



Polk County Land Development
c/o Aleya Inglima
330 W. Church Street
Bartow, FL 33830

03/12/2025

Project: Old Dixie Hwy Suburban Planned Development
Permit No: LDSPD-2025-1
TE Project No. 25-3

Dear Aleya,

The proposed waiver is to allow more than 8 single family lots to have access via a shared access easement.

Section 932 - Waivers to Technical Standards:

Minimum Requirements for Consideration of Waivers

When considering the waiver application, the Development Review Committee shall consider all of the following criteria:

1. Whether the application of the provisions of the Code would cause unnecessary and undue hardship on the use of the property;
 - **Applicant Response: Approval of the waiver would create no hardship on the property. In fact, the approval of the waiver would provide better vehicular circulation through the site and reduce hardship on the County roads at each driveway location by dispersing trips. Additionally, the proposed layout would provide better access for fire and other emergency vehicles through the site.**
2. Whether the waiver granted is the minimum adjustment that will make possible the reasonable and permitted use of the property;
 - **Applicant Response: The granting of the waiver would simply connect the shared access driveways and provide dual access to the 8 lots. This connection is the minimum adjustment to improve the site layout.**
3. Whether the granting of the waiver will be in harmony with the general intent and purpose of this Code and that such waiver will not be injurious or detrimental to the public health, safety or welfare by, without limitation, creating unsafe traffic conditions or cause increased maintenance expenses in connection with the subdivision improvements;
 - **Applicant Response: Granting of the waiver would provide better vehicular circulation through the site and reduce hardship on the County roads at each driveway location by dispersing trips. Additionally, the proposed layout would provide better access for fire and other emergency vehicles through the site. All of this would increase public safety and improve traffic conditions.**



4. The granting of the waiver will not likely result in setting a precedent for a similar waiver request in the area; and
 - **Applicant Response: The surrounding area is largely developed, and few sites have double frontage on County roads. Due to this, it is unlikely there are other sites in the area that could have a similar waiver request. As such, no precedent will be set for other surrounding properties.**
5. Whether all other avenues of relief have been exhausted.
 - **Applicant Response: The applicant has met with the County several times to determine the best path forward to provide a single-family development that meets the criteria of the SPD as well as improves the surrounding project area. The proposed SPD plan layout and waiver request is the best option.**

If you have any questions regarding this letter, please call me at (863) 397-1627 or email me at Cbrooker@traditions-eng.com

Sincerely,

Charles "Chad" Brooker, P.E.
Traditions Engineering, LLC