



Polk County Land Development
330 W. Church Street
Bartow, FL 33830

06/03/2025

Project: McStuckers Ranch – Waiver Request
Parcel No. 26-30-08-692971-000050
TE Project No. 25-3

Narrative:

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 to the existing 50' 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. The remaining lot #5 is over 150 acres, so subdividing it into 6 total lots would have no effect on the property. Additionally, the 46 daily vehicle trips generated by the additional lots would be de minimis and provide no additional hardship to the shared access easement or driveway.**
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 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.**
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: 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.**



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 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.**

5. Whether all other avenues of relief have been exhausted.
 - **Applicant Response: 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.**

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