

LDWA-2025-51 - Gabriel Rd Road Frontage Waiver

Menu

Reports

Help

Application Name:

Gabriel Rd Road Frontage Waiver

File Date:

11/05/2025

Application Type:

BOCC-Waiver

Application Status:

Revisions Required

Application Comments:

View ID

Comment

Date

Description of Work:

This is a request for a road frontage waiver for an 8 lot rural subdivision on 42 acres. The lots will access Gabriel Rd via a private road easement.

Application Detail:

Detail

Address:

0 GABRIEL RD, FORT MEADE, FL 33841

Parcel No:

26311300000032020

Owner Name:

Z34 LMC GROVES LLC

Contact Info:

Name	Organization Name	Contact Type	Contact Primary Address	Status
Tom Wodrich, AICP, TDW, ..		Applicant	Mailing, 218 E. Pine S, ..	Active
Tom Wodrich, AICP, TDW, ..		Contact	Mailing, 218 E. Pine S, ..	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:

\$1,556.00

Total Fee Invoiced:

\$706.00

Balance:

\$0.00

Custom Fields:

LD, BOCC, WAIV

GENERAL INFORMATION

Expedited Review

Number of Lots

—

Will This Project Be Phased

Acresage

42

No

DRC Meeting Time

—

DRC Meeting

Rescheduled DRC Meeting Time

11/01/2025

Rescheduled DRC Meeting

—

Green Swamp

Number of Units

No

No

Is this Polk County Utilities

—

Case File Number

No

One Year Extension

FS 119 Status

—

Non-Exempt

WAIVER

Is this waiver related to an existing project?

Existing Project Number

No

—

Provided Justification from Section 932A.1-5

BOA Hearing Date

Yes

—

PUBLIC HEARINGS

Development Type

Application Type

Board of County, Commissioners

Waiver

Variance Type

Brownfields Request

—

Affordable Housing

—

ADVERTISING

Legal Advertising Date

BOCC1 Advertising Date

—

11/01/2025

BOCC2 Advertising Date

Advertising Board

—

Board of County, Commissioners

MEETING DATES

Community Meeting

Planning Commission Date

—

02/04/2026

1st BOCC Date

2nd BOCC Date

—

—

HEARING

PC Hearing Results

PC Vote Tally

—

BOCC 1st Hearing Results

BOCC 1st Vote Tally

—

BOCC 2nd Hearing Results

BOCC 2nd Vote Tally

—

FINAL LETTER

Denovo Appeal

Denovo Results

—

Denovo Tally

—

APPLICABILITY AND CRITERIA FOR WAIVERS

What is the hardship if the Waiver is not approved?

This area of the County has maintained its rural character balancing economically viable citrus and cattle operations with rural residential homes. Requiring a paved road meeting County standards for just eight lots will remove a large portion of the economically and agriculturally viable southern 30 acres that is planned to remain in active agriculture. In is this the minimum relief for the reasonable use of the land?

Yes, this is the minimum relief needed for the reasonable use of the land. The property owner is not requesting an increase in density or any additional entitlements. They only wish to place the proposed homes allowed by the base A/R/R density of this land on the lakefront and preserve the frontage in agricultural conservation use, rather than placing a road through the agricultural area which also serves as a sound and visual buffer from the traffic on Gabriel Rd.

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

No, the Waiver will not be injurious to the area involved or detrimental to the public welfare. The driveway location proposed will meet County LDC standards and ensure public safety and welfare are maintained. In addition, the eight lots that are proposed within this development are similar in size and dimensions to the existing homesites in the immediate vicinity and that can also be found currently around Lake Buflum.

Will the Waiver create future maintenance obligations for the County?

No, the Waiver will not create future maintenance obligations for the County. The Code allows three (3) homes to develop without road frontage. This request is not a significant increase in unit count, traffic impact, or County services demand and will not be detrimental to the public welfare or injurious to the area involved.

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

Each development application stands on its own and the Board of County Commissioners has the ability to review each application independently as to whether they are worthy of a waiver. Due to the rural location of this property and the extent of rural residential development immediately adjacent to the east and west (with Lake Buflum lakefront as the northern boundary of the site), this Waiver is not expected to set a precedence for a similar waiver request in the area.

Have all other avenues of relief been exhausted?

Yes, all other avenues of relief have been exhausted. The requested waiver is the only true avenue to meet the objectives of ensuring rural character is preserved to the greatest extent.

[possible.](#)

LD, BOCC, WAIV, EDL

[Opening DigEplan List...](#)

DigEplan Document List

-

PLAN REVIEW FIELDS

TMPRecordID

[POLKCO-REC25-00000-01B03](#)

RequiredDocumentTypesComplete

[Yes](#)

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, Plans, Record Drawings,](#)

[Response Letter, Resubmittal, Complete Staff Report](#)

[U/Approval Letter, Survey Title Opinion](#)

DigitalSigCheck

[Yes](#)

RequiredDocumentTypes

-

Activate DPC

Activate FSA

[Yes](#)

PLAN UPLOAD ACKNOWLEDGEMENT

Upload Plans Acknowledgement

[X](#)

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](#)

PUBLIC MAILERS

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

[PC](#) 2 19 01/15/2026 01/20/2026

Workflow Status:

Task	Assigned To	Status	Status Date	Action By
Application Submittal	Lyndsay Rathke	Application ...	11/25/2025	Lyndsay Rathke
Engineering Review				
Surveying Review	Noelle S Colaanni	Resubmittal ...	12/12/2025	Noelle S Colaanni
Roads and Drainage Review	Phil Iven	Approve	12/01/2025	Phil Iven
Fire Marshal Review	Kim Turner	Approve	11/25/2025	Kim Turner
Planning Review	Kyle Rogus	Approve	12/12/2025	Kyle Rogus
School Board Review	School District	Approve	12/03/2025	School District
Review Consolidation	Lyndsay Rathke	Resubmittal ...	12/13/2025	Lyndsay Rathke
Public Notice				
Staff Report				
Planning Commission				
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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