

Poinciana (PRE-DRI #1)

The Poinciana development contains approximately 47,000 acres located in Polk and Osceola counties. The project is a multi-use development proposed to contain single-family, multi-family, commercial, industrial, institutional, and open space/recreation uses within eight villages, nine estate areas, and six office/industrial parks. Located in Polk County are Villages 3, 4, 6, 7, and 8. The Poinciana development received approval by Polk County in 1971 as a Planned Unit Development (PUD 71-10). In 1983, Poinciana received vested rights status under Section 830.06 and 120.57, F.S., which vested this project from the Development of Regional Impact (DRI) review process.

The approved master development plan for Poinciana and subsequent modifications to various portions of this development are on file in the offices of the Polk County Development Services. Approved land uses are also detailed in the Poinciana Binding Letter of Interpretation of Vested Rights Status, date May 17, 1983, and subsequent Binding Letters of Modification to a Development of Regional Impact with Vested Rights, issued by and on file with the State Department of Community Affairs. Additional copies are also available through the Polk County Planning Division.

1. Poinciana boundaries and included areas. Since the PUD was established, the boundaries have changed several times because properties have been added and removed from the original PUD. There are two ways to establish if a property lies within the boundaries of the Poinciana pre-DRI:
 - a. A Binding Letter of Interpretation or Modification (BLIM) from the Florida Department of Community Affairs (DCA) can verify that lot is within the boundaries of the DRI; or
 - b. If the property lies within the boundaries of a platted village within PUD 71-10;
2. If a property is not within the DRI or PUD, its land use is Agricultural/Residential Rural (A/RR). If it can not be accurately determined by the Future Land Use Map that a piece of property is within the Poinciana Development, the master site plan, PUD maps, recorded plats and DCA BLI, or BLM will be used to make the determination; likewise if the property owner can demonstrate that a piece of property is not part of the Poinciana development, its land use will be Agricultural/Residential Rural (A/RR).
3. Once it is established that the property is or is not within the DRI boundaries, a Future Land Use Map amendment may be required to change the land use to PRE- DRI#1 or A/RR whichever is deemed appropriate.