

LDPD-2025-3 - Crescent Valley Ranch

[Menu](#)[Reports](#)[Help](#)**Application Name:** [Crescent Valley Ranch](#)**File Date:** [04/03/2025](#)**Application Type:** [PC-Planned Development](#)**Application Status:** [Approved For Hearing](#)**Application Comments:**

View ID	Comment	Date
---------	---------	------

Description of Work: [The proposed project includes the development of 385 single family dwelling units. The main community entrance will be a driveway connection on Lee Jackson Hwy \(CR-547\), with additional entrances off of Crescent Valley Ranch Road. The project will include off-site utility extensions for water, sewer and reclaim \(via force main\). Open space and recreation areas will be included to meet the Planned Development requirements. Estimated start of construction is early 2026, with anticipated completion being summer 2027.](#)**Application Detail:** [Detail](#)**Address:** [CRESCENT VALLEY RANCH RD, DAVENPORT, FL 33837](#)**Parcel No:** [272627000000013020](#)**Owner Name:** [CRESCENT VALLEY RANCH LLC](#)

Contact Info:	Name	Organization Name	Contact Type	Contact Primary Address	Status
	Kimley Horn	Kimley-Horn and...	Applicant	Mailing, 109 S. Kentuc...	Active
	Richard Mills	Kimley-Horn and...	Engineer		Active

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

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
[Planned](#)
[Development New](#)
Brownfields Request

Affordable Housing

GENERAL INFORMATION

Expedited Review

Number of Lots

-

Will This Project Be Phased

Acreage

[154.9](#)

DRC Meeting

[05/08/2025](#)

DRC Meeting Time

[9:15 AM](#)

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

Code Violation Case Number

Non-Exempt		
ADVERTISING		
Legal Advertising Date	BOCC1 Advertising Date	
BOCC2 Advertising Date	Advertising Board Planning Commission	
MEETING DATES		
Community Meeting	Planning Commission Date 07/09/2025	
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 Results	
Denovo Tally		
LD_GEN_PUB_EDL		
Opening DigEplan List...		
DigEplan Document List		
PLAN REVIEW FIELDS		
TMPRecordID	DocumentGroupforDPC	RequiredDocumentTypes
POLKCO-25EST-00000-21453	DIGITAL PROJECTS LD	
RequiredDocumentTypesComplete	AdditionalDocumentTypes	Activate DPC
Yes	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	Yes
Activate FSA	DigitalSigCheck	
Yes	Yes	
PLAN UPLOAD ACKNOWLEDGEMENT		
Upload Plans Acknowledgement		
v		
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	13			06/24/2025	

Workflow Status:	Task	Assigned To	Status	Status Date	Action By
	Application Submittal	Lyndsay Rathke	Application ...	04/11/2025	Lyndsay Rathke
	Engineering Review				
	Fire Marshal Review	Kim Turner	Approve	04/23/2025	Kim Turner
	School Board Review	School District	Approve	04/14/2025	School District
	Roads and Drainage Review	Phil Irven	Approve	04/16/2025	Phil Irven
	Planning Review	Aleya Inglima	Approve	05/16/2025	Aleya Inglima
	Surveying Review	Mike Benton	Approve	05/21/2025	Mike Benton
	Review Consolidation	Lyndsay Rathke	Approved for...	05/22/2025	Lyndsay Rathke
	Staff Report				
	Public Notice				
	Hearing				
	BOCC Hearing				
	Final Letter				
	Archive				

Condition Status:	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
-----------------------	-----------------	-----------------	-----------	--------	----------