

# LDWA-2025-29 - McStuckers Ranch Waiver

Menu Reports Help

**Application Name:** [McStuckers Ranch Waiver](#)

**File Date:** [07/02/2025](#)

**Application Type:** [BOCC-Waiver](#)

**Application Status:** [Approved for Hearing](#)

**Application Comments:**

View ID	Comment	Date
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**Description of Work:** [\\*\\*\\*WAS LDWA-2025-22\\*\\*\\* The proposed waiver is to allow for up to 10 single family lots to have access via an existing shared access easement. The current Plat for McStuckers Ranch shows a total of 5 lots platted on ±200 acres. Lot #3 has its own access directly to Cox Road. Lots 1, 2, 4, & 5 have shared access via an existing 50' access easement. Lot #5 is currently 157.84 acres. The applicant wishes to allow for this parcel to be able to be split in the future. This request is to allow up to 6 additional lots to have access via the existing 50' access easement.](#)

**Application Detail:** [Detail](#)

**Address:** [6472 COX RD, BARTOW, FL 33830](#)

**Parcel No:** [263008692971000050](#)

**Owner Name:** [MCSTUCKERS RANCH LLC](#)

Contact Info:	Name	Organization Name	Contact Type	Contact Primary Address	Status
	<a href="#">Charles Brooker</a>	<a href="#">Traditions Engi...</a>	Engineer	<a href="#">Mailing_6039 Cypress...</a>	Active

Licensed Professionals Info:	Primary	License Number	License Type	Name	Business Name	Business License #
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**Job Value:** [\\$0.00](#)

**Total Fee Assessed:** [\\$1,106.00](#)

**Total Fee Invoiced:** [\\$0.00](#)

**Balance:** [\\$0.00](#)

**Custom Fields:** **LD\_BOCC\_WAIV**

GENERAL INFORMATION

Expedited Review

Number of Lots

-

Acreage

[157.84](#)

DRC Meeting Time

-

Rescheduled DRC Meeting Time

-

DRC Meeting

[07/31/2025](#)

Rescheduled DRC Meeting

-

Green Swamp

[No](#)

Number of Units

[0](#)

Is this Polk County Utilities

[No](#)

Case File Number

-

One Year Extension

-

FS 119 Status

[Exempt](#)

WAIVER

Is this waiver related to an existing project?

[No](#)

Existing Project Number

-

Provided Justification from Section 932A.1-5

[No](#)

BOA Hearing Date

-

PUBLIC HEARINGS

Development Type

[Board of County](#)

[Commissioners](#)

Variance Type

-

Affordable Housing

Application Type

[Waiver](#)

Brownfields Request

-

ADVERTISING

Legal Advertising Date

-

BOCC2 Advertising Date

-

BOCC1 Advertising Date

[10/01/2025](#)

Advertising Board

[Planning Commission](#)

MEETING DATES

Community Meeting

-

Planning Commission Date

[09/10/2025](#)

1st BOCC Date  
-  
2nd BOCC Date  
-

HEARING

PC Hearing Results  
-  
BOCC 1st Hearing Results  
-  
BOCC 2nd Hearing Results  
-  
PC Vote Tally  
-  
BOCC 1st Vote Tally  
-  
BOCC 2nd Vote Tally  
-

FINAL LETTER

Denovo Appeal  
-  
Denovo Tally  
-  
Denovo Results  
-

APPLICABILITY AND CRITERIA FOR WAIVERS

What is the hardship if the Waiver is not approved?

If the waiver request is not approved, it will deem that 157 acres cannot be further subdivided.

Is this the minimum relief for the reasonable use of the land?

The granting of the waiver would simply allow access to additional lots on a residual 150-acre parcel. Granting this waiver is the minimum adjustment as it would require no additional improvements or hardships to the site. Approval would simply mean that lots can be created.

Will the Waiver be injurious to the area involved or detrimental to the public welfare?

No. The site is in a rural part of the County with all lots being +5 acres. Granting this waiver does not change the intensity or density of the site but would simply allow more lots to have access to a sufficient access drive. This is the intent of the "access via easement" section of the code, just for more than 4 lots.

Will the Waiver create future maintenance obligations for the County?

No. The waiver will allow the continual use of a private driveway via easement for access to the 10 lots. The maintenance obligations for this driveway are for the homeowners. No future maintenance for the County associated with this request.

Will the Waiver result in setting a precedent for a similar waiver request in the area?

The surrounding area north of Cox Road is mostly developed. 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.

Have all other avenues of relief been exhausted?

Due to the rural nature of the site and size/density of the existing and proposed lots, maintaining access via easement is the best solution for accessing this site. The full buildout would allow access for up to 10 single family lots over 200 acres. This development would propose minimal impacts to the site and surrounding area and allowing access via a 50' easement would not change that. Additionally, Lots 1, 2, 3, 4, & 5 of the existing McStuckers Ranch Plat are fully built out with existing homes. To change how access is provided now would be a hardship for these owners. As such, no other avenues of relief make sense for this site.

**LD\_BOCC\_WAIV\_EDL**

Opening DigEplan List...

DigEplan Document List

-

**PLAN REVIEW FIELDS**

TMPRecordID  
[POLKCO-REC25-00000-00R13](#)  
RequiredDocumentTypesComplete  
[No](#)

DocumentGroupForDPC  
[DIGITAL PROJECTS LD](#)  
AdditionalDocumentTypes  
[Applications, AutoCad File, Binding Site Plans \(PDS, Yes and CUs\), 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](#)

RequiredDocumentTypes

-  
Activate DPC

Activate FSA

[Yes](#)

DigitalSigCheck

[Yes](#)

**SELECTED AREA PLANS**

**Selected Area Plans**

**LAND USE**

**Selected Area Plan LU Code**

**DEVELOPMENT AREA**

**Development Area**

**NOR**

Neighborhood Organization Registry (NOR)

WAIVER SECTION

LDC Chapters Waiver Section

[Chapter 7](#) 705 Site Access

PUBLIC MAILERS

Posting Board Number of Boards (Number) Number of Mailers (Number) Date Mailed Date Posted NOR

[PC](#) 1 08/26/2025

Workflow Status:	Task	Assigned To	Status	Status Date	Action By
	<a href="#">Application Submittal</a>	Lyndsay Rathke	Application ...	07/02/2025	Lyndsay Rathke
	Engineering Review				
	<a href="#">Surveying Review</a>	Mike Benton	Not Required	07/14/2025	Mike Benton
	<a href="#">Roads and Drainage Review</a>	Phil Irven	Approve	07/08/2025	Phil Irven
	<a href="#">Fire Marshal Review</a>	Kim Turner	Approve	07/15/2025	Kim Turner
	<a href="#">Planning Review</a>	Kyle Rogus	Approve	07/16/2025	Kyle Rogus
	<a href="#">School Board Review</a>	School District	Approve	07/07/2025	School District
	<a href="#">Review Consolidation</a>	Lyndsay Rathke	Approved for...	07/17/2025	Lyndsay Rathke
	Staff Report				
	<a href="#">Public Notice</a>				
	Planning Commision				
	BOCC Hearing				
	Final Letter				
	DEO Review				
	Second BOCC Hearing				
	Archive				

Condition Status:	Name	Short Comments	Status	Apply Date	Severity	Action By
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Scheduled/Pending Inspections:	Inspection Type	Scheduled Date	Inspector	Status	Comments
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Resulted Inspections:	Inspection Type	Inspection Date	Inspector	Status	Comments
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