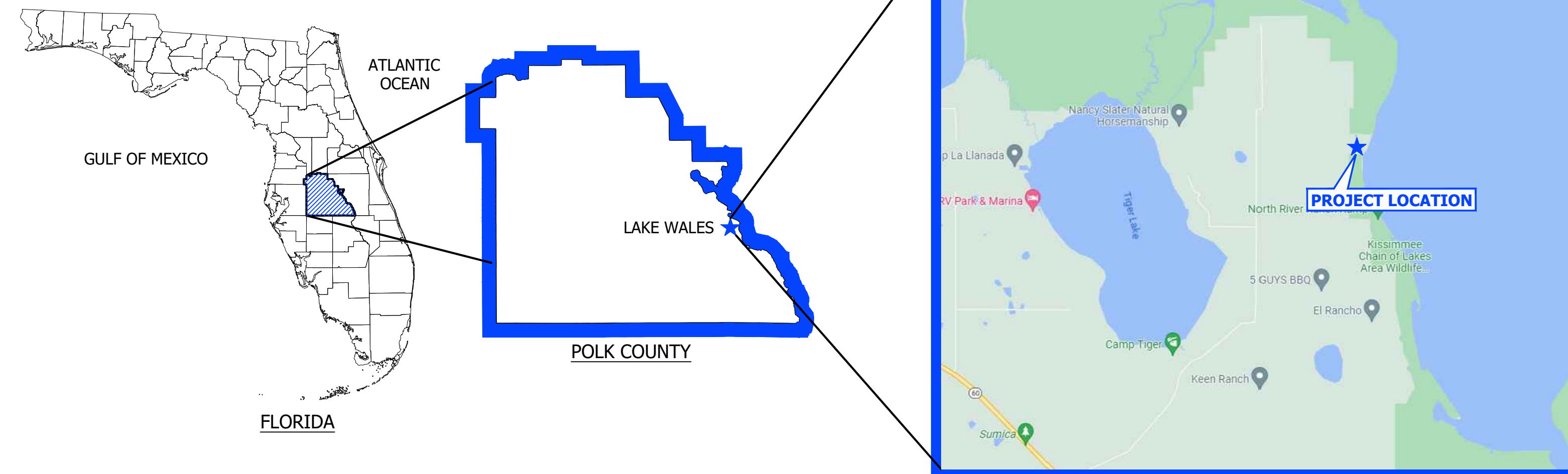


LAKE KISSIMMEE DUCK CAMP

CONDITIONAL USE MODIFICATION PLANS

LOCATION

Section 03, Township 30S, Range 30E
POLK COUNTY, FLORIDA



VICINITY MAP

PREPARED FOR

KDC FOREVER LLC
439 S FLORIDA AVE, STE 201
LAKELAND, FL 33801

PREPARED BY



TRADITIONS ENGINEERING, LLC
6039 CYPRESS GARDENS BLVD, #290
WINTER HAVEN, FL 33884
PHONE: (863) 397-1626
FLORIDA CERTIFICATE OF AUTHORIZATION (FLCA) #35178

SHEET INDEX				
#	SHEET TITLE	ISSUE DATE	REV #	REV DATE
C-100	COVER PAGE	--	--	--
C-200	CU MOD PLAN	--	--	--

REVISION HISTORY			
No.	DATE	DESCRIPTION	
1	11/21/2025	INITIAL SUBMITTAL TO POLK COUNTY	
2	02/18/2026	RESUBMITTAL TO POLK COUNTY	

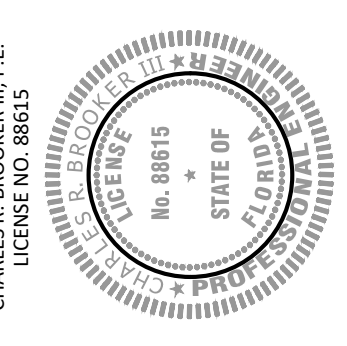
CONSTRUCTION MATERIALS QUALITY AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH POLK COUNTY AND FDOT SPECIFICATIONS AND STANDARDS, AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES [(5704.4.M) (5804)(A)3K]; [(5824)(B)(5)].

POLK COUNTY LAND DEVELOPMENT DIVISION STANDARD NOTES

- Traffic signs and pavement markings shall be installed prior to opening a new or modified road.
- All construction shall conform to the requirements of Appendix A of the Polk County Land Development Code and the Polk County Utilities Code, as applicable.
- Changes from plans or specifications substantially affecting conformance to standards or performance of systems must be submitted in a written request by the Engineer of Record and receive written approval by the County Engineer prior to the implementation of such changes, unless otherwise provided for in the Polk County Land Development Code or the Polk County Utilities Code. Major modifications may require an approval by the Development Review Committee. In such cases, the applicant shall submit the appropriate application and fees for a new review at the Level of the original approval, or Level 2, whichever is greater.
- The Contractor shall notify Polk County Inspections Staff (863) 534-6449, at least five (5) working days prior to commencement of construction and prior to any activity requiring inspection, including site paving.
- To schedule the required Pre-Construction meeting, the Engineer of Record shall contact the Polk County Land Development Division, office of the County Engineer at (863) 534-6449.
- At the completion of construction, and prior to beneficial use of any facility or system, as-built Record Drawings shall be submitted and approved in accordance with Polk County Utilities Code, Chapter 2, Part 3.01 and the Polk County Land Development Code, Appendix A, Section A406.C.
- MOT for the project will be in accordance with the current FDOT Traffic Control Requirements Through Work Zones, Section 102-600 series, of the FDOT Standard Plans.
- The asphalt pavement will extend 1/2 inch above the road side edge for all curb and gutter constructed on public or private roads.
- Polk County is not responsible for Design and/or Plan errors. All construction within Polk County R/W shall be in accordance with Polk County and FDOT standards and specifications. All construction shall conform to the requirements of Appendix A of the Polk County Land Development Code and the Polk County Utilities Code, as applicable.

This item has been digitally signed and sealed by the engineer on the date indicated hereon. Printed copies of this document are not considered signed and sealed. Signature must be verified on any electronic copies.

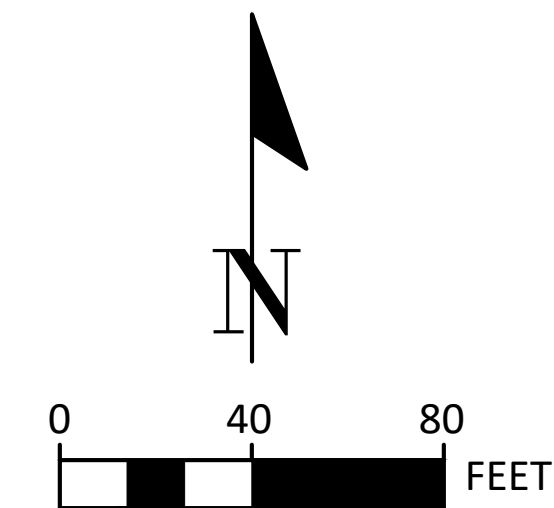
REVISION NO.	DATE	DESCRIPTION



CLIENT: KDC FOREVER LLC
PROJECT NAME: KISSIMMEE DUCK CAMP
COVER PAGE
SAM KEEN ROAD, LAKE WALES, FLORIDA 33898



PROJECT NUMBER
23-3
SHEET NUMBER
C-100



PROPOSED CONDITIONAL USES	
-	(20) RECREATIONAL VEHICLE OR CABIN SITES
-	WITH WATER, SEPTIC, AND ELECTRICAL SERVICE
-	(1) 2-BEDROOM GUEST COTTAGE
-	(1) MAINTENANCE BUILDING
-	(1) EXISTING GASOLINE TANK WITH DISPENSING PUMP
-	(1) BOAT TRAILER PARKING AREA
-	(1) EXISTING 475' PIER ON LAKE KISSIMMEE
-	(1) BATH HOUSE
-	(1) KITCHEN/COOK HOUSE
-	(1) STORAGE SHED/POLE BARN

PROPOSED CAMP SITES	
-	TENTS
-	RV PADS
-	CAMPERS/5TH WHEELS
-	MINI-CABIN
-	SHEDS
-	PREFAB CAMP BUILDINGS
-	OTHER TEMPORARY AND PERMANENT STRUCTURES AS NEEDED
*** ALL PERMANENT CAMP SITES TO BE UNDER 400 SQ FT	

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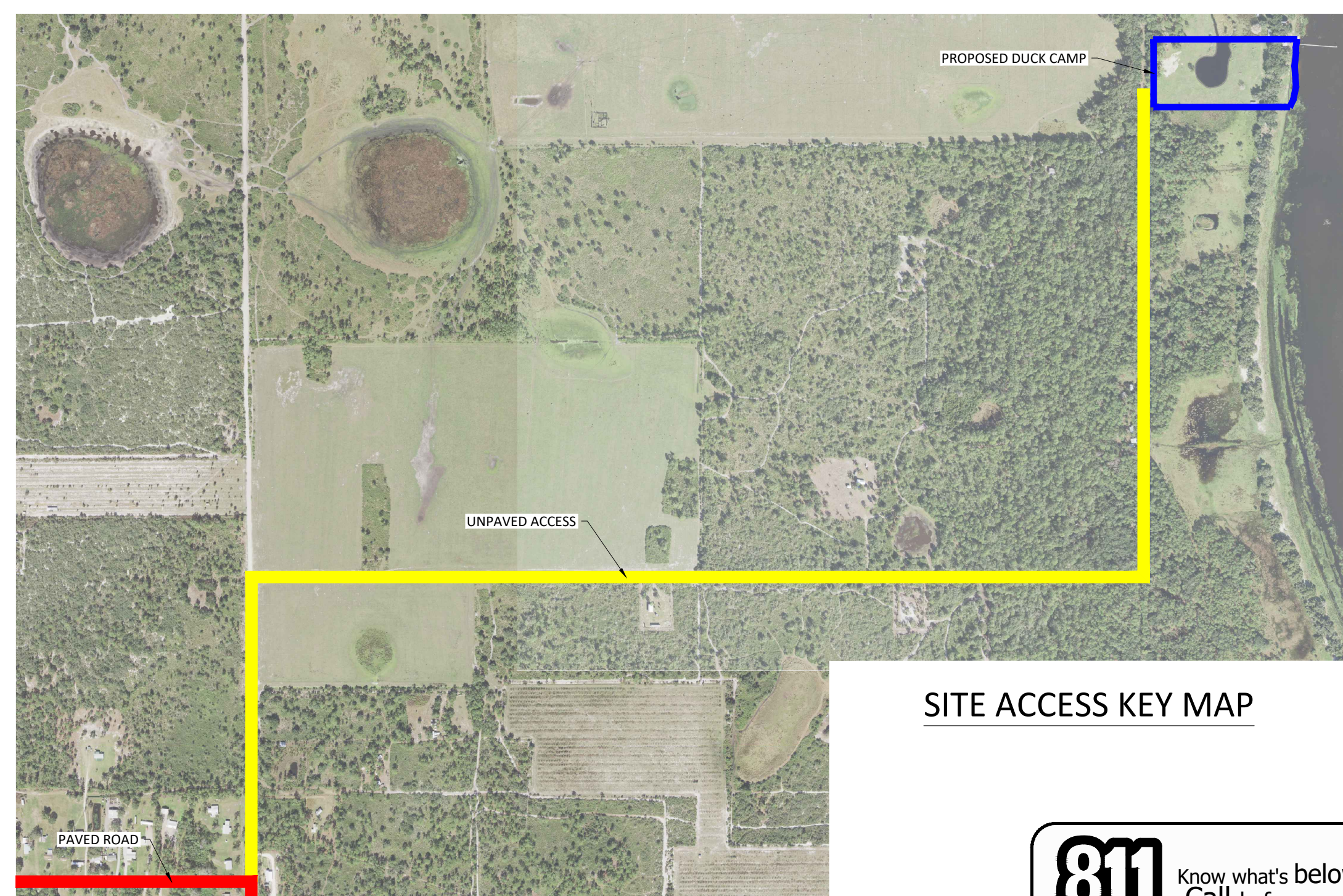
REVISION NO.	DATE	DESCRIPTION

CLIENT:	KDC FOREVER LLC
PROJECT NAME:	KISSIMMEE DUCK CAMP
CU MOD PLAN	
SAM KEEN ROAD, LAKE WALES, FLORIDA 33898	

TRADITIONS
ENGINEERING

PROJECT NUMBER
23-3

SHEET NUMBER
C-200



SITE ACCESS KEY MAP

