

POLK COUNTY DEVELOPMENT REVIEW COMMITTEE CASE OVERVIEW

Sign ID #:

16

DRC Date:

January 22, 2026

Planning Commission Date:

April 1, 2026

BoCC Date:

May 19, 2026

Applicant:

Ryan Behren, Esq.

Level of Review:

Level 4 Review Small-Scale Comprehensive Plan Amendment

Case Number and Name:

LDCPAS-2025-40 (Poinciana Commercial CPA)

Request:

Change 12.6. acres from Development of Regional Impact (DRI) to Neighborhood Activity Center (NAC) and change the text of Section 2.135 of the Comprehensive Plan to allow for the adoption of the Pine Street NAC Activity Center Plan (ACP).

Location:

North side of Pine Street, between Mackerel Road and Laurel Avenue, east of the City of Haines City, in Section 2, Township 28, Range 28.

Property Owner:

OCVENTURES, LLC

Parcel Size:

12.6 acres

Development Area:

Utility Enclave Area (UEA)

Future Land Use:

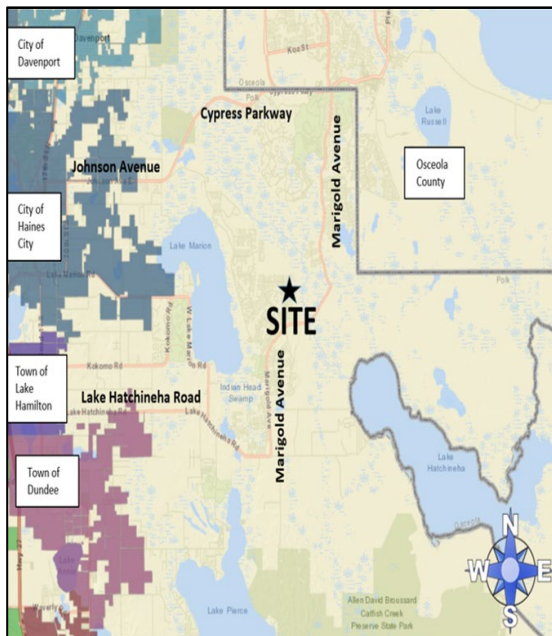
Development of Regional Impact (DRI)

Nearest Municipality

Haines City

Case Planner:

Mark J. Bennett, AICP, FRA-RA, CNU-A Senior Planner



Location Map



2023 Aerial Photo

Summary:

Change 12.6. acres from Development of Regional Impact (DRI) to Neighborhood Activity Center (NAC) and change the text of Section 2.135 of the Comprehensive Plan to allow for the adoption of the Pine Street NAC Activity Center Plan (ACP).