounts stated in the System Development Charge (SDC) Assessment letter and subject to the terms of the DSA, including any conditions associated with planned capital improvements serving the property and payment of SDCs.

Main and Service Line Extensions Responsibility of Owner - Service to the site is the customer's responsibility and may require offsite utility improvements performed by a private contractor hired by the customer. Toho does not typically install main or service extensions, please contact a civil engineer to obtain design and cost information. For projects requiring installation of a main or services for more than three (3) residential units, a hydraulic analysis is required prior to initiating service. The hydraulic analysis is the responsibility of the Owner and could result in required main improvements by the Owner.

Utility Locations are Approximate and Not Guaranteed - Utility locations shown on the attached map are approximate and based upon Toho's available information (i.e. GIS, as-built, record drawings). Toho does not guarantee the accuracy of the information. Toho recommends field verification of utilities by soft dig prior to design. Soft digs should be

Toho Water Authority

951 Martin Luther King Blvd. Kissimmee, FL 34741
Tel: (407) 944-5000
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performed by a licensed underground utility contractor and coordinated with Toho's inspection team.

Meter Requests - If water and sewer infrastructure is not available, **do not** request a meter set until the installation has been completed.

Limited Time Validity - Please note this letter of availability is only valid for one year from the date of this letter. Should the project not have received Toho approval and reserved capacity by June 05, 2026, they must request a new Letter of Availability from Toho. Toho looks forward to working with you on this project. If you have any questions, please do not hesitate to contact us. More specific infrastructure information is enclosed.

Service in Poinciana and Other Residential Infill Areas – Connection to infrastructure as part of the CIAC program can require significant costs above those normally associated with SDCs and connection fees. Please refer to Toho's website to check applicability for your property.

Questions and Additional Information

- For any Residential questions or extensions in Poinciana, please contact ciacbuilder@tohowater.com
- For all other Residential questions or extensions, please contact Latoya Hanson at lhanson@tohowater.com
- For any Commercial questions or extensions, please contact Ray Biron at rbiron@tohowater.com
- For any inspection requests, please request through Toho's development portal
- If you would like to speak with someone regarding potential fees or System Development Charges, please contact meterfees@tohowater.com or 407-944-5000 and a Toho representative will be happy to assist.

Please be sure to have your address and request number included in your email.

Sincerely,

Assets and Infrastructure
Toho Water Authority

Toho Water Authority
951 Martin Luther King Blvd. Kissimmee, FL 34741
Tel: (407) 944-5000
tohowater.com

WATER

- Water main installed.
- The water service line needs to be installed. The service line must be installed on the property line.
- 6" Water main on-site, south side of property. This water service will require a tap.
- 10" Water main on-site north and east side of property. This water service will require a tap.
- 12" Water main approx. 5' south of property. This water service will require a tap.

SEWER

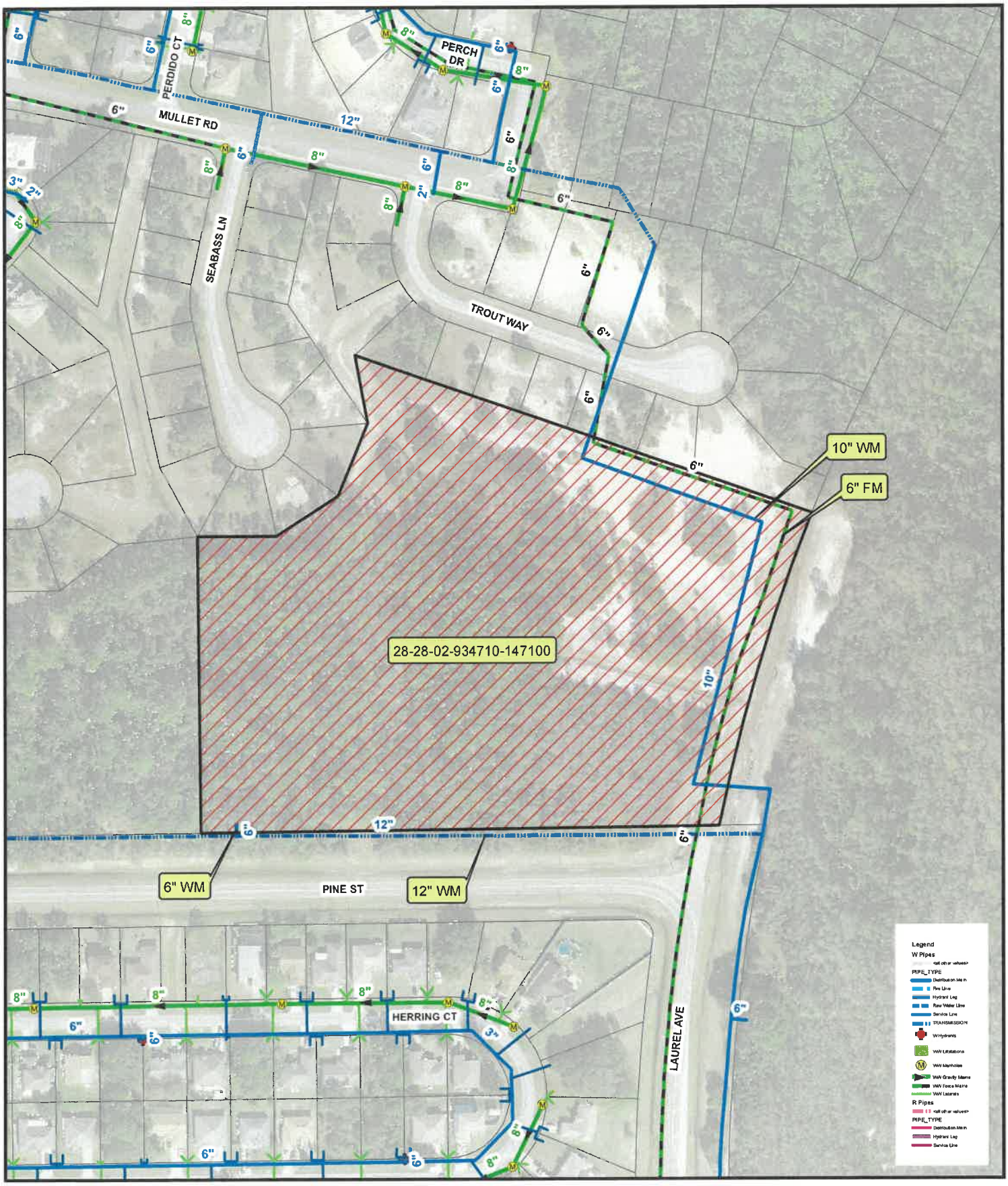
- Force main installed.
- Force main connection required.
- Force main service line needs to be installed.
- Requires owner to install pump for connection to the force main.
- 6" Force main on-site north and east side of property. This force main service will require a tap.

REUSE

-

MISCELLANEOUS/EXCEPTIONS

-



N

1 inch = 200 feet

28-28-02-934710-147100

THE TOHOPEKALIGA WATER AUTHORITY MAKES NO WARRANTIES, GUARANTEES OR REPRESENTATIONS AS TO THE TRUTH, ACCURACY, OR COMPLETENESS OF THE DATA ON THIS MAP. THIS IS NOT A SURVEY PRODUCT AND IS A VISUAL REFERENCE TOOL ONLY. The Tohopekaliga Water Authority makes no warranty, express or implied with respect to its ownership of any rights relating to trademarks and trade names described herein. THERE ARE NO WARRANTIES WHICH EXTEND BEYOND THE DESCRIPTION OF THE FACE HEREOF. Any questions or concerns should be directed to Toho Water Authority, Information Technology (IT) Department at 407-944-5190

C:\Users\Psantos\Desktop\Availability Map JUN.mxd

Toho Water Authority

Demographic and Income Profile

Ring : 1 Miles radii

Latitude: 28.07870
Longitude: -81.49010

Summary	Census 2010	Census 2020	2025	2030
Population	3,649	4,925	5,760	6,670
Households	1,059	1,433	1,695	1,982
Families	898	1,190	1,394	1,631
Average Household Size	3.45	3.44	3.40	3.37
Owner Occupied Housing Units	786	979	1,209	1,489
Renter Occupied Housing Units	272	454	486	493
Median Age	31.2	34.5	35.0	35.2

Trends: 2025-2030 Annual Rate	Area	State	National
Population	2.98%	1.08%	0.42%
Households	3.18%	1.28%	0.64%
Families	3.19%	1.30%	0.54%
Owner HHs	4.25%	1.83%	0.91%
Median Household Income	2.54%	2.85%	2.53%

	2025		2030	
Households by Income	Number	Percent	Number	Percent
<$15,000	166	9.8%	185	9.3%
$15,000 - $24,999	54	3.2%	49	2.5%
$25,000 - $34,999	422	24.9%	421	21.2%
$35,000 - $49,999	225	13.3%	247	12.5%
$50,000 - $74,999	317	18.7%	347	17.5%
$75,000 - $99,999	211	12.4%	269	13.6%
$100,000 - $149,999	199	11.7%	288	14.5%
$150,000 - $199,999	32	1.9%	53	2.7%
$200,000+	69	4.1%	123	6.2%
Median Household Income	$48,076		$54,491	
Average Household Income	$64,866		$74,300	
Per Capita Income	$19,820		$22,798	

	Census 2010		Census 2020		2025		2030	
Population by Age	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	339	9.3%	316	6.4%	368	6.4%	420	6.3%
5 - 9	365	10.0%	371	7.5%	379	6.6%	417	6.3%
10 - 14	349	9.6%	474	9.6%	412	7.2%	424	6.4%
15 - 19	278	7.6%	447	9.1%	481	8.4%	425	6.4%
20 - 24	167	4.6%	302	6.1%	467	8.1%	497	7.5%
25 - 34	581	15.9%	585	11.9%	773	13.4%	1,139	17.1%
35 - 44	561	15.4%	701	14.2%	783	13.6%	821	12.3%
45 - 54	385	10.6%	594	12.1%	716	12.4%	834	12.5%
55 - 64	320	8.8%	515	10.5%	572	9.9%	699	10.5%
65 - 74	221	6.1%	394	8.0%	487	8.5%	564	8.5%
75 - 84	67	1.8%	182	3.7%	261	4.5%	335	5.0%
85+	13	0.4%	44	0.9%	61	1.1%	95	1.4%

	Census 2010		Census 2020		2025		2030	
Race and Ethnicity	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	2,053	56.3%	1,345	27.3%	1,429	24.8%	1,578	23.7%
Black Alone	868	23.8%	1,362	27.7%	1,638	28.4%	1,871	28.1%
American Indian Alone	31	0.8%	34	0.7%	46	0.8%	55	0.8%
Asian Alone	44	1.2%	51	1.0%	59	1.0%	69	1.0%
Pacific Islander Alone	5	0.1%	8	0.2%	10	0.2%	11	0.2%
Some Other Race Alone	446	12.2%	1,064	21.6%	1,275	22.1%	1,521	22.8%
Two or More Races	201	5.5%	1,060	21.5%	1,304	22.6%	1,565	23.5%
Hispanic Origin (Any Race)	1,914	52.5%	2,706	54.9%	3,370	58.5%	4,047	60.7%

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

December 08, 2025

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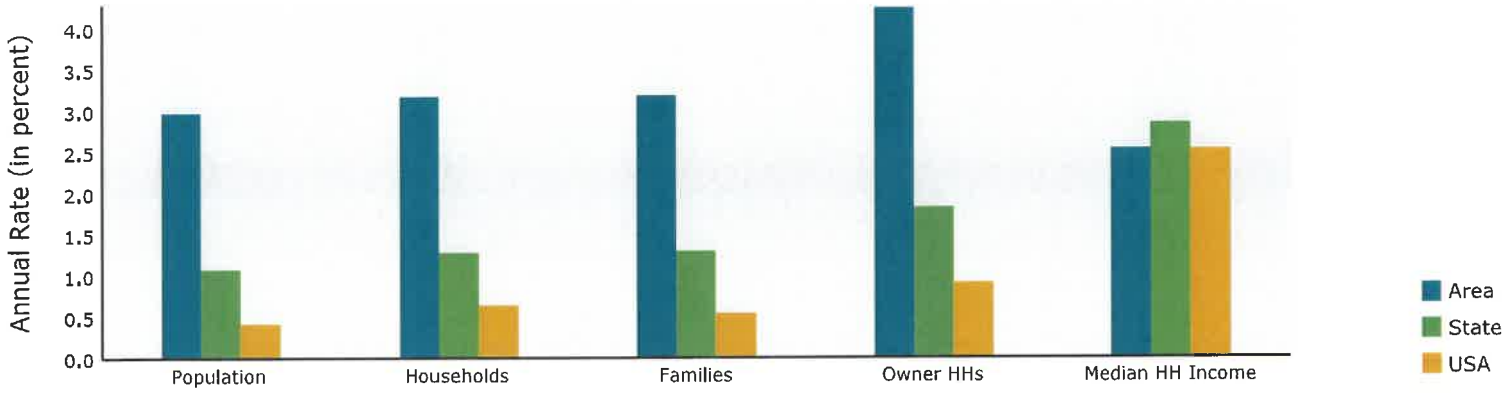
Demographic and Income Profile

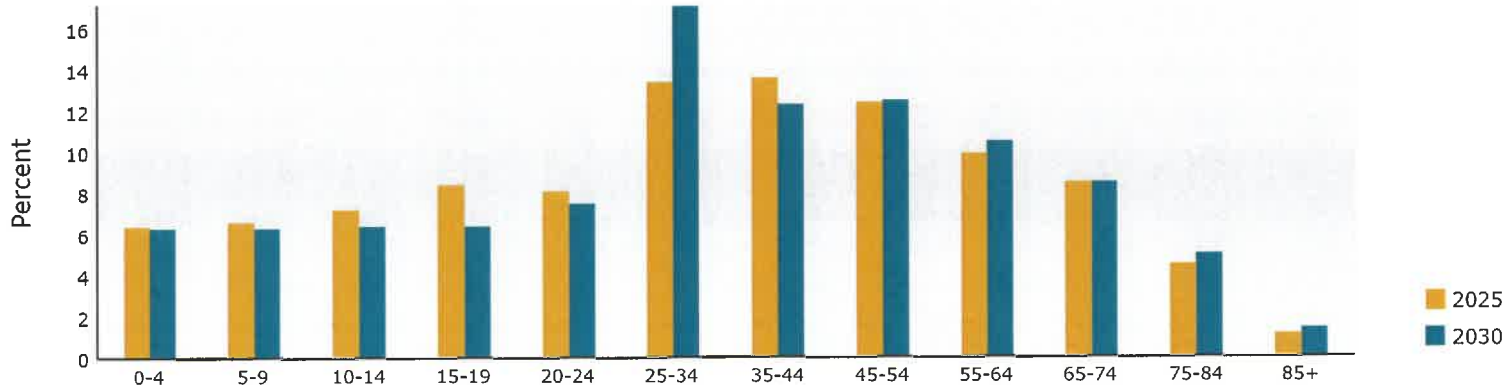
Ring : 1 Miles radii

Latitude: 28.07870
Longitude: -81.49010

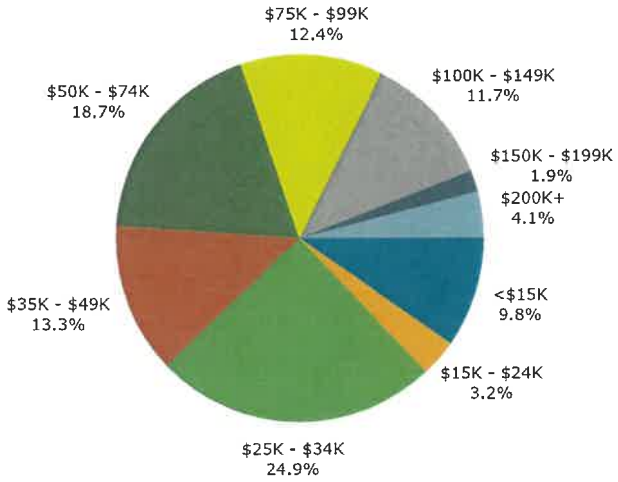
Trends 2025-2030



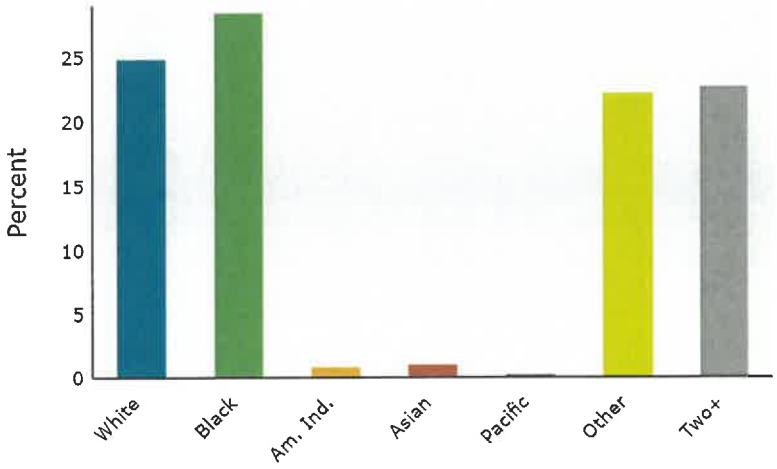
Population by Age



2025 Household Income



2025 Population by Race



2025 Percent Hispanic Origin:58.5%

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

December 08, 2025

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Demographic and Income Profile

Ring : 3 Miles radii

Latitude: 28.07870
Longitude: -81.49010

Summary	Census 2010	Census 2020	2025	2030
Population	15,481	22,184	27,591	32,096
Households	4,996	7,115	8,958	10,482
Families	4,082	5,692	7,101	8,255
Average Household Size	3.10	3.12	3.08	3.06
Owner Occupied Housing Units	3,756	5,048	6,763	8,247
Renter Occupied Housing Units	1,240	2,067	2,195	2,235
Median Age	34.2	37.6	37.9	38.3

Trends: 2025-2030 Annual Rate	Area	State	National
Population	3.07%	1.08%	0.42%
Households	3.19%	1.28%	0.64%
Families	3.06%	1.30%	0.54%
Owner HHs	4.05%	1.83%	0.91%
Median Household Income	2.37%	2.85%	2.53%

	2025		2030	
Households by Income	Number	Percent	Number	Percent
<$15,000	601	6.7%	627	6.0%
$15,000 - $24,999	418	4.7%	361	3.4%
$25,000 - $34,999	977	10.9%	942	9.0%
$35,000 - $49,999	1,096	12.2%	1,141	10.9%
$50,000 - $74,999	1,926	21.5%	2,137	20.4%
$75,000 - $99,999	1,618	18.1%	1,968	18.8%
$100,000 - $149,999	1,249	13.9%	1,661	15.8%
$150,000 - $199,999	360	4.0%	515	4.9%
$200,000+	713	8.0%	1,131	10.8%
Median Household Income	$66,963		$75,291	
Average Household Income	$85,558		$95,632	
Per Capita Income	$28,072		$31,552	

	Census 2010		Census 2020		2025		2030	
Population by Age	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,261	8.1%	1,245	5.6%	1,589	5.8%	1,861	5.8%
5 - 9	1,358	8.8%	1,611	7.3%	1,631	5.9%	1,827	5.7%
10 - 14	1,334	8.6%	1,906	8.6%	1,928	7.0%	1,869	5.8%
15 - 19	1,109	7.2%	1,761	7.9%	2,109	7.6%	2,032	6.3%
20 - 24	712	4.6%	1,260	5.7%	1,994	7.2%	2,225	6.9%
25 - 34	2,154	13.9%	2,565	11.6%	3,564	12.9%	4,939	15.4%
35 - 44	2,114	13.7%	2,844	12.8%	3,449	12.5%	3,933	12.3%
45 - 54	1,547	10.0%	2,467	11.1%	3,252	11.8%	3,786	11.8%
55 - 64	1,799	11.6%	2,301	10.4%	2,816	10.2%	3,387	10.6%
65 - 74	1,529	9.9%	2,626	11.8%	2,935	10.6%	3,314	10.3%
75 - 84	470	3.0%	1,332	6.0%	1,932	7.0%	2,290	7.1%
85+	95	0.6%	267	1.2%	394	1.4%	635	2.0%

	Census 2010		Census 2020		2025		2030	
Race and Ethnicity	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	9,133	59.0%	6,975	31.4%	7,994	29.0%	8,819	27.5%
Black Alone	3,541	22.9%	5,463	24.6%	6,810	24.7%	7,849	24.5%
American Indian Alone	103	0.7%	132	0.6%	208	0.8%	249	0.8%
Asian Alone	250	1.6%	308	1.4%	361	1.3%	424	1.3%
Pacific Islander Alone	13	0.1%	22	0.1%	29	0.1%	33	0.1%
Some Other Race Alone	1,668	10.8%	4,752	21.4%	6,159	22.3%	7,416	23.1%
Two or More Races	774	5.0%	4,533	20.4%	6,031	21.9%	7,304	22.8%
Hispanic Origin (Any Race)	7,272	47.0%	11,732	52.9%	15,747	57.1%	19,101	59.5%

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

December 08, 2025

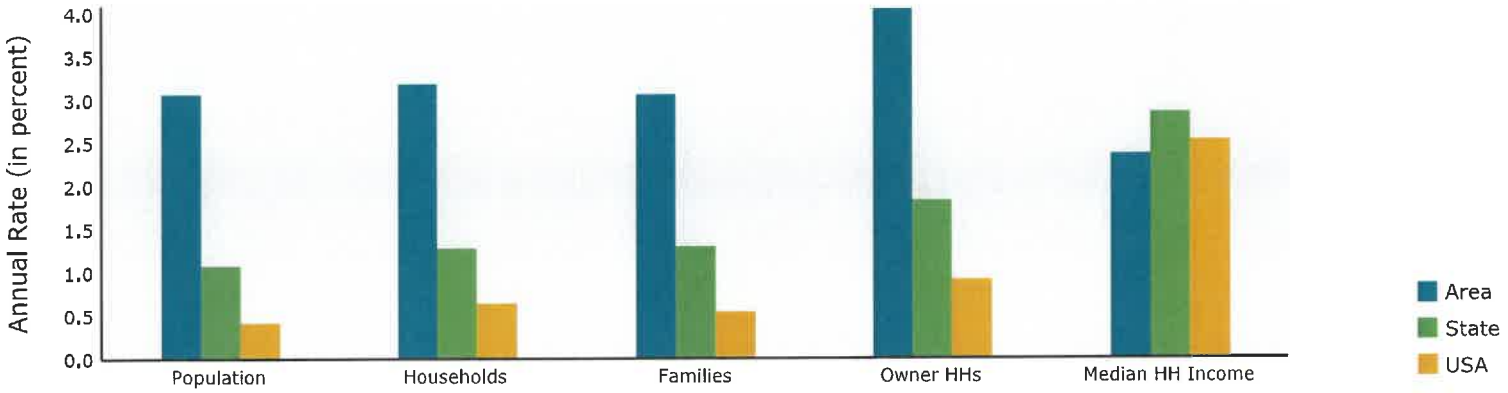
c 2025 Esri

Demographic and Income Profile

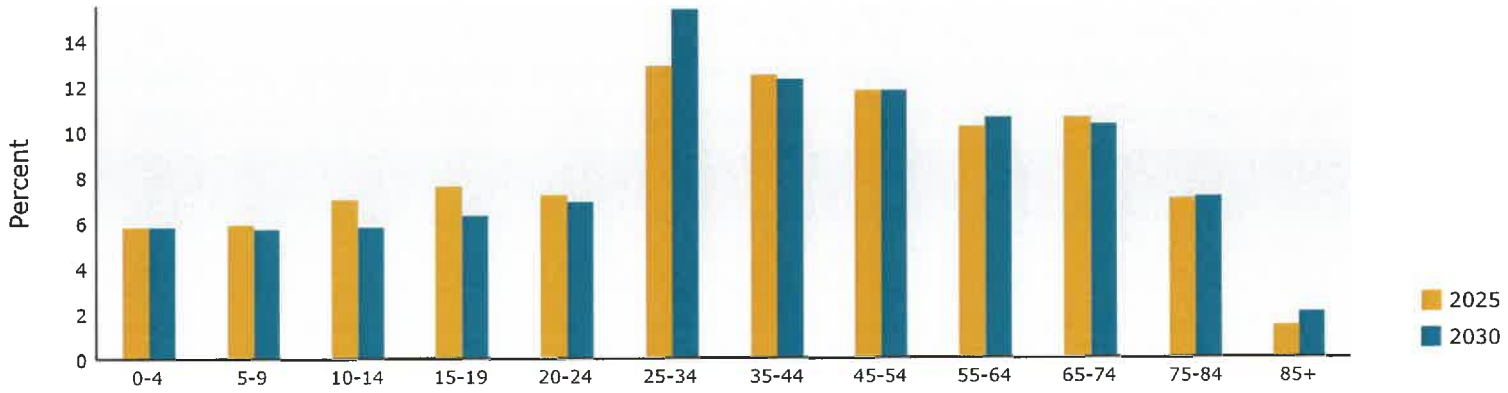
Ring : 3 Miles radii

Latitude: 28.07870
Longitude: -81.49010

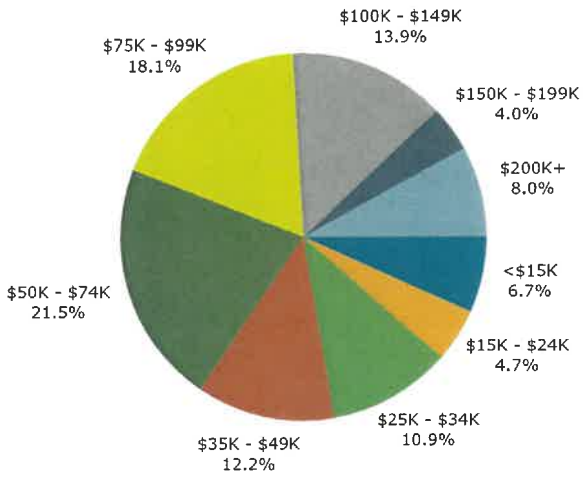
Trends 2025-2030



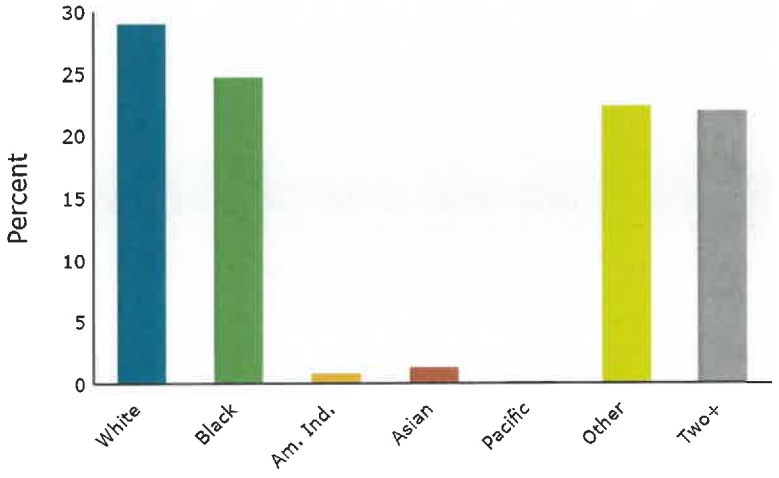
Population by Age



2025 Household Income



2025 Population by Race



2025 Percent Hispanic Origin:57.1%

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

December 08, 2025

©2025 Esri

Demographic and Income Profile

Ring : 5 Miles radii

Latitude: 28.07870
Longitude: -81.49010

Summary	Census 2010	Census 2020	2025	2030
Population	34,421	47,443	56,295	63,914
Households	11,887	16,585	19,784	22,617
Families	9,397	12,851	15,160	17,076
Average Household Size	2.90	2.86	2.84	2.82
Owner Occupied Housing Units	9,126	12,248	15,398	18,217
Renter Occupied Housing Units	2,761	4,337	4,386	4,400
Median Age	37.8	42.2	42.7	43.2

Trends: 2025-2030 Annual Rate	Area	State	National
Population	2.57%	1.08%	0.42%
Households	2.71%	1.28%	0.64%
Families	2.41%	1.30%	0.54%
Owner HHs	3.42%	1.83%	0.91%
Median Household Income	1.99%	2.85%	2.53%

	2025		2030	
Households by Income	Number	Percent	Number	Percent
<$15,000	1,337	6.8%	1,380	6.1%
$15,000 - $24,999	1,035	5.2%	885	3.9%
$25,000 - $34,999	1,800	9.1%	1,714	7.6%
$35,000 - $49,999	2,386	12.1%	2,443	10.8%
$50,000 - $74,999	4,059	20.5%	4,430	19.6%
$75,000 - $99,999	3,670	18.6%	4,282	18.9%
$100,000 - $149,999	3,116	15.8%	4,013	17.7%
$150,000 - $199,999	1,097	5.5%	1,504	6.6%
$200,000+	1,285	6.5%	1,965	8.7%
Median Household Income	$69,709		$76,909	
Average Household Income	$86,463		$95,542	
Per Capita Income	$30,203		$33,598	

	Census 2010		Census 2020		2025		2030	
Population by Age	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	2,349	6.8%	2,352	5.0%	2,829	5.0%	3,250	5.1%
5 - 9	2,659	7.7%	2,957	6.2%	2,944	5.2%	3,201	5.0%
10 - 14	2,680	7.8%	3,456	7.3%	3,421	6.1%	3,318	5.2%
15 - 19	2,431	7.1%	3,390	7.1%	3,684	6.5%	3,541	5.5%
20 - 24	1,657	4.8%	2,578	5.4%	3,677	6.5%	3,841	6.0%
25 - 34	4,108	11.9%	5,064	10.7%	6,784	12.1%	8,922	14.0%
35 - 44	4,422	12.8%	5,444	11.5%	6,257	11.1%	7,156	11.2%
45 - 54	3,701	10.8%	5,172	10.9%	6,242	11.1%	6,922	10.8%
55 - 64	4,510	13.1%	5,576	11.8%	6,298	11.2%	7,035	11.0%
65 - 74	4,070	11.8%	7,038	14.8%	7,711	13.7%	8,544	13.4%
75 - 84	1,511	4.4%	3,644	7.7%	5,306	9.4%	6,391	10.0%
85+	323	0.9%	773	1.6%	1,143	2.0%	1,794	2.8%

	Census 2010		Census 2020		2025		2030	
Race and Ethnicity	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	21,517	62.5%	17,363	36.6%	18,970	33.7%	20,495	32.1%
Black Alone	6,995	20.3%	9,801	20.7%	12,135	21.6%	13,748	21.5%
American Indian Alone	214	0.6%	273	0.6%	387	0.7%	447	0.7%
Asian Alone	630	1.8%	851	1.8%	1,024	1.8%	1,201	1.9%
Pacific Islander Alone	38	0.1%	42	0.1%	53	0.1%	61	0.1%
Some Other Race Alone	3,558	10.3%	9,295	19.6%	11,379	20.2%	13,350	20.9%
Two or More Races	1,468	4.3%	9,817	20.7%	12,347	21.9%	14,612	22.9%
Hispanic Origin (Any Race)	15,182	44.1%	23,448	49.4%	29,754	52.9%	35,211	55.1%

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

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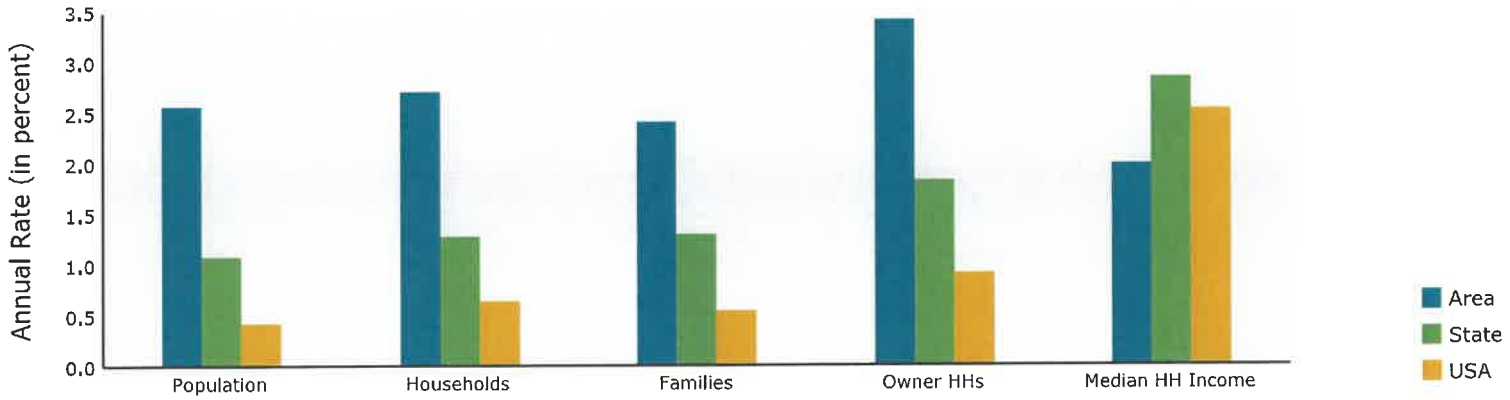
Demographic and Income Profile

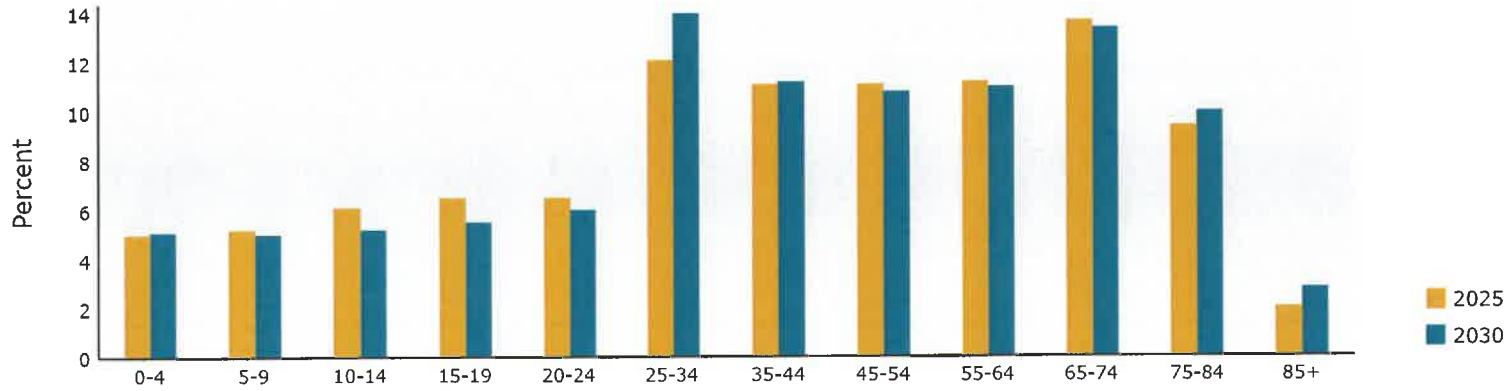
Ring : 5 Miles radii

Latitude: 28.07870
Longitude: -81.49010

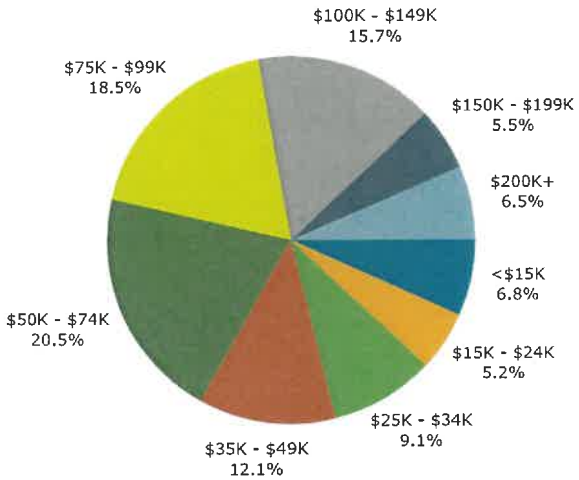
Trends 2025-2030



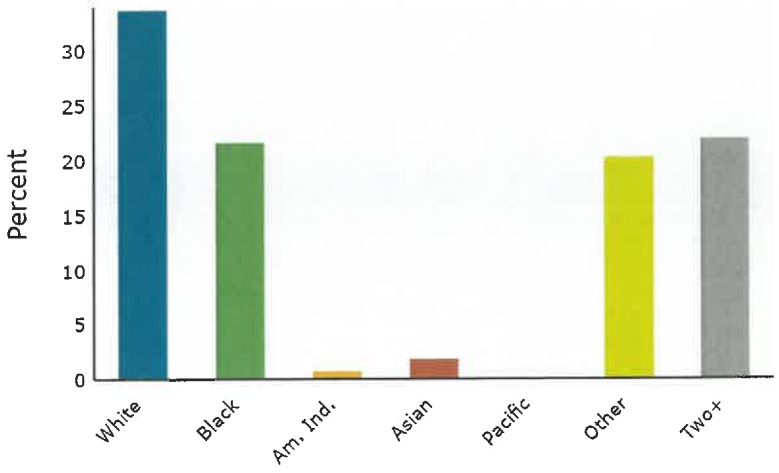
Population by Age



2025 Household Income



2025 Population by Race



2025 Percent Hispanic Origin:52.9%

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

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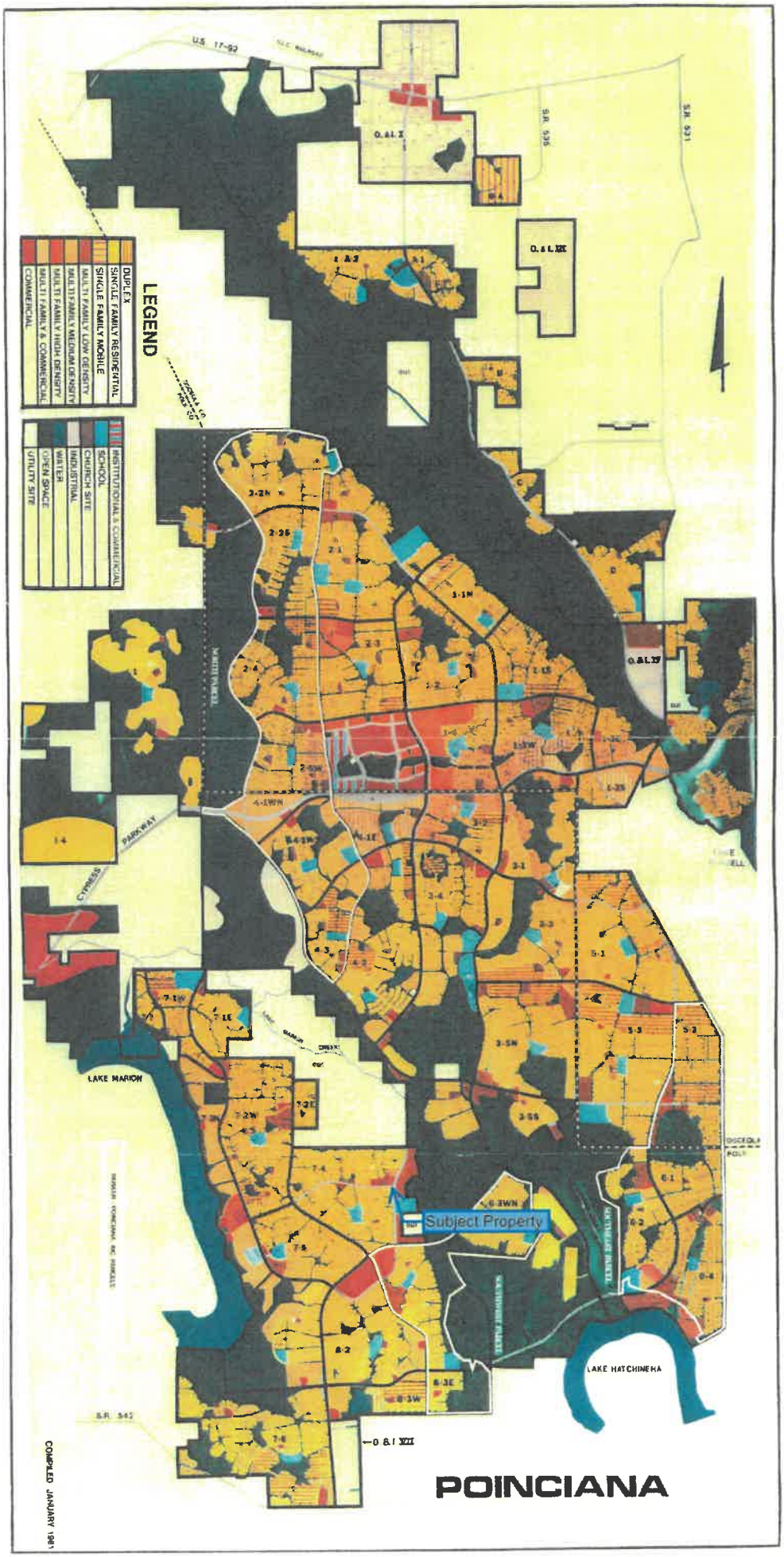
Poinciana Master Plan



December 5, 2025

Location Map w/ Roads

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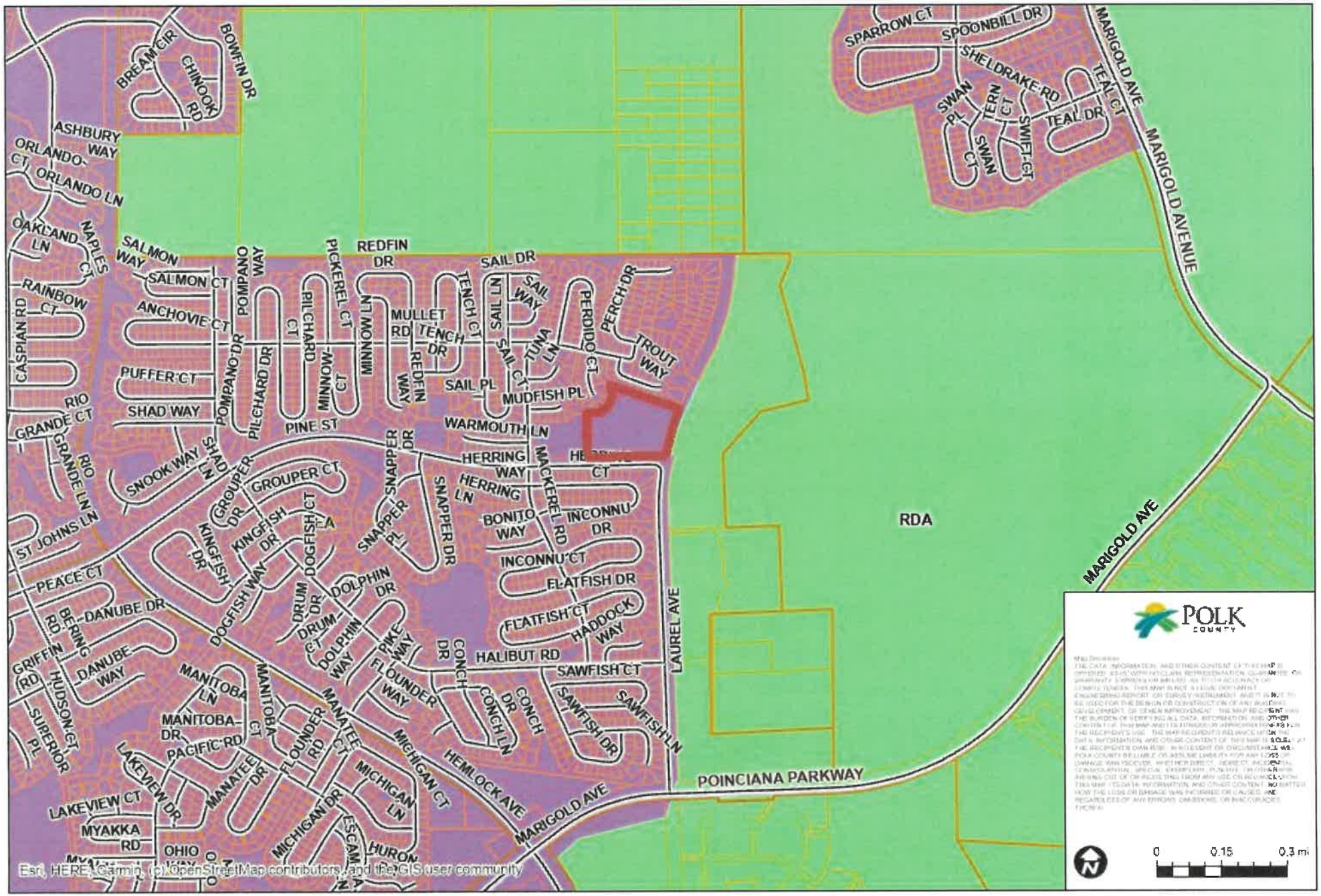
Development Area Map



December 5, 2025

Future Land Use Map

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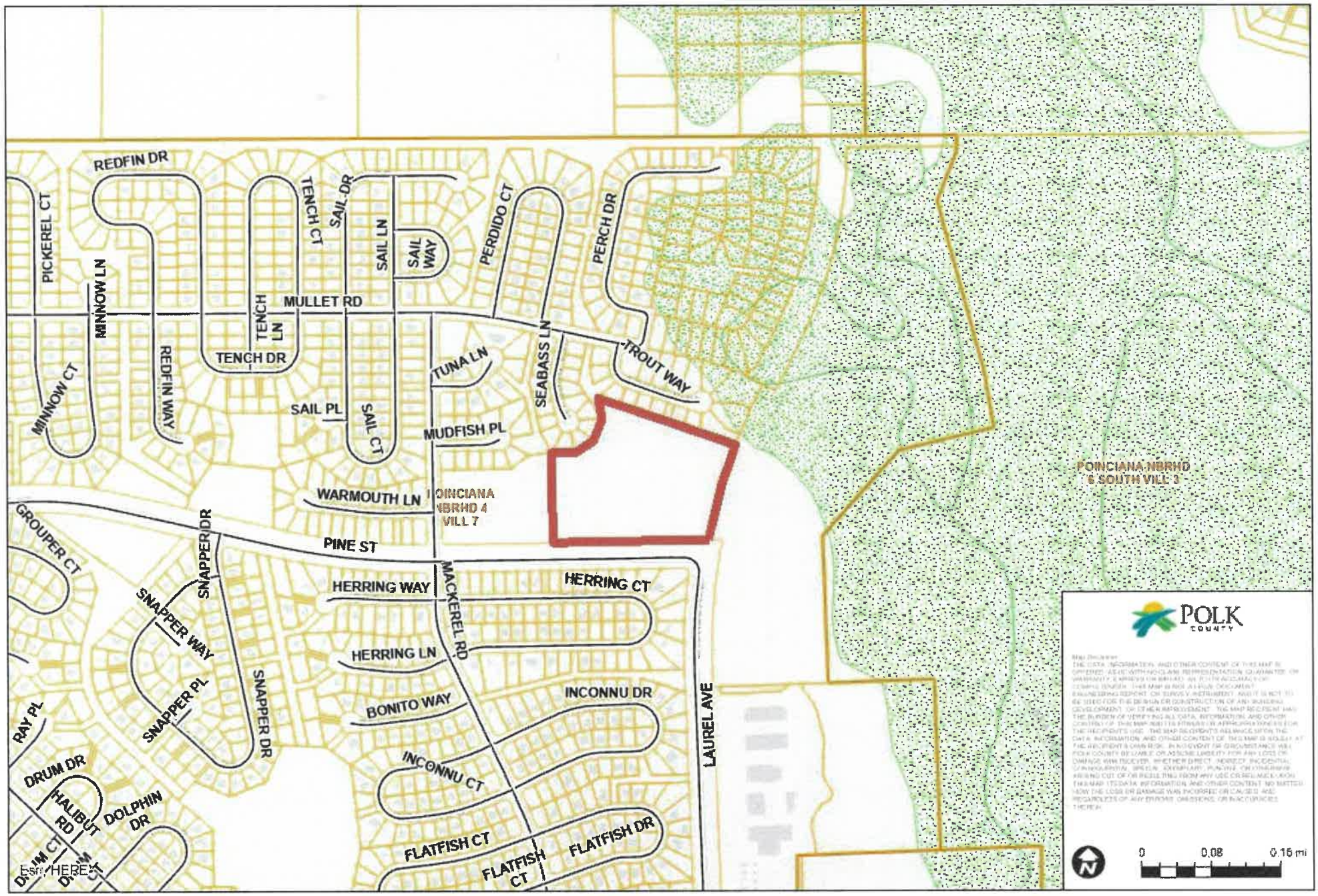
F.E.M.A. Map

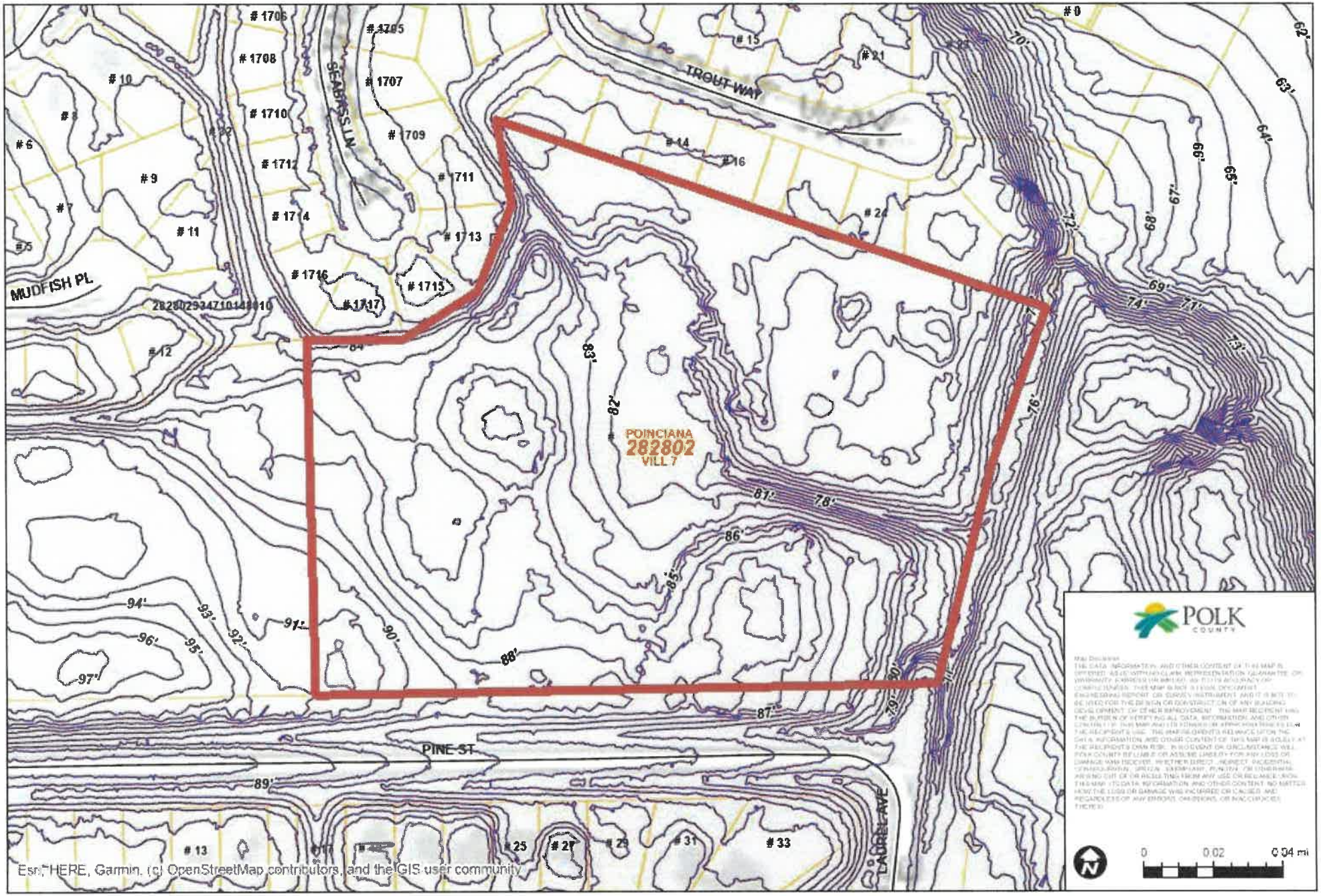
December 5, 2025

Wetlands Map



December 5. 2025

Topographical Map



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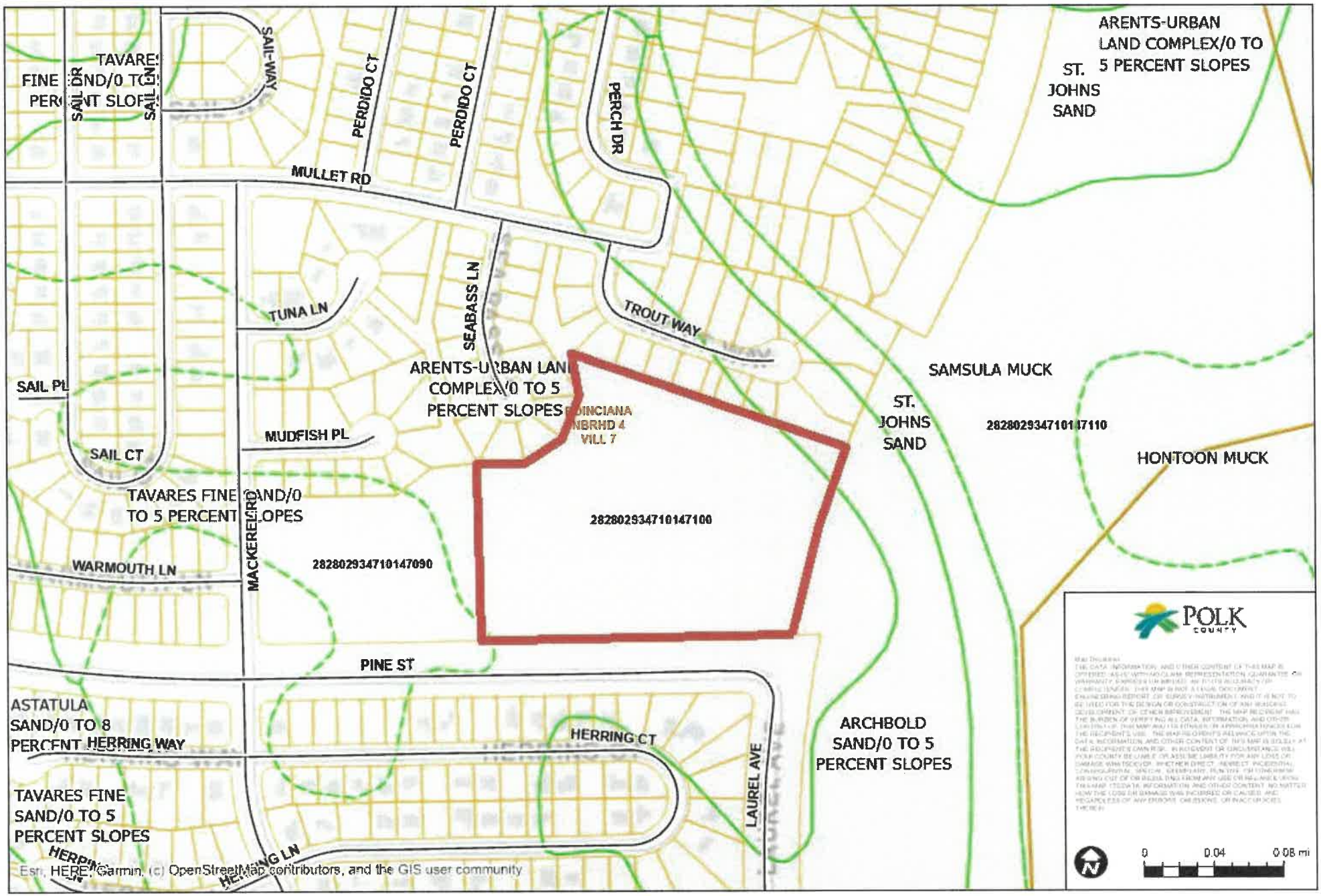
Soils Map