

**POLK COUNTY
DEVELOPMENT REVIEW COMMITTEE
STAFF REPORT**

DRC Date: February 26, 2026	Level of Review: 4
PC Date: April 1, 2026	Type: LDC Text Amendment
BoCC Date: May 5, 2026	Case Numbers: LDCT-2026-4
Date: May 19, 2026	Case Name: Poinciana Commercial Activity Center Plan LDC Text Amendment
Applicant: Joint (Ryan Behren, Esq. and staff)	Case Planner: Mark J. Bennett, AICP, FRA-RA, CNU-A, Senior Planner

Request:	Change the text of the Land Development Code Appendix E, Section E105, Parcel Specific Comprehensive Plan Amendments with Conditions, to establish the Poinciana Commercial Activity Center Plan. This case is related to LDCPAS-2025-40, Future Land Use Change from DRI to NAC and the corresponding text amendment.
Location:	North side of Pine Street and Laurel Avenue, east side of Mackerel Road, 3.3 miles east of the City of Haines City, in Section 2, Township 28, Range 28.
Property Owner:	Titan Land Company LLC and A & V Development LLC
Parcel Size (Number):	18.33 acres (282802934710147100 – 12.6 ac, and 282802934710147090 – 5.73 ac)
Development Area:	Utility Enclave Area (UEA)
Nearest Municipality:	Haines City
DRC Recommendation:	Approval
Planning Commission Vote:	Approval (7:0)
Florida Commerce:	N/A

Summary:

The applicant seeks a change to the Land Development Code Appendix E, Section E105, to establish the Poinciana Commercial Activity Center Plan (ACP). Policy 2.110-L1. of the Future Land Use Element of the Comprehensive Plan describes an ACP as a special, detailed land use plan for a specific Activity Center. This policy also describes an ACP as having a land use map and accompanying objective and policies to provide special conditions, restrictions, or requirements for activities within the ACP, and that ACPs shall be incorporated into the Land Development Code with reference to the Comprehensive Plan. The intent of this ACP is to provide a guide for the orderly growth and eventual development of the site subject to LDCPAS-2025-40 and the parcel to the west.

The Activity Center Plan consists of the numerous maps and policies that address the following:

- Permitted Uses
- Transportation (such as access points, and road extensions, and connectivity requirements)
- Signage
- Landscaping
- Buffering
- Activity Center Plan Map
- Conceptual Plan for parcel 282802934710147100

Findings of Fact

- *LDCT-2026-4 is a joint (staff and applicant-initiated) request to amend Appendix E, Section E105, Parcel Specific Comprehensive Plan Amendments with Conditions, to establish the Poinciana Commercial Activity Center Plan (ACP).*
- *The location of the ACP is at North side of Pine Street and Laurel Avenue, east side of Mackerel Road, in Section 2, Township 28, Range 28.*
- *The subject properties are vacant and undeveloped.*
- *The 5.73 acre parcel at the northeast corner of Pine Street and Mackerel Road is designated as Commercial in the Poinciana Master Plan.*
- *This case is related to LDCPAS-2025-40. That request is for a Comprehensive Plan Amendment to change 12.6 acres from Development of Regional Impact (DRI) to Neighborhood Activity Center (NAC) on the eastern portion of this site.*
- *LDCPAS-2025-40 also includes a text change to Appendix 2.135 - Parcel Specific Future Land Use Map Amendments with Conditions to allow for the adoption of the Poinciana Commercial Activity Center Plan (ACP).*
- *To implement the ACP, a text amendment to both the Comprehensive Plan and the Land Development Code is required by Policy 2.110B3a of the Future Land Use Element.*
- *Policy 2.110-L1. describes an ACP as a special, detailed land use plan for a specific Activity Center. An ACP shall include a land use map and accompanying objective and policies to provide special conditions, restrictions, or requirements for activities within the ACP. ACPs shall be incorporated into the Land Development Code with reference to the Comprehensive Plan.*

Development Review Committee Recommendation:

The Land Development Division, based on the Findings of Fact, finds that the proposed text change request is **CONSISTENT** with the Polk County Land Development Code and the Polk County Comprehensive Plan. Staff recommends **APPROVAL** of LDCT-2026-4.

Planning Commission Recommendation:

On April 1, 2026, The Planning Commission recommended **APPROVAL** of this request (7:0).

Analysis:

This amendment was submitted currently with LDCPAS-2025-40. That request is for a Comprehensive Plan Amendment to change 12.6 acres from Development of Regional Impact (DRI) to Neighborhood Activity Center (NAC). The same Plan Amendment also includes a text change to Appendix 2.135 - Parcel Specific Future Land Use Map Amendments with Conditions. The changes to the text of both the Comprehensive Plan and the Land Development Code are necessary to allow for the establishment of the Poinciana Commercial Activity Center Plan (ACP).

The Activity Center Plan (ACP) concept originated as part of the initial adoption of the Comprehensive Plan in 1991. ACPs and part of the “multi-nodal, urban cluster” concept that the County’s urban form is based, as described in the Introduction Section (2.101) of the Comprehensive Plan.

This Activity Center Plan contains maps and policies that address the following:

Text:

- Permitted Uses – All uses currently allowed in the NAC per Table 2.1 of the Land Development Code are also allowed in the ACP.
- Transportation - The ACP contains both policies and maps that show the following:
 - Access points for property access,
 - Potential Road extension for Laurel Avenue
- Signage – In keeping with the existing signage at the intersection a prohibition on pole-mounted signage is proposed.
- Landscaping – A provision requiring that development conserve and utilize existing trees and vegetation where possible is included.
- Buffering - A minimum 20-foot-wide Type C buffer along the northern property line. Existing on-site trees and vegetation shall be used to the maximum extent possible within this buffer.

Maps:

- Activity Center Plan (ACP)
- Parcel 282802-934710-1471000 Conceptual Plan

Benefit-Cost Analysis of the Amendment

Who does it help?

This amendment directly benefits the affected landowners by recognizing that the subject properties are intended for uses allowed in the Neighborhood Activity Center (NAC) land use district. By allowing certain types of commercial and office uses, there will be increased opportunities available for new businesses in Poinciana to provide the needed goods and services in this growing area. In particular, the designation of parcel 282802934710147090 as part of the Activity Center Plan will recognize the fact that this property is also designated as commercial in the Poinciana Master Plan.

Who does it hurt?

There is the potential for existing residents living next to the affected properties to deal with impacts caused by new non-residential development. However, because of the proposed requirements for the use of existing vegetation in the landscape buffers, the location of existing easements, and the compatibility provisions in Section 220 of the Land Development Code must still be met, the potential for any adverse impacts should be minimized. Additionally, less intrusive signage by only allowing monument signs will minimize potential impacts.

What is the cost?

Any new development within the Activity Center Plan will be restricted to only ground-mounted free-standing and monument signage. This requirement may result in additional cost.

Limits of the Proposed Ordinance

The proposed ordinance is limited to amending the County's Land Development Code Appendix E, Section E105, to establish the Poinciana Commercial Activity Center Plan (ACP).

Consistency with the Comprehensive Plan

This change is in conjunction with LDCPAS-2025-40. This amendment will designate a 12.6-acre tract as NAC. The proposed text change to establish the Poinciana Commercial Activity Center Plan is consistent with the applicable Objectives and Policies in the Plan's Future Land Use Element.

Specifically, this request is consistent with Objective 2.110-L: Activity-Center Plans, which states that The Polk County Plan shall provide procedures for the preparation of Activity-Centers Plans in order to ensure that Activity Centers develop in a manner consistent with sound planning principles, and in accordance with development objectives of the County. The adoption and implementation of this ACP will ensure that this objective is accomplished for these parcels.

Comments from Other Agencies: None

Draft Ordinance: Under separate attachment

Exhibits:

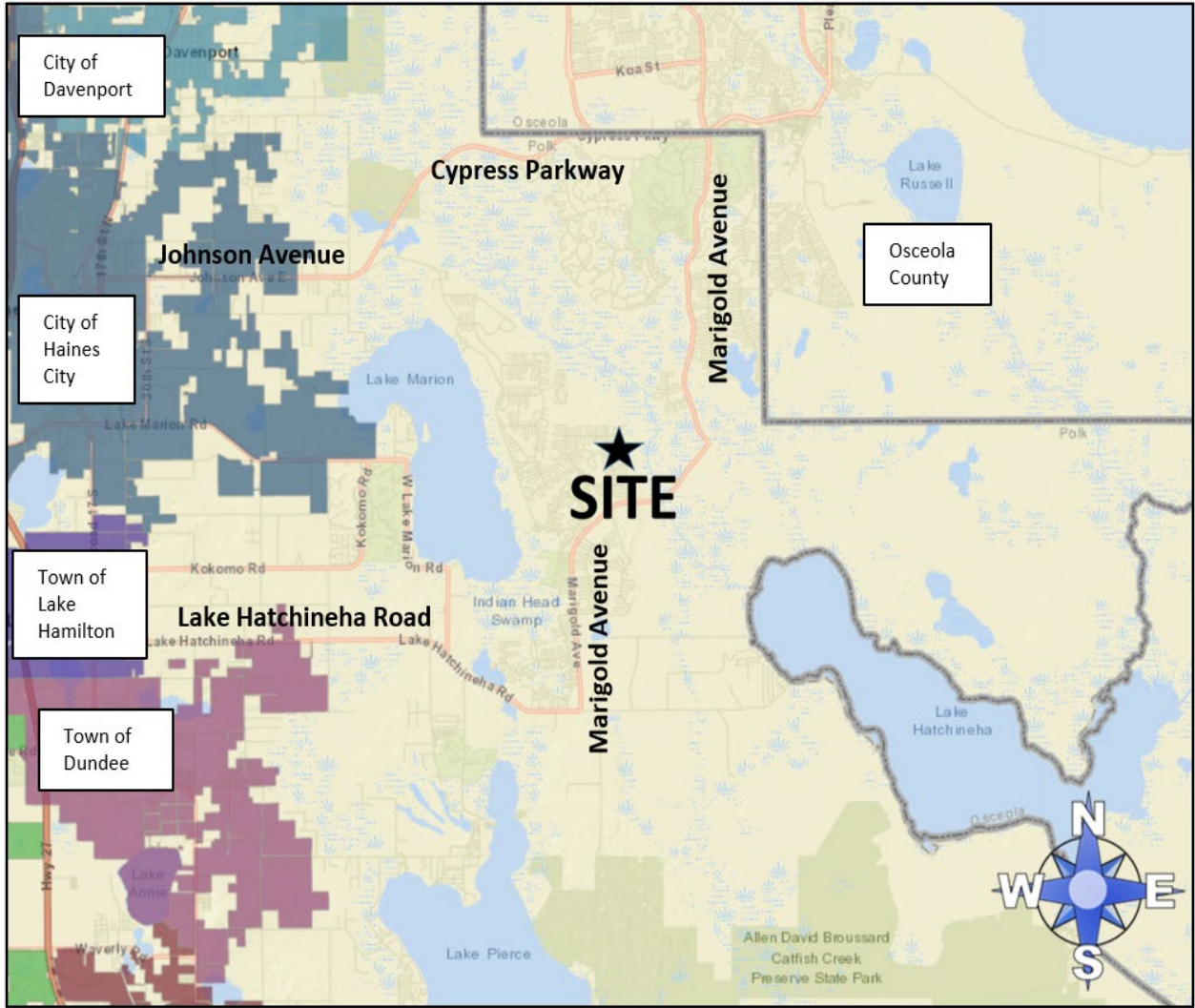
Exhibit 1 - Location Map

Exhibit 2 - Proposed Activity Center Plan Maps

Exhibit 3 – Proposed Text Change

Exhibit 4 – Poinciana Master Plan (Overview)

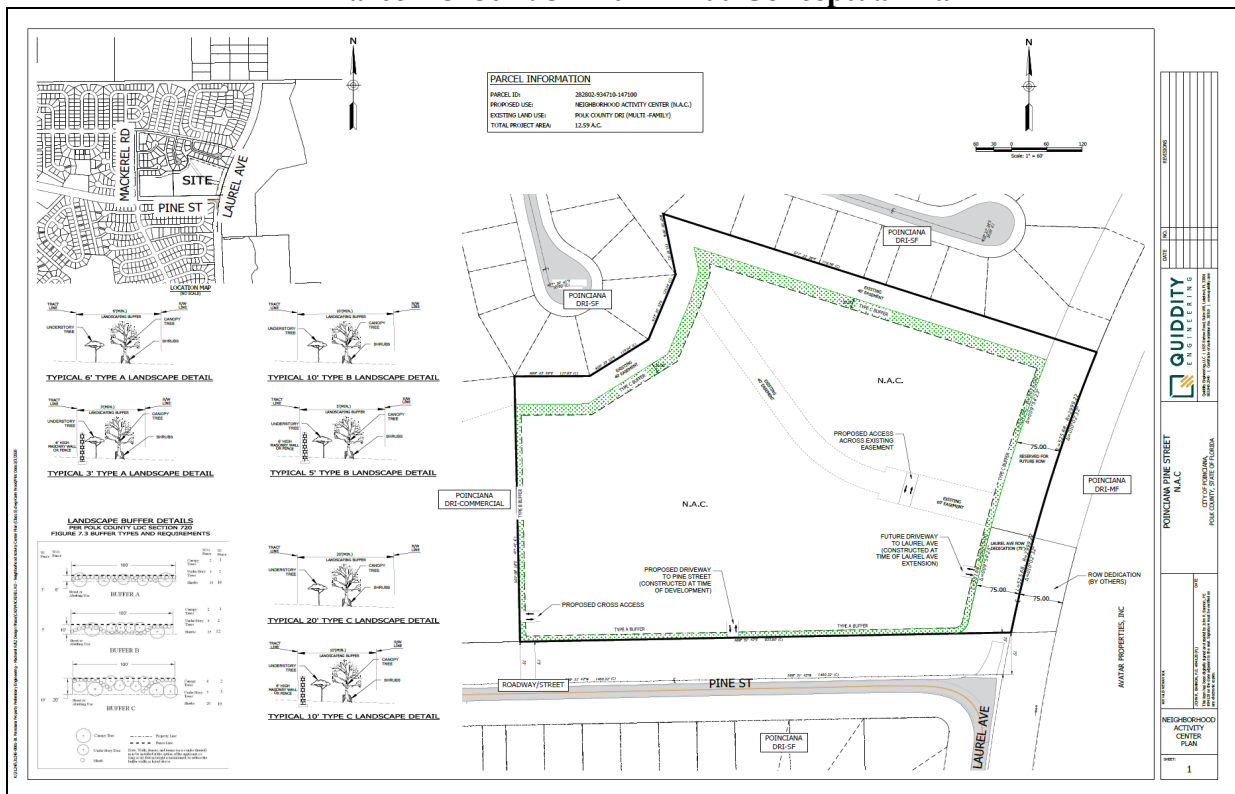
Exhibit 5 – Poinciana Master Plan (Detailed)



Location Map



Parcel 282802-934710-147100 Conceptual Plan



Proposed Activity Center Plan (ACP) Maps

Poinciana Commercial Activity Center Plan (ACP) – Parcel Numbers 282802934710147100 – 12.6 ac, and 282802934710147090 – 5.73 ac.

1. Applicability

The provisions and requirements of this Subsection apply to the subject site, the boundaries of which are shown on the Future Land Use Map Series and Land Use District maps, more particularly those depicted in the panel showing Range 28, Township 28, Section 02. The site is legally described as:

POINCIANA NEIGHBORHOOD 4 VILLAGE 7 PB 53 PGS 4-18 TRACT K & W1/2 OF VACATED LAUREL AVE S LYING E OF SAME (282802-934710-147100); and

POINCIANA NEIGHBORHOOD 4 VILLAGE 7 PB 53 PGS 4-18 TRACT J (282802-934710-147090)

2. Permitted Uses

Uses permitted within the boundaries of this NAC shall conform to those found in Table 2.1 Use Table for Standard Land Use Districts.

3. Transportation

a. Access: This ACP shows the general locations of access points to this NAC. They are conceptual and non-binding, with the exact driveway and cross-access location which shall be determined at Level 2 review. In addition:

- 1) Development shall be designed to allow future cross-access to adjacent parcels.
- 2) At or near the time of development and when right-of-way is available, Laurel Avenue should be improved to County standards to allow for connectivity to the eastern edge of this NAC.
- 3) Development shall ensure connectivity to Laurel Avenue and Pine Street is maintained. Cross-access easements shall be recorded prior to any Level 2 approval to the parcel and the joint access to Pine Street.

4. Signage: Signage shall be Monument Signage and shall meet the requirements of Section 760 of the Land Development Code.

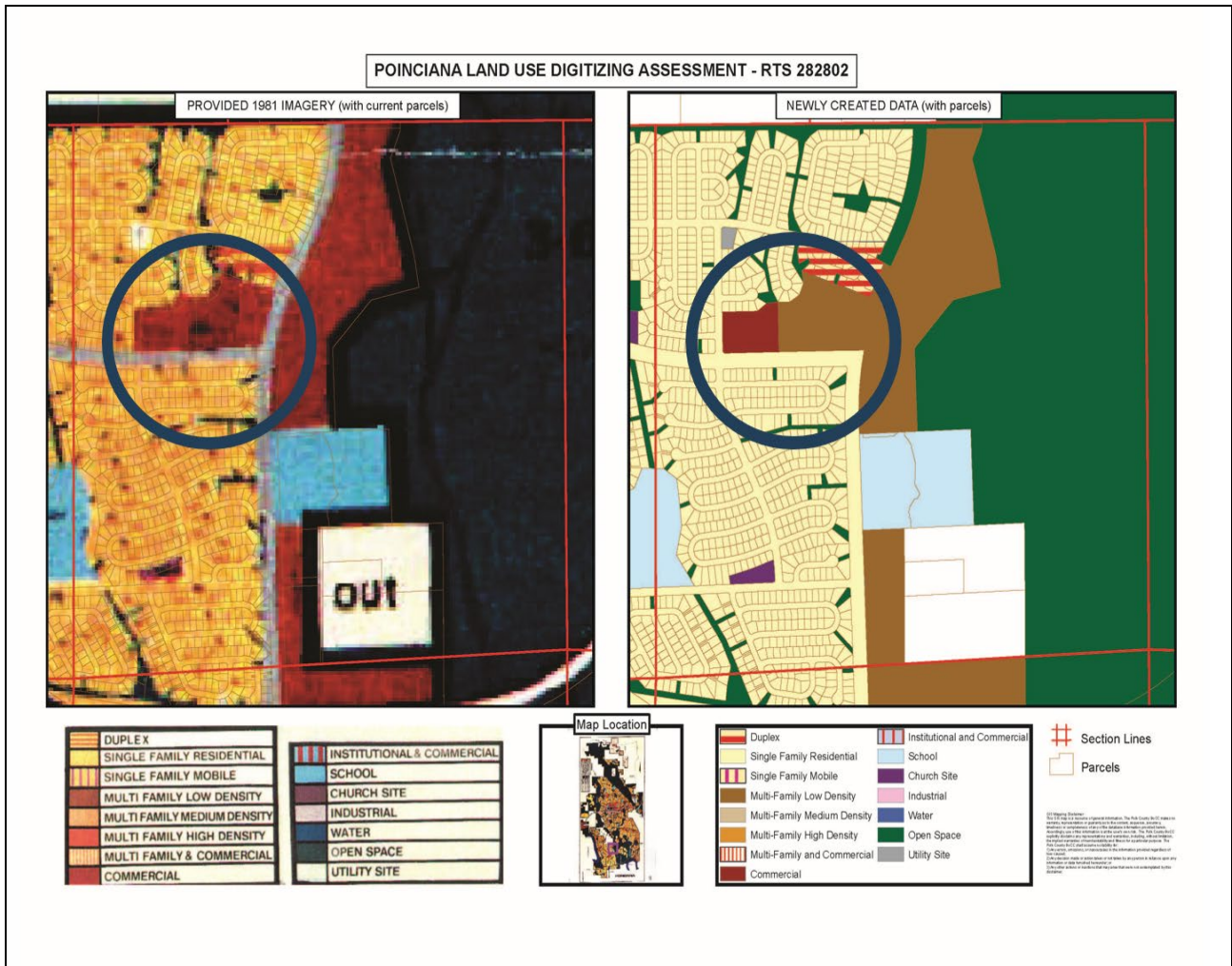
5. Landscaping: To the greatest extent practicable, development shall conserve and utilize existing on-site vegetation to meet the landscape and buffering requirements of Section 720 of the Land Development Code.

6. Buffering: In addition to the requirements contained in the Land Development Code, there shall be a minimum 20-foot-wide Type C buffer along the northern property line. Existing on-site trees and vegetation shall be used to the maximum extent possible within this buffer.

Proposed Text Change



Poinciana Master Plan (Overview)



Poinciana Master Plan (Detailed)