

POLK COUNTY DEVELOPMENT REVIEW COMMITTEE CASE OVERVIEW

Sign ID #: 48

DRC Date: March 26, 2026

Planning Commission Date: June 3, 2026

BoCC Dates: N/A

Applicant: Allison Schulz

Level of Review: Level 3 Review

Case Number and Name: LDCU-2026-2, TOHO Water Authority

Request: The applicant is requesting a Conditional Use (CU) approval for two new production wells and associated infrastructure improvements (Utilities, Class III) for the expansion of the Huron Water Treatment Plant (WTP) capacity.

Location: The subject site is located at the intersection of Marigold Avenue and Hemlock Avenue, north of Lake Hatchineha Road, south of Pine Street, east of Lake Marion Creek Drive, west of Laurel Avenue in Section 02, Township 28, Range 28.

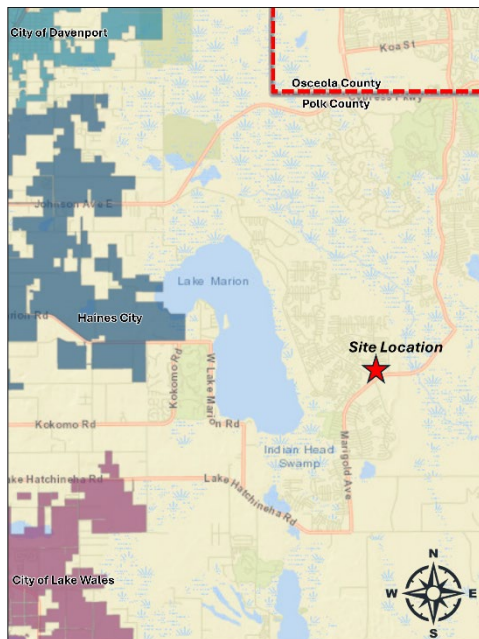
Property Owner: Marigold Development LLC

Parcel Size: ±3.4 acres INST and ±9.1 acres NAC
Parcel ID (#282802-934710-147060)

Development Area: Utility Enclave Area (UEA)

Future Land Use: Institutional-1 (INST-1)

Case Planner: Kyle Rogus, Planner II



Location



Site Plan

Brief Summary:

Due to growth in the area, water demands in the Poinciana service area are projected to exceed the treatment capacity of the existing Huron WTP by 2031. The existing Huron WTP's permitted capacity is 4.81 Million Gallons per Day (MGD). The projected capacity required at Huron WTP to meet future water demands is 7.5 MGD. This project will expand the treatment capacity of Huron WTP to approximately 7.5 MGD.