



# Polk County Polk County Land Use Hearing Officer

## Meeting Agenda - Final

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November 12, 2024 Land Use Hearing Officer meeting

**CALL TO ORDER: 1:30 P.M. OR AS SOON THEREAFTER AS THE PARTICULAR CASE MAY BE HEARD**

**MINUTES APPROVAL:**

Meeting Minutes for 10/24/2024

**OLD BUSINESS:**

LDLVAR-2024-39 (Catfish St Variance)

**NEW BUSINESS:**

**AGENDA ITEM:**

LDLSE-2024-8 (Brooke Road SE)

LDLVAR-2024-40 (Lake Marion Rd Variance)

LDLVAR-2024-43 Shim Variance (PUD 73-28)

LDLVAR-2024-45 (Citrus Ridge - Heikkinen Variance)

LDLVAR-2024-46 (U.S. 27 Chipotle Beer & Wine)

LDLVAR-2024-47 (Meadow Oak Circle Storage Building)

LDLVAR-2024-48 (5th St W Variance)

LDLVAR-2024-51 (Pasco Road ADU Variance)

LDLVAR-2024-52 (Laura Court Pole Barn)

LDLVAR-2024-53 (Lombardi Ct Variance)

LDLVAR-2024-55 (Ritter Road Swiss Valley Clubhouse)

**ADJOURNMENT:**



Polk County  
Polk County Land Use Hearing Officer

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Agenda Item

11/12/2024

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**SUBJECT**

Meeting Minutes for 10/24/2024

**DESCRIPTION**

Click or tap here to enter text.

**RECOMMENDATION**

Click or tap here to enter text.

**FISCAL IMPACT**

Click or tap here to enter text.

**CONTACT INFORMATION**

Click or tap here to enter text.



**Polk County Polk County Land Use Hearing Officer**

**Meeting Minutes - Final**

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October 24, 2024 Land Use Hearing Officer meeting

**CALL TO ORDER: 1:30 P.M. OR AS SOON THEREAFTER AS THE PARTICULAR CASE  
MAY BE HEARD**

**MINUTES APPROVAL:**

August 29, 2024 Meeting Minutes

**NEW BUSINESS:**

**AGENDA ITEM:**

LDLSE-2024-7 (Barnhorst SE)

**Minutes:** CASE FILE # LDLSE-2024-7

Pedro Cati, owner, requests a special exception for a commercial vehicle parking in an Agricultural/Residential Rural-X (A/RRX) land use district. The property location is 1371 Barnhorst Road, north of Anderson Road, east of Hankin Road, south of State Road 60, east of the city of Bartow, in Section 07, Township 30, and Range 26.

Erik Peterson, Land Development, presented the case and reported that 32 mailers were sent on 10/1/2024 with 7 opposition received. 2 boards were posted on 9/24/2024, and the legal ad was published in the Polk Sun on 10/9/2024.

Aleya Inglima presenting for Ian Nance, Land Development, showed a power point presentation; has a recommendation of approval and stood for questions.

The owner Pedro Cati, along with Juana Bustos, interpreter, were available to answer the LUHO questions and agree with staff recommendations and the conditions set forth if approved.

The LUHO opened the public hearing.

James Altman, 1554 Barnhorst Road, Bartow, Florida. Is in opposition of the granting of the special exception. He stated that Mr. Cati burns the trees that he cuts constantly and the smoke is very heavy.

Dough Johnson, 5979 Susan Drive, Bartow, Florida. Is in opposition because of the constant burning but is not opposed to the truck parking.

Lisa Mascagni, 1526 Barnhorst Road, Bartow, Florida. Is not in opposition to the special exception but opposed to the continues burning of trees.

The LUHO on recorded stated that she received the 7 emails/phone call in opposition.

The LUHO and Staff commented on the commercial grade driveway that will need to be completed before the vehicle is parked on the property. They also addressed the alleged second commercial vehicle on the property in which staff stated it was a code enforcement issue.

Mr. Cati, apologized for the excessive burning and stated that he will stop and comply with the rules.

The LUHO closed the public hearing.

LDLVAR-2024-38 Classic Controls Expansion

**Minutes:** CASE FILE # LDLVAR-2024-38

Steven Godfrey, Stitzel Engineering, applicant, requests a side and rear setback reduction in a Linear Commercial Corridor (LCC) land use district. The property location is 5095 South Lakeland Drive, south of West Pipkin Road, west of South Florida Avenue (SR37), east of Shady Lake Lane, south of the City of Lakeland, in Section 12, Township 29, and Range 23.

Erik Peterson, Land Development, presented the case and reported that 28 mailers were sent on 10/1/2024 with no response. 1 board was posted on 10/7/2024, and the legal ad was published in the Polk Sun on 10/9/2024. He proceeded to show a power point presentation; has a recommendation of approval and stood for questions.

The applicant, Steven Godfrey of Stitzel Engineering, was available to answer questions and agrees with staff recommendations. He stated that the owner needs to stay competitive in his line of business and this expansion will help him do so. He stated that by doing the work inhouse and not having to send it out elsewhere it will save him time and money.

The LUHO opened the public hearing.

There was neither support nor opposition in the audience.

The LUHO closed the public hearing.

LDLVAR-2024-39 (Catfish St Variance)

**Minutes:** CASE FILE # LDLVAR-2024-39 - Continued to 11/12/24

David Cochran, applicant, requests a side setback reduction in a Rural Cluster Center-Residential (RCC-R) land use district. The property location is 172 Catfish Street, north of Buoy Street, east of Bass Street, south of Lakeview Drive North, east of the city of Dundee, in Section 19, Township 28, and Range 29.

LDLVAR-2024-41 Hirsch Variance (PUD 73-28)

**Minutes:** CASE FILE # LDLVAR-2024-41

Theodore Hirsch, owner, requests a primary structure Right of Way (ROW) setback reduction in a Residential Low-1X (RL-1X) land use district. The property location is north of Interstate 4, south of Commonwealth Avenue SW, east of Highway 33 North, west of Bailey Road, enclosed by the city of Polk City in Section 06, Township 27, and Range 25.

Erik Peterson, Land Development, presented the case and reported that 26 mailers were sent on 10/1/2024 with no response. 1 board was posted on 9/27/2024, and the legal ad was published in the Polk Sun on 10/9/2024.

Kyle Rogus, Land Development, showed a power point presentation; has a recommendation of approval and stood for questions.

The owner, Theodore Hirsch, was available to answer questions and agrees with staff recommendations. He stated that he spoke to both neighbors on either side and they don't have an issue as it will not impact their view. He also stated that when it rains it floods and that addition would help the water flow, also said that it will protect them from the rain when getting out of the car.

The LUHO opened the public hearing.

Rollie Hill, HOA Director, 5005 Northshore Drive, Polk City, stated that (he) is against the granting of the variance due to the deed restriction that the homeowner agreed to when he purchased the property. He also stated that there is a 10 foot private utility easement on the property that he would be encroaching.

Staff stated that the easement is in the Right of Way (ROW) and won't be encroached by this request.

Lynn Newman, 5045 Mt. Olive Shores, Polk City is also in opposition to the granting of the variance.

Mr. Hirsh stated that there were other variances approved in the past and if they don't approve this one, it will be discrimination.

The LUHO closed the public hearing.

LDLVAR-2024-42 (Patterson Road - Nickerson Variance)

**Minutes:** CASE FILE # LDLVAR-2024-42

Sallie Nickerson, owner, requests a rear accessory setback reduction in a Residential Low-4X (RL-4X) land use district. The property location is Lot C20 of West View Ridge Resorts, Inc., east of Highway 27, west of Orchid Drive, north of Bates Road, south of Patterson Road, east of Haines City, in Section 17, Township 27, and Range 27.

Erik Peterson, Land Development, presented the case and reported that 90 mailers were sent on 10/1/2024 with no response. 1 board was posted on 10/7/2024, and the legal ad was published in the Polk Sun on 10/9/2024. He proceeded to show a power point presentation; has a recommendation of approval and stood for questions.

The owner's brother Craig Zink was available to answer questions and agrees with staff recommendations.

The LUHO opened the public hearing.

There was neither support nor opposition in the audience.

The LUHO closed the public hearing.

**ADJOURNMENT:**

ADJOURNMENT:

**Minutes:** 2:47 PM



Polk County  
Polk County Land Use Hearing Officer

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Agenda Item

11/12/2024

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**SUBJECT**

LDLVAR-2024-39 (Catfish St Variance)

**DESCRIPTION**

The applicant is requesting a reduction in the primary side setback from fifteen (15) feet to two (2) feet for a dock. The subject site is located 172 Catfish St, north of Buoy St, east of Bass St, south of Lakeview Dr N, east of the city of Dundee in Section 19, Township 28, Range 29.

**RECOMMENDATION**

Conditional Approval

**FISCAL IMPACT**

No Fiscal Impact

**CONTACT INFORMATION**

Aleya Inglima

Land Development Division

330 W. Church Street

Bartow, FL 33830

(863) 534-6764

aleyainglima@polk-county.net



**POLK COUNTY  
LAND USE HEARING OFFICER  
STAFF REPORT**

<b>DRC Date</b>	September 12, 2024	<b>CASE #:</b>	LDLVAR-2024-39 (Catfish St Variance)
<b>LUHO Date</b>	October 24, 2024	<b>LDC Section:</b>	Section 209.G

**Request:** The applicant is requesting a reduction in the primary side setback from fifteen (15) feet to two (2) feet for a dock.

**Applicant:** David Cochran

**Property Owner:** Amy Noel Anglin, Franklin Craig Anglin

**Location:** 172 Catfish St, north of Buoy St, east of Bass St, south of Lakeview Dr N, east of the city of Dundee in Section 19, Township 28, Range 29.

**Parcel ID#:** 292819-000000-021270

**Size:** ±0.20 acres

**Land Use Designation:** Rural Cluster Center – Residential (RCC-R)

**Development Area:** Rural Development Area (RDA)

**Case Planner:** Aleya Inglima, Planner II

**Summary:**

The applicant is requesting a reduction in the side setback from fifteen (15) feet to two (2) feet for a dock. This request is associated with building permit BR-2022-7726. The permit failed inspection after being reviewed by the building official because of the setbacks. According to the permit, the applicant shall resolve the discrepancies before the permit can move forward.

Lake Hatchineha Resort and RV Park developed prior to the adoption of the Polk County Comprehensive Plan and Land Development Code. Lot 177 is approximately ±0.20 acres (8,526.5 square feet), and is significantly smaller than the Rural Cluster Center – Residential (RCC-R) lot size of 20,000 sq. ft. The size of the lot significantly limits the amount of usable space without necessitating setback relief. Since 2020, eight homes within the subject development have received approved variances for additional structures on their lot. The RCC-R land use requires a fifteen-foot primary side setback. A reduction from this setback requires approval by the Land Use Hearing Officer (LUHO) in accordance with Section 931 of the LDC.

Staff recommends approval of LDLVAR-2024-39 as the request meets the following criteria listed in Section 931:

- **The special conditions and circumstances present in the request do not result from the actions of the applicant** as the lot is a part of the Lake Hatchineha Resort and RV Park

which started developing in the 1960's prior to the adoption of the Polk County Comprehensive Plan and Land Development Code. The parcel size of ±0.20 acres (8,526.5 square feet), is significantly smaller than the Rural Cluster Center – Residential (RCC-R) lot size of 20,000 sq. ft. The RCC-R land use requires a fifteen-foot primary side setback. The size of the lot significantly limits the amount of usable space without necessitating setback relief.

### **Development Review Committee**

The Development Review Committee, based on the criteria for granting Variances, finds that the applicant's request as written **IS CONSISTENT** with **Section 931** of the Polk County Land Development Code.

**Development Review Committee Recommendation:** Based upon the application, and a recent site visit, the Development Review Committee recommends **APPROVAL of LDLVAR-2024-39**, with the following conditions:

### **CONDITIONS OF APPROVAL:**

1. Approval of this variance is to reduce the primary side setback from fifteen (15) feet to two (2) feet for a dock as described in the staff report and site plan. All further additions or structures placed on the property shall be required to meet the requirements Section 209.G or be granted approval via another variance from the Land Use Hearing Officer.
2. The applicant shall have one (1) year from the date the Land Use Hearing Officer's Final Order is rendered to apply for all necessary building permits and pay all associated fees for the proposed addition.
3. The structure shall include gutters designed and constructed to channel or capture storm water runoff and prevent it from draining onto neighboring residential properties.
4. This variance does not authorize any encroachments into easements, and the applicant shall be responsible to make certain there are no encroachments unless approval is granted by the easement holder and/or any applicable permitting agencies. The property owner(s) is also responsible for compliance with any restrictions of record pertaining to lots and/or land and this approval shall not be used to supersede authority over those restrictions.

### **GENERAL NOTES**

*NOTE: This staff report was prepared without the benefit of testimony and evidence submitted by the public and other interested parties at a public hearing.*

*NOTE: Approval of this variance shall not constitute a waiver or an additional variance from any applicable development regulation unless specifically noted in the conditions of approval and consistent with LDC.*

*NOTE: All conditions of approval, unless otherwise specified, shall be met prior to the effectiveness and validity of the variance approval.*

*NOTE: All written commitments made in the application and subsequent submissions of information made during the application review process, which are on file with the Land Development Division, shall be considered to be binding upon the applicant, provided such commitments are not at variance with the Comprehensive Plan, LDC or other development regulations in effect at the time of development.*

*NOTE: Issuance of a development permit by the county does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the county for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.*

**DEMONSTRATIONS OF THE CRITERIA FOR GRANTING VARIANCES  
SUMMARIZED BELOW:**

1. *Whether granting the variance will be in accordance with the general intent and purpose of this Code, and that the variance will not be injurious to the area involved or otherwise detrimental to the public welfare;*

The subject property is Lot 177 located within the Lake Hatchineha Resort and RV Park. The subject site was recorded on October 9, 1981. The applicant is requesting a reduction in the primary side setback from fifteen (15) feet to two (2) feet for a dock on the subject property. This request is associated with building permit BR-2022-7726. The permit failed inspection for not meeting setbacks after being reviewed by the building official. According to the permit, the applicant shall resolve the discrepancies before the permit can move forward. Still, granting this variance is in accordance with the general intent and purpose of the Code and will not be injurious to the surrounding area or otherwise detrimental to the public welfare. Similar structures are found throughout the area. Since 2020, eight homes within the subject development have received approved variances for additional structures on their lot. As Lake Hatchineha Resort was not platted, easements are unknown in this area. A condition of approval has been added that the structure shall include gutters designed and constructed to channel or capture storm water runoff and prevent it from draining onto neighboring residential properties. Staff has received no letters in opposition to this request.

2. *Whether special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the applicable land use district;*

Port Hatchineha was designed in the early 1960s as a fish camp. The subject lots were designated Residential-3 (R-3) on the original zoning map; however, the R-3 district required a minimum lot size of 6,000 square feet, far less than the RCC-R requirements. The entirety of Port Hatchineha is not well mapped relative to lot sizes, which has prompted numerous variance cases throughout the years.

3. *Whether provided the special conditions and circumstances present in the request do not result from the actions of the applicant;*

This lot is a part of the Lake Hatchineha Resort and RV Park which started developing in the 1960s prior to the adoption of the Polk County Comprehensive Plan and Land Development Code. The parcel size of ±0.20 acres (8,526.5 square feet), is significantly smaller than the Rural Cluster Center – Residential (RCC-R) lot size of 20,000 sq. ft. The RCC-R land use requires a fifteen-foot primary side setback. The closest future land use to a parcel size of ±0.20 acres is Residential Low-3 (RL-3). RL-3 requires a lot size of 10,000 sq ft and has primary side setbacks set at seven (7) feet. The size of the lot significantly limits the amount of usable space without necessitating setback relief.

4. *Whether granting the requested variance will not confer on the applicant any special privilege that is denied by the provisions of this Code and will constitute unnecessary and undue hardship on the applicant;*

Variations are a development privilege, but any property owner is eligible for a reduction in setbacks if their request is approved by the Land Use Hearing Officer. Since 2020, eight homes within the subject development have received approved variances for additional structures on their lot. One previous variance approval in the community was for a dock.

5. *Whether the variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure;*

Additions such as docks are common throughout this development; many require additional approval from the Land Use Hearing Officer for setback relief.

6. *Whether that in no case shall a variance be granted which will result in a change of land use that would not be permitted in the applicable land use designation;*

Granting this variance will not result in a change of land use. The property will remain residential.

7. *Whether that in no case shall the Land Use Hearing Officer or the Planning Commission grant a variance which would result in creation of any residual lot or parcel which does not meet the requirements of this Code; and*

Granting this request will not result in the creation of a lot or parcel.

8. *Whether that the granting of the variance does not circumvent a condition or the intent of a condition placed on a development by the Planning Commission or the BoCC.*

Granting this variance will not circumvent a condition or the intent of a condition placed on the development by the Planning Commission or the BoCC.

**Surrounding Future Land Use Designations and Existing Land Use Activity:**

The table to follow provides details of abutting uses and their regulatory parameters.

<b>Northwest:</b> Lot E Single family home Patio, Carport, Boat Cover	<b>North:</b> Lot F Mobile Home Cabana, Boat Cover, Carport	<b>Northeast:</b> Lot G Mobile home Screen room, Dock, Boat Cover, Patio, Shed
<b>West:</b> Lot 178 Single family home Dock, Porch, Boat Cover	<b>Subject Property:</b> Lot 177 Mobile Home Carport, Shed, Boat Cover, Dock	<b>East:</b> Lot 177 Mobile Home Patio, Screen Room, Shed, Carport, Boat Cover
<b>Southwest:</b> Lake Hatchineha	<b>South:</b> Lake Hatchineha	<b>Southeast:</b> Lake Hatchineha

Port Hatchineha, first developed in the 1960s as a fish camp. The land was channelized to create canals for boats to reach Lake Hatchineha, and lots were sold to maximize this access for hunting and fishing opportunities. No zoning ordinance or Land Development regulation has accurately

captured the lot sizes found in this area. As a result, variances have been common over the years to accommodate the placement of structures, especially those intended to shelter boats and recreational vehicles.

**Comments from other Governmental Agencies:** None

**Exhibits:**

Exhibit 1 –Location Map

Exhibit 2 – Future Land Use Map

Exhibit 3 – Aerial Context

Exhibit 4 – Aerial Close-up

Exhibit 5 – Applicant Site Plan

Exhibit 6 – Applicant’s Justification



Location Map



## Future Land Use

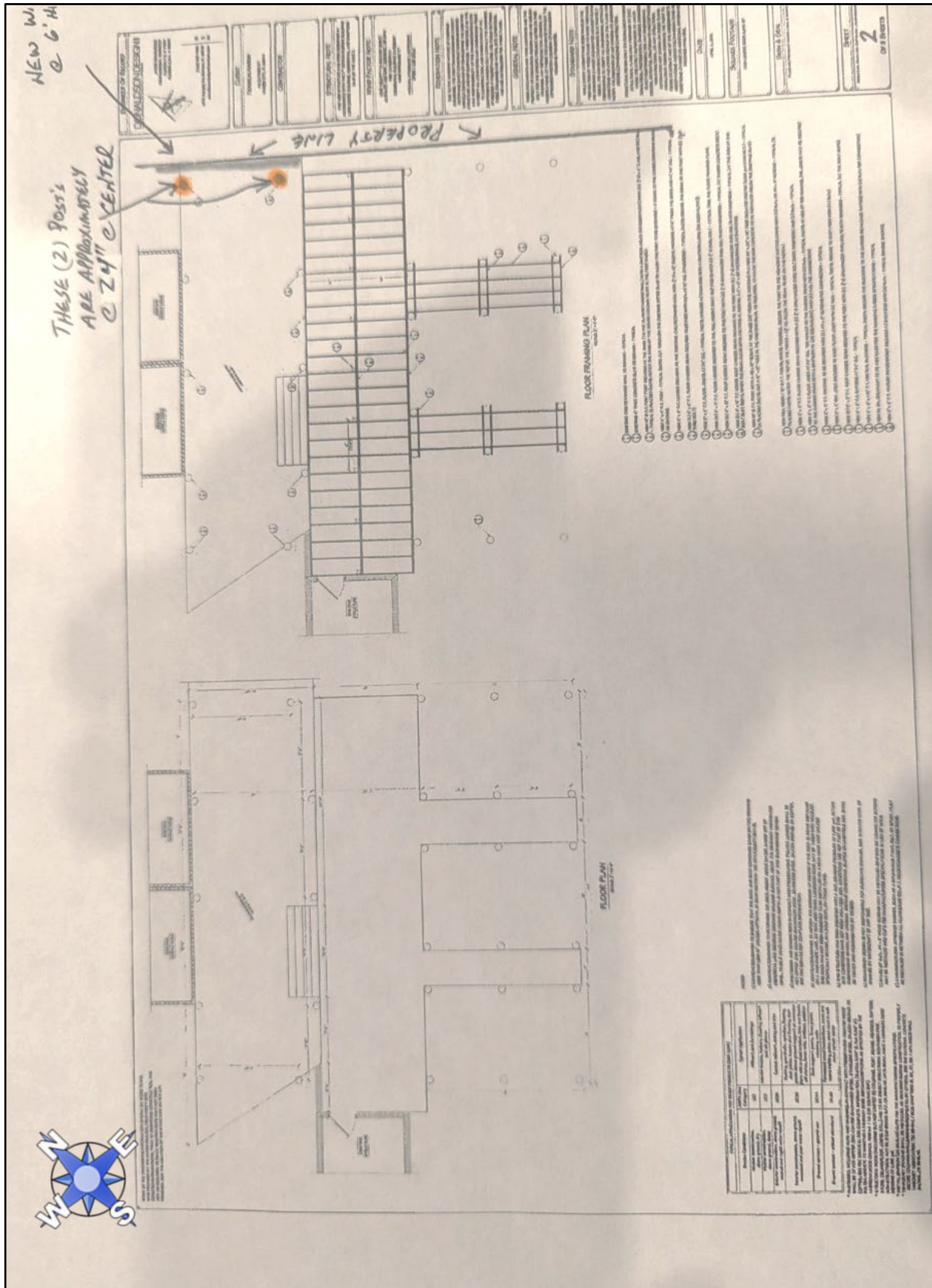


## 2023 Aerial Context





# 2023 Aerial Close Up



# Site Plan

**CRITERIA FOR GRANTING VARIANCE**

Will the variance be injurious to the area involved or detrimental to the public welfare?  
NO

What special conditions exist that are peculiar to the land, structure, or building involved?  
None

When did you buy the property and when was the structure built? Permit Number?  
Purchased Property on or about September 2021.  
The structure was built on or about 1994.  
Permit Number: Unknown as it was existing structure when purchased property.

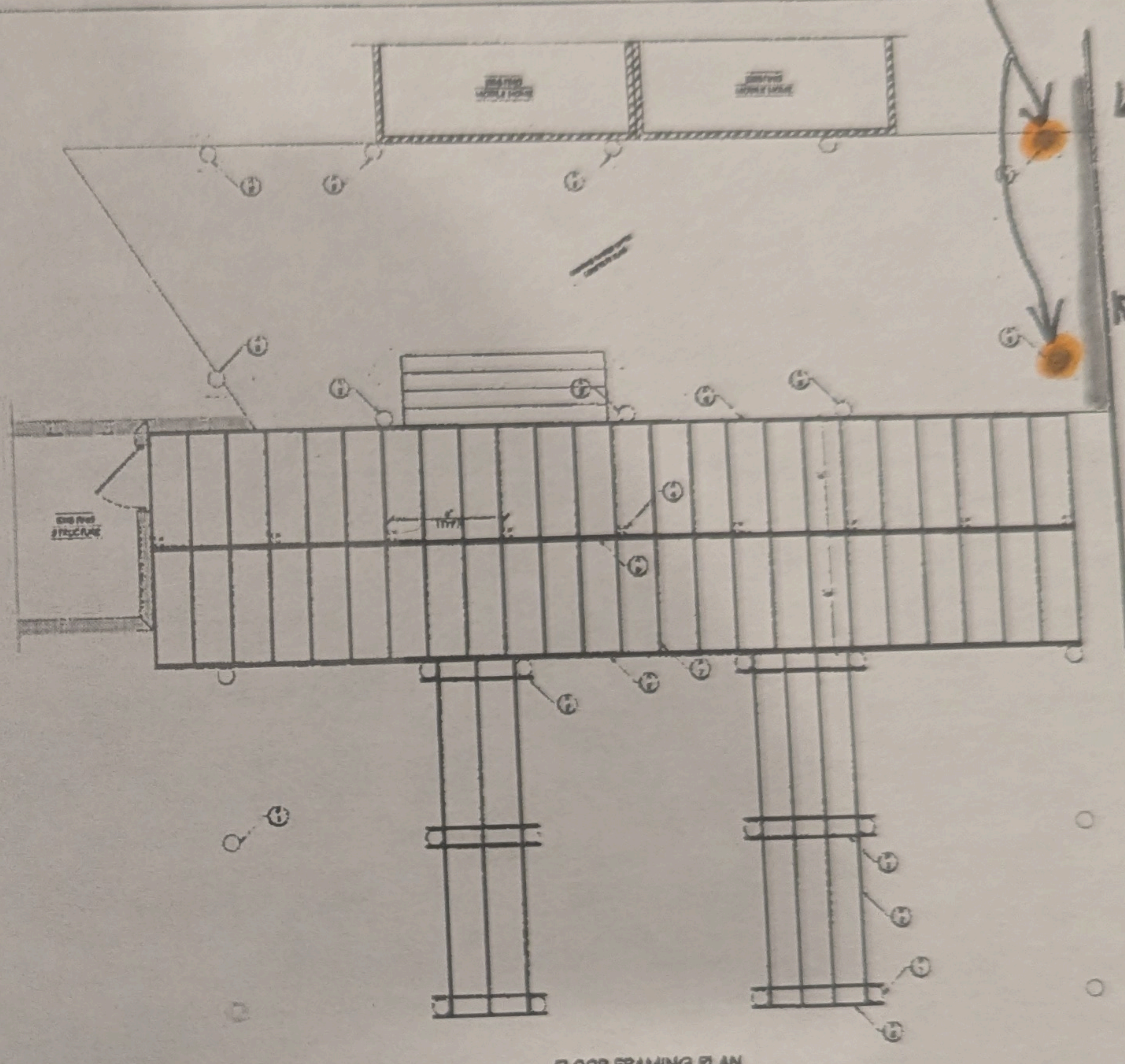
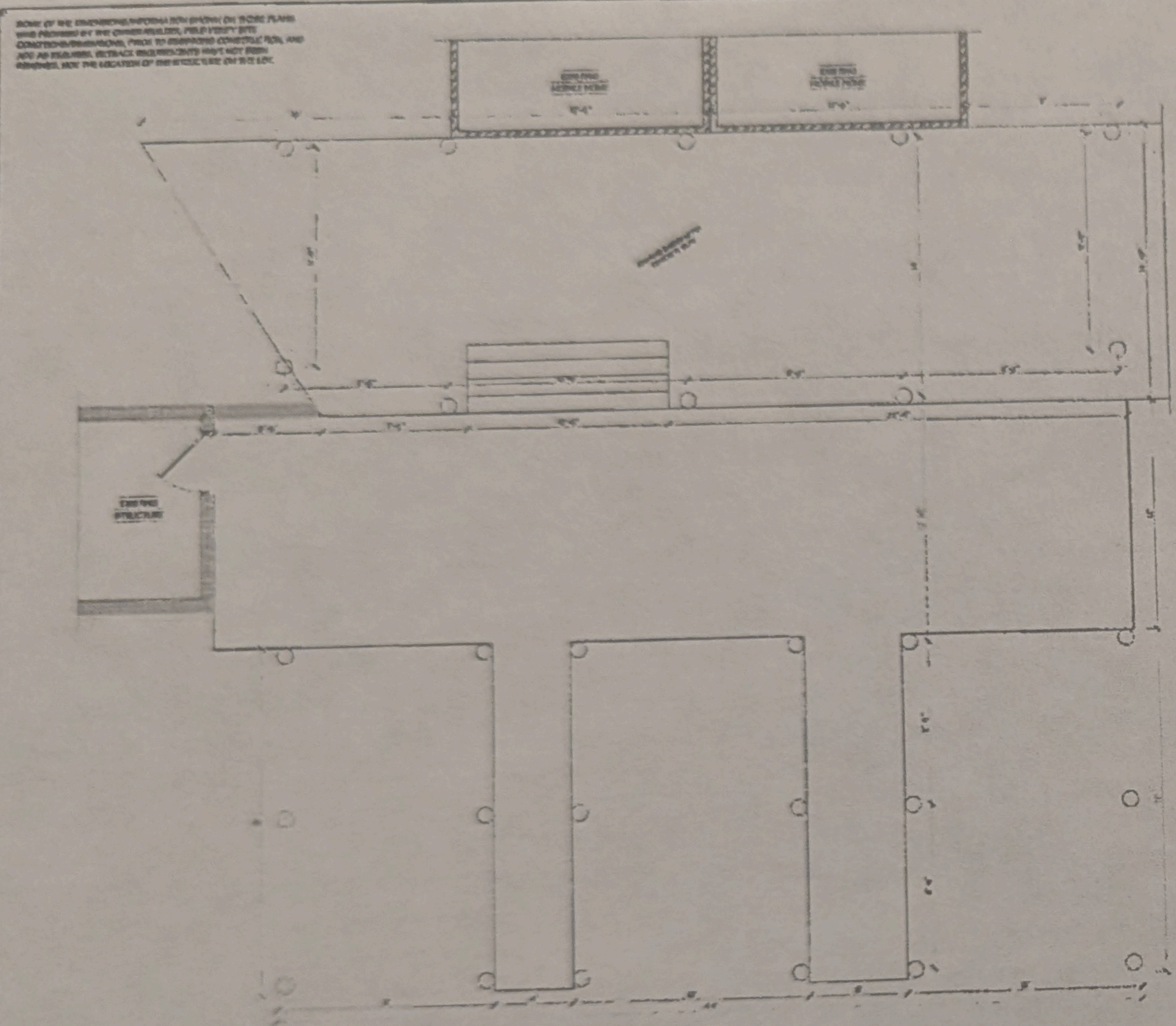
What is the hardship if the variance is not approved?  
The boats, vehicles, golf cart and tool equipment will be uncovered and damaged by the weather.

Is this the minimum variance required for the reasonable use of the land?  
Yes

Do you have Homeowners Association approval for this request?  
This home is not under a Homeowners Association, however, the adjacent neighbors have no objection or issues with the existing structure.

# Applicant's Justification

THESE (2) POST'S ARE APPROXIMATELY @ 24" @ CENTER  
 NEW W. @ 6' H.



ENGINEER OF RECORD	
<b>DONALDSON DESIGN</b>	
JOHN DONALDSON PROFESSIONAL ENGINEER EXERCISE NO. 48325 EXPIRES 12/31/2025	
DATE: 02/02/2025	
PROJECT: FARMERS MARKET	
CONTRACTOR:	
STRUCTURAL NOTE	
WIND FACTOR NOTE	
RENOVATION NOTE	
GENERAL NOTE	
STANDARD NOTE	
DATE	
SQUARE FOOTAGE	
SIGN & SEAL	
SHEET 2 OF 5 SHEETS	

Member Category	APPLY THIS CATEGORY	Typical Application
Reinforcing steel, cast-in-place	UC1	Reinforcing steel, cast-in-place
Reinforcing steel, precast	UC2	Reinforcing steel, precast
Reinforcing steel, welded steel deck	UC3	Reinforcing steel, welded steel deck
Reinforcing steel, other	UC4	Reinforcing steel, other
Ground anchors	UC5	Ground anchors
Ground anchors	UC6	Ground anchors

NOTES:  
 1) CONTRACTOR TO VERIFY THAT THE JOIST AND BOB COVERAGES (ON THIS PLAN) SHOWING THE JOIST APPROX. TO SHOW THE JOIST COVERAGES.  
 2) CONTRACTOR TO VERIFY THE JOIST HEIGHT ABOVE THE JOIST LEVEL OFF OF STRUCTURAL LAYERS (JOIST) SURFACE FROM THE JOIST HORIZONTAL LINE. TO BE 1" ABOVE THE JOIST LEVEL AS NOT PART OF THE JOIST COVERAGES.  
 3) CONTRACTOR TO VERIFY THE JOIST COVERAGES (ON THIS PLAN) SHOWING THE JOIST APPROX. TO SHOW THE JOIST COVERAGES.  
 4) CONTRACTOR TO VERIFY THE JOIST COVERAGES (ON THIS PLAN) SHOWING THE JOIST APPROX. TO SHOW THE JOIST COVERAGES.  
 5) CONTRACTOR TO VERIFY THE JOIST COVERAGES (ON THIS PLAN) SHOWING THE JOIST APPROX. TO SHOW THE JOIST COVERAGES.

- 1) REINFORCE CHAIR REINFORCING TO BE 18" - TYPICAL
- 2) CHAIRS @ 6" P.C. POST POINT REINFORCING TO BE 18" - TYPICAL
- 3) NEW 8" x 8" P.C. POST POINT REINFORCING TO BE 18" - TYPICAL
- 4) NEW 8" x 8" P.C. POST POINT REINFORCING TO BE 18" - TYPICAL
- 5) NEW 8" x 8" P.C. POST POINT REINFORCING TO BE 18" - TYPICAL
- 6) NEW 8" x 8" P.C. POST POINT REINFORCING TO BE 18" - TYPICAL
- 7) NEW 8" x 8" P.C. POST POINT REINFORCING TO BE 18" - TYPICAL
- 8) NEW 8" x 8" P.C. POST POINT REINFORCING TO BE 18" - TYPICAL
- 9) NEW 8" x 8" P.C. POST POINT REINFORCING TO BE 18" - TYPICAL
- 10) NEW 8" x 8" P.C. POST POINT REINFORCING TO BE 18" - TYPICAL
- 11) NEW 8" x 8" P.C. POST POINT REINFORCING TO BE 18" - TYPICAL
- 12) NEW 8" x 8" P.C. POST POINT REINFORCING TO BE 18" - TYPICAL
- 13) NEW 8" x 8" P.C. POST POINT REINFORCING TO BE 18" - TYPICAL
- 14) NEW 8" x 8" P.C. POST POINT REINFORCING TO BE 18" - TYPICAL
- 15) NEW 8" x 8" P.C. POST POINT REINFORCING TO BE 18" - TYPICAL
- 16) NEW 8" x 8" P.C. POST POINT REINFORCING TO BE 18" - TYPICAL
- 17) NEW 8" x 8" P.C. POST POINT REINFORCING TO BE 18" - TYPICAL
- 18) NEW 8" x 8" P.C. POST POINT REINFORCING TO BE 18" - TYPICAL
- 19) NEW 8" x 8" P.C. POST POINT REINFORCING TO BE 18" - TYPICAL
- 20) NEW 8" x 8" P.C. POST POINT REINFORCING TO BE 18" - TYPICAL

# LDLVAR-2024-39 - Anglin Dock

Menu Reports Help

Application Name: [Anglin Dock](#)

File Date: [07/23/2024](#)

Application Type: [LUHO - Variance](#)

Application Status: [Approved For Hearing](#)

Application Comments: 

View ID	Comment	Date
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Description of Work: [Asking for a variance to leave \(2\) support posts at new dock as-built. The posts are approximately 3.5 ft from property line. The property setback is 5'. The neighbor next to agrees with the dock "as it is built" as long as homeowner agrees to build \(in addition\) a small knee wall to protect his property from water runoff. The knee wall has not been built at this time pending outcome of the variance request.](#)

Application Detail: [Detail](#)

Address: [172 CATFISH ST, HAINES CITY, FL 33844](#)

Parcel No: [292819000000021270](#)

Owner Name: [ANGLIN FRANKLIN CRAIG](#)

Contact Info:	Name	Organization Name	Contact Type	Contact Primary Address	Status
	<a href="#">David Cochran</a>		Applicant	<a href="#">Mailing, P O Box 91207...</a>	Active
	<a href="#">David Cochran</a>		Contact	<a href="#">Mailing, P O Box 91207...</a>	Active
	<a href="#">Craig Anglin</a>		Other		Active

Licensed Professionals Info:	Primary	License Number	License Type	Name	Business Name	Business License #
Job Value:		<a href="#">\$0.00</a>				
Total Fee Assessed:		<a href="#">\$541.00</a>				
Total Fee Invoiced:		<a href="#">\$541.00</a>				
Balance:		<a href="#">\$0.00</a>				

Custom Fields: LD\_GEN\_BOA

GENERAL INFORMATION

Expedited Review

Number of Lots

-

Will This Project Be Phased

Acreage

[0.20](#)

DRC Meeting Time

DRC Meeting

[09/12/2024](#)

Rescheduled DRC Meeting

Rescheduled DRC Meeting Time

-

Green Swamp

Number of Units

[No](#)

Is this Polk County Utilities

Case File Number

-

One Year Extension

FS 119 Status

[Non-Exempt](#)

PUBLIC HEARINGS

Development Type

[Land Use Hearing](#)

[Officer](#)

Variance Type

[Dimensions](#)

[Table](#)

Affordable Housing

Application Type

[Variance](#)

Brownfields Request

[Individual](#)

ADVERTISING

Advertising Board

[Land Use Hearing](#)

[Officer](#)

Legal Advertising Date

-

MEETING DATES

LUHO Hearing Date

[10/24/2024](#)

ALCOHOL BEVERAGE DIST REQ

COMMUNICATION TOWER

CRITERIA FOR GRANTING VARIANCE

Will the variance be injurious to the area involved or detrimental to the public welfare?  
[No, the variance will only affect the two homeowners that share the property line.](#)

What special conditions exist that are peculiar to the land, structure, or building involved?  
[Water disperses off of the street and travels between these two homes.](#)

When did you buy the property and when was the structure built? Permit Number?  
[The property was purchased in 2020. The structure being built is not completed at this time.](#)  
[Permit # BR-2022-7726](#)

What is the hardship if the variance is not approved?  
[The owner next door says water is running more towards his property instead of being shared between them, and this new knee wall will keep the water separated between the two properties for each owner to handle on his own.](#)

Is this the minimum variance required for the reasonable use of the land?  
[Reasonable or common use of most of these properties have each homes docks & roofs connected to each other to form a continuous bond with each other. The variance doesn't ask for the docks, roofs to connect to the neighbor, only a slight change in setback and create a small separation wall.](#)

Do you have Homeowners Association approval for this request?  
[There is no homeowner association involvement with this community.](#)

LD\_GEN\_BOA\_EDL

[Opening DigEplan List...](#)

DigEplan Document List

[Open](#)

PLAN REVIEW FIELDS

TMPRecordID  
[POLKCO-REC24-00000-00PQX](#)  
 RequiredDocumentTypesComplete  
[No](#)

DocumentGroupforDPC  
[DIGITAL PROJECTS LD](#)  
 RequiredDocumentTypes  
 -  
 Activate DPC  
[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](#)  
 DigitalSigCheck  
[Yes](#)

Activate FSA  
[Yes](#)

LAND USE

Selected Area Plan LU Code

NOR

Neighborhood Organization Registry (NOR)

PUBLIC MAILERS

Posting Board	Number of Boards (Number)	Number of Mailers (Number)	Date Mailed	Date Posted	NOR
<a href="#">LUHQ</a>	1	36	10/07/2024	10/09/2024	

Workflow Status:	Task	Assigned To	Status	Status Date	Action By
	<a href="#">Application Submittal</a>	Lisa Simons-Iri...	Application ...	08/12/2024	Lisa Simons-Iri...
	<a href="#">Roads and Drainage Review</a>	Phil Irven	Approve	08/12/2024	Phil Irven
	<a href="#">Planning Review</a>	Aleya Inglima	Approve	08/27/2024	Aleya Inglima
	<a href="#">Review Consolidation</a>	Lisa Simons-Iri...	Approved for...	08/29/2024	Lisa Simons-Iri...
	<a href="#">Public Notice</a>				
	Hearing Officer				
	Final Order				
	Archive				

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



Polk County  
Polk County Land Use Hearing Officer

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Agenda Item

11/12/2024

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**SUBJECT**

LDLSE-2024-8 (Brooke Road SE)

**DESCRIPTION**

The applicant is requesting a special exception to park a commercial vehicle and trailer on residential property located at 2720 Brooke Road, north of Stokes Road, south of Garfield Road, west of Lake Hendry Road, east of Ft. Meade in Section 17, Township 31, Range 26.

**RECOMMENDATION**

Approval

**FISCAL IMPACT**

No Fiscal Impact

**CONTACT INFORMATION**

Ian Nance  
Land Development  
(863) 534-7621  
ivannance@polk-county.net



**POLK COUNTY  
LAND USE HEARING OFFICER  
STAFF REPORT**

<b>DRC Date:</b>	October 10, 2024	<b>CASE #:</b>	LDLSE-2024-8 (Brooke Road SE)
<b>Hearing Date:</b>	November 12, 2024	<b>LDC Section:</b>	216.D

**Request:** The applicant is requesting a special exception to park a commercial vehicle and trailer on residential property.

**Applicant:** Rafaek Mejias

**Property Owner:** Rafaek Mejias & Judith Hernandez

**Location:** 2720 Brooke Road, north of Stokes Road, south of Garfield Road, west of Lake Hendry Road, east of Ft. Meade in Section 17, Township 31, Range 26.

**Parcel ID#:** 263117-000000-033080

**Size:** ±1.09 acres

**Land Use Designation:** Agricultural/Residential Rural (A/RR)

**Development Area:** Rural Development Area (RDA)

**Case Planner:** Ian Nance

**Summary:**

The applicant is requesting a special exception to park a commercial vehicle and trailer on residential property within an Agricultural/Residential Rural (A/RR) land use district east of Ft. Meade (Exhibit 2). This commercial vehicle is a 2013 Freightliner Cascadia that measures 45 feet in length with a trailer. Section 216.D of the Land Development Code (LDC) allows Commercial Vehicle Parking on residential properties pursuant to the rules detailed in this section and approval from the Land Use Hearing Officer following an advertised public hearing.

The subject property is approximately 1.09 acres with ample room to park the vehicle in the rear yard, between the home and an accessory structure, as presented on the site plan (*Exhibits 4 & 5*). The depicted parking area is well-screened and buffered by existing trees, a fence, and the structures. This area will easily exceed 20 feet from all property lines. The nearby uses are mobile homes and site-built homes on large properties amid an overall low rural density. With the proposed conditions, staff recommends approval of this application.

## **Development Review Committee**

The Development Review Committee, based on the criteria for granting Special Exceptions, finds that LDLSE-2024-8 **IS CONSISTENT** with Section 216.D of the Polk County Land Development Code.

**Development Review Committee Recommendation:** Based upon the application and a recent site visit, the Development Review Committee recommends **APPROVAL of LDLSE-2024-8.**

### **CONDITIONS OF APPROVAL:**

1. This Special Exception shall be limited to parking the subject commercial vehicle and trailer, or its functional equivalent, as described in the application and staff report. No other commercial vehicles, heavy machinery equipment, or tractor/trailer rigs shall be parked on the site.
2. Approval shall not be transferable to any other owner/occupant of the property. In the event the property is sold, or the operator ceases to reside on the property, the Special Exception approval shall not “run with the land” and shall be null and void.
3. No commercial vehicle maintenance shall be performed on the site, and no outside storage of any commercial vehicle parts or equipment is allowed.
4. Parking the commercial vehicle on the operator’s lot shall be limited to empty weight only (no load or cargo).
5. This special exception does not authorize any encroachments into easements, and the applicant shall be responsible to make certain there are no encroachments unless approval is granted by the easement holder and/or any applicable permitting agencies. The property owner(s) is also responsible for compliance with any restrictions of record pertaining to lots and/or land and this approval shall not be used to supersede authority over those restrictions.
6. The commercial vehicle shall only be parked in the area in the rear yard as generally designated on the site plan (*Exhibit 5*) and shall continuously meet the screening and buffering requirements listed in Section 216.D, Commercial Vehicle Parking and Storage, of Polk County’s Land Development Code.
7. Utilization of LDLSE-2024-8 is contingent upon the Applicant either: (i) obtaining a driveway permit and installing a driveway that meets commercial driveway standards per LDC Section 705.J and Table 7.8 with final approval from the Polk County Building Division Driveway Inspector (the “Driveway Inspector”); or (ii) demonstrating to the Driveway Inspector that the existing driveway meets County commercial driveway standards. Final written approval from the Driveway Inspector, whether based on

satisfaction of condition (i) or (ii) immediately above, is required prior to parking the commercial vehicle on site.

8. Approval of the Special Exception shall be valid for one year. Approvals may be renewed by the Land Development Division with a proper application submitted by the applicant 30 days prior to the expiration date (TBD by LUHO). Noncompliance with any of the conditions of approval will render LDLSE-2024-8 null and void. All conditions of approval, unless otherwise specified, must be met prior to parking the commercial vehicle on the property.

## **GENERAL NOTES**

*NOTE: This staff report was prepared without the benefit of testimony and evidence submitted by the public and other interested parties at a public hearing.*

*NOTE: Approval of this special exception shall not constitute a waiver or an additional variance from any applicable development regulation unless specifically noted in the conditions of approval and consistent with the LDC.*

*NOTE: All conditions of approval, unless otherwise specified, shall be met prior to the effectiveness and validity of the special exception approval.*

*NOTE: All written commitments made in the application and subsequent submissions of information made during the application review process, which are on file with the Land Development Division, shall be considered to be binding upon the applicant, provided such commitments are not at variance with the Comprehensive Plan, LDC or other development regulations in effect at the time of development.*

*NOTE: Issuance of a development permit by the county does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the county for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.*

**APPLICATIONS FOR COMMERCIAL VEHICLE PARKING AND STORAGE SHALL DEMONSTRATE COMPLIANCE WITH SECTION 216 OF THE LAND DEVELOPMENT CODE. DEMONSTRATION OF THE CRITERIA FOR GRANTING SPECIAL EXCEPTIONS FOR COMMERCIAL VEHICLES IS SUMMARIZED BELOW:**

1. *Only one commercial vehicle, as regulated by this Section 216, shall be permitted on any residential lot;*

According to the application, the subject vehicle is a 2013 Freightliner Cascadia that measures 45 feet in length with a trailer that the driver wishes to park at his residence in an A/RR land use district. LDC Section 216 defines a Commercial Vehicle as those that exceed 26 feet in length and/or are taller than nine feet. No other commercial vehicles shall be parked onsite.

2. *Commercial vehicle shall be currently registered and licensed;*

The applicant has supplied a current registration.

3. *The parking of said vehicle does not have a negative impact to the health, safety, or welfare of adjacent properties;*

Staff finds this request will not have a negative impact upon the health, safety, or welfare of adjacent properties. The subject property is approximately 1.09 acres with access to Brooke Road, a Rural Minor Collector. Due to the standards in Section 216 of the LDC, the applicant is not able to park the vehicle in the front of the home, but there is ample acreage on which to locate the subject vehicle in the rear yard while maintaining a minimum 20-foot setback from the property lines.

According to the site plan, the parking area will be to the east of the existing home, in the rear yard where there is a six-foot wooden fence along the property line. It will be parked between the home and a utility shed that will screen the vehicle from the road and from properties to the east. Large trees further surround and screen the parking area from off-site and should suffice in meeting the Type "B" landscaping buffer required in accordance with LDC Section 216. Parked in the manner proposed, very little of the vehicle will be visible from off-site.

This area is rural. The abutting properties on the east side of Brooke Road are developed with single-family homes on lots comparable in size and those exceeding four acres. Most properties in the area exceed an acre, and most homes are set at least 100 feet from the centerlines of the Brooke Road. It is not anticipated that the operation of this vehicle leaving and arriving at the subject site will have a reasonably negative impact on the neighbors.

The paved surface width on Brooke Road is approximately 20 feet, which meets LDC requirements. The nearest arterial road is US Highway 98, less than three (3) miles to the

south. No commercial vehicle restrictions are noted on this road. No sidewalks are found along the surrounding roadway network, but none would be expected in a rural area such as this. A commercial driveway, with concrete from the edge of pavement to the property line, will be required in the Brooke Road right-of-way to protect the integrity of the County's pavement at entrance to the site (Exhibit 7). No Code Enforcement cases are active on this site.

In summary, staff finds this request will not have a negative impact upon the health, safety, or welfare of adjacent properties if maintained and screened in accordance with the site plan.

4. *The applicant can demonstrate that denial of said request would place an unnecessary hardship on the property prohibiting the use of land in a manner otherwise allowed under this Land Development Code;*

The applicant uses the commercial vehicle as a source of income. This truck will be parked here on an as-needed basis. This neighborhood is in an area of the County where other options to park commercial vehicles are limited away from an urbanized area.

On January 4, 2022, the BoCC approved LDCT-2021-15 (Ordinance No. 22-002) which incorporated language into Section 216.C of the LDC that exempted application from needing a Special Exception approval for any vehicle or heavy equipment parked or stored within an enclosed structure. In the event this vehicle could be stored in such a manner, the applicant would not be required to provide the landscaping/screen or a commercial driveway.

5. *Commercial vehicles must park on the same lot occupied by the owner/operator of the vehicle.*

The vehicle will be parked on the same lot occupied by the operator of the vehicle.

6. *The vehicle shall not be parked in the front yard of the principal residence.*

The applicant's site plan (*Exhibit 5*) indicates the proposed parking area is not located in the front yard of the property.

7. *The parking area shall be at least 20 feet from all property boundaries.*

The site plan (*Exhibit 5*) calls out the parking area in the rear yard with at least 20 feet of separation from the property lines. The parking area will average approximately 60 feet from the northern and southern side property lines; and 50 feet from the eastern rear property line. The nearest home is approximately 100 feet to the east.

8. *The vehicle shall park in a manner so that the minimum amount of vehicle surface is facing the road adjacent to the property unless the vehicle is screened or buffered as provided.*

The vehicle will be parked in a manner which exposes minimal view of the truck from the road. The truck will be mostly screened from offsite view by existing vegetation, structures, fencing, and buffered by distance from neighbors.

9. *When the vehicle parking area is less than 200 feet from a residentially designated or used property, it shall be buffered from the adjacent residential property with a Type B Buffer as outlined in Section 720. A fence with a minimum height of six feet may be used in lieu of, or in conjunction with, a vegetative buffer yard.*

The proposed parking area shall meet the buffer and screening requirements of LDC Section 216.D. Existing structures, fencing, and landscaping adequately screen the parking area from offsite. Should these structures or landscaping be removed, the standards above will be required.

10. *Refrigerator units on vehicles shall not be operated on the site.*

The subject commercial vehicle does not include a refrigerator unit.

11. *Approvals shall be valid for one year, or for a shorter period as specified by the Land Use Hearing Officer. Approvals may be renewed, with proper application following notice provided by the Land Development Division Director 30 days prior to the expiration date, if the commercial vehicle location is consistent with the Land Development Code. The applicant shall bear the burden in demonstrating that the vehicle parking still meets the criteria of the approved Special Exception and Section 216.*

This has been included in the conditions of approval.

**Surrounding Future Land Use Designations and Existing Land Use Activity:**

The table below lists the Future Land Use designation and the existing uses surrounding the site. The information in the table is based on a site visit by the case planner and observation of the Future Land Use map to note the surrounding uses.

<p><b>Northwest:</b> A/RR Brooke Road +/- 4.80 Acres Vacant</p>	<p><b>North:</b> A/RR Site-Built Home +/- 1.00 Acre</p>	<p><b>Northeast:</b> A/RR Mobile Home +/- 1.15 Acres</p>
<p><b>West:</b> A/RR Brooke Road +/- 4.80 Acres Site-Built Home</p>	<p><b>Subject Property:</b> A/RR Mobile Home +/- 1.09 Acres</p>	<p><b>East:</b> A/RR Mobile Home +/- 1.15 Acres</p>
<p><b>Southwest:</b> A/RR Brooke Road +/- 20.55 Acres Pasture/Residence</p>	<p><b>South:</b> A/RR Site-Built Home +/- 4.60 Acres</p>	<p><b>Southeast:</b> A/RR Site-Built Home +/- 4.60 Acres</p>

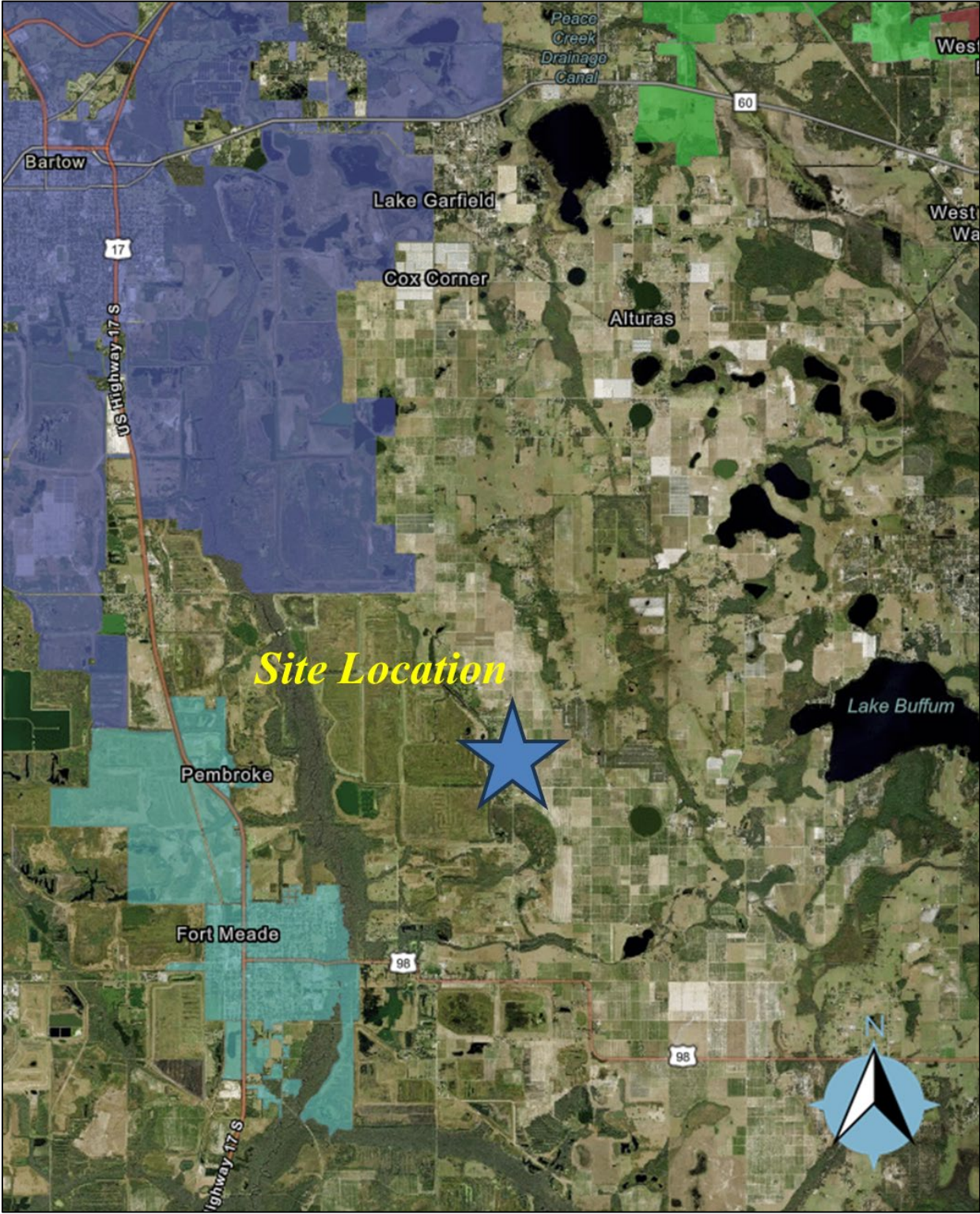
This site is approximately +/- 1.09 acres and located within an Agricultural/Residential Rural (A/RR) land use district (*Exhibit 2*). Though this is substandard to the modern A/RR minimum lot size requirement of five acres, it is a lot of record, having been legally created during a prior zoning ordinance under the Rural Conservation (RC) designation with one-acre minimum lot sizes.

According to the Property Appraiser, the home onsite is a 2,100 sq. ft. Mobile Home built in 2006. The applicant has owned the property since May 2024. The size of the property is important in evaluating this case. If the property was 5-acres or larger, the minimum lot size in A/RR, it would be permitted to have one commercial vehicle without having to apply for a Special Exception. However, this property was created prior to the adoption of the LDC and these standards. No other Special Exceptions were found to be approved in Section 17, Township 31, Range 26.

**Comments from other Governmental Agencies:**     None

**Exhibits:**

- Exhibit 1     Location Map
- Exhibit 2     Future Land Use Map
- Exhibit 3     Aerial Image (Context)
- Exhibit 4     Aerial Image (Close)
- Exhibit 5     Site Plan
- Exhibit 6     Commercial Vehicle
- Exhibit 7     Commercial Driveway Standards

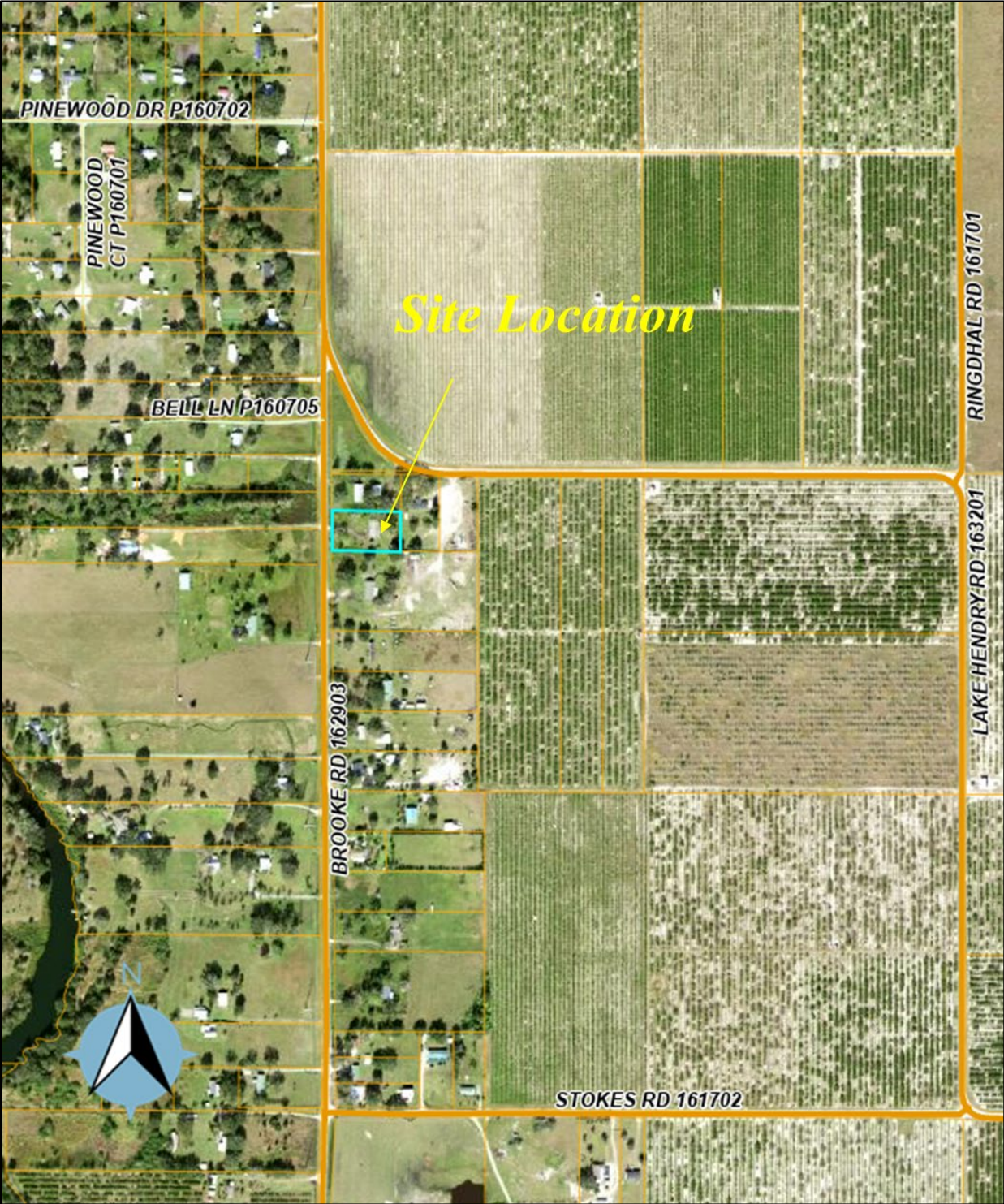


Site Location





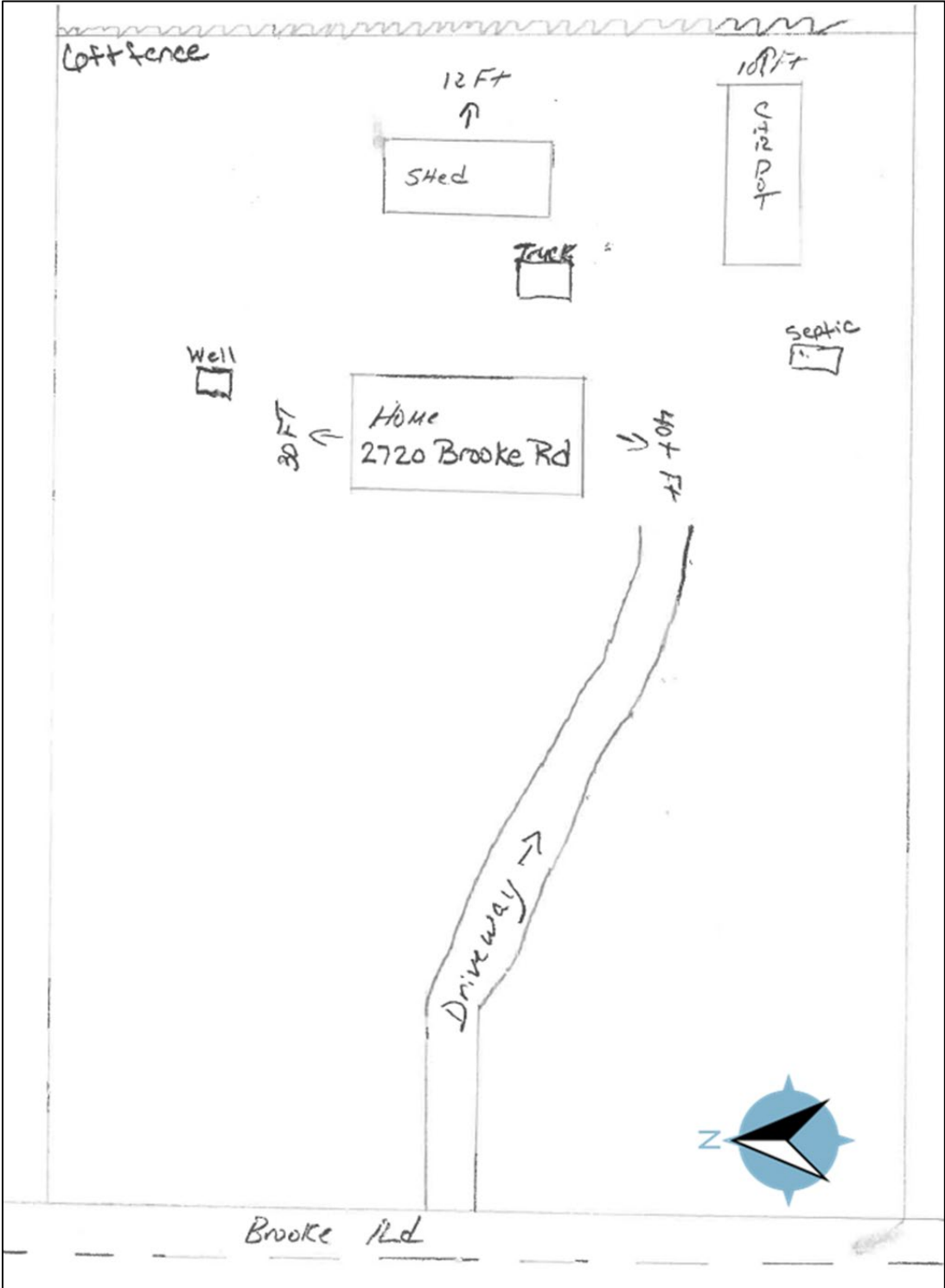
Future Land Use Map



Aerial Image – Context



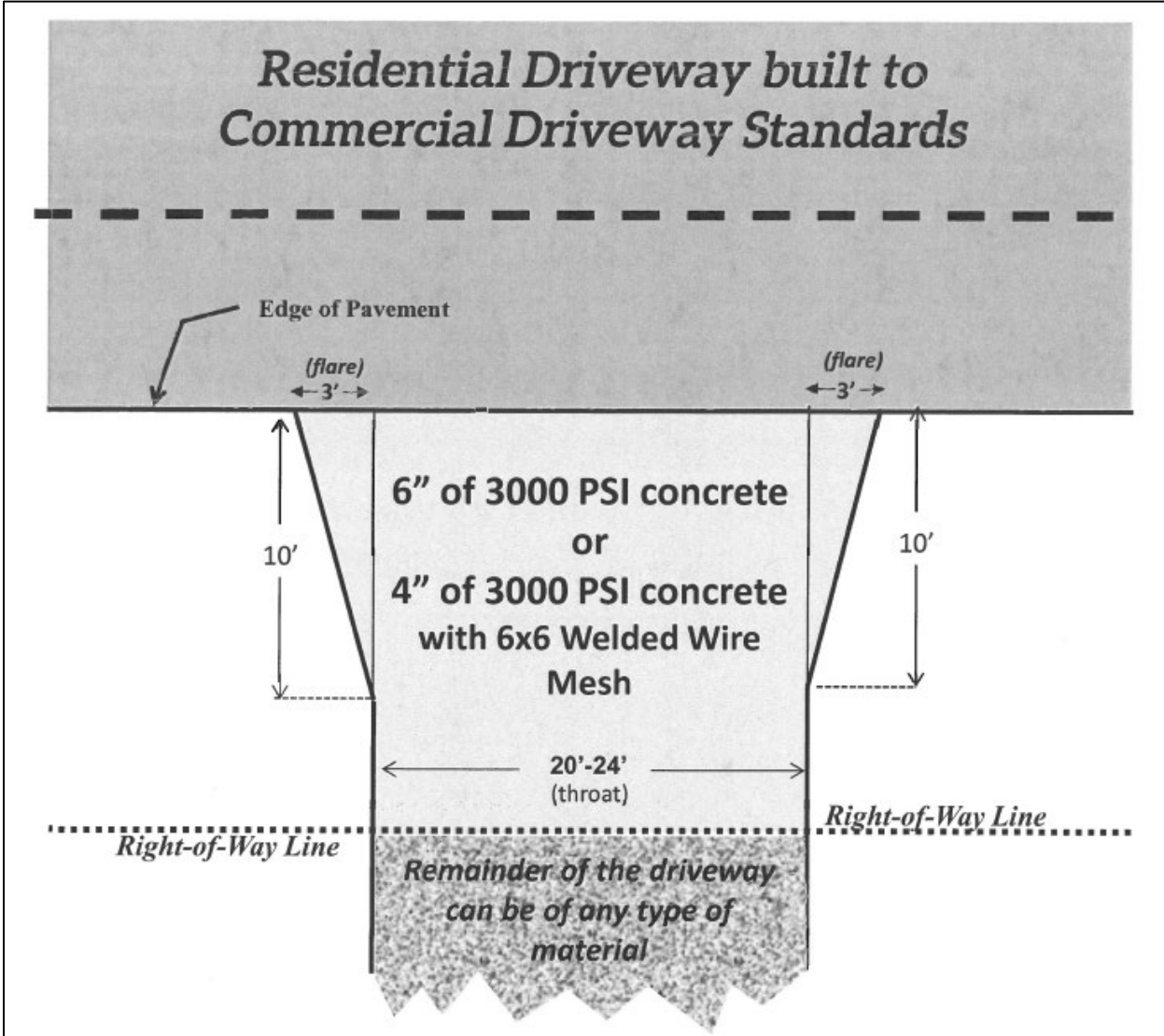
Aerial Image – Close



Site Plan

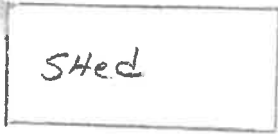


Commercial Vehicle



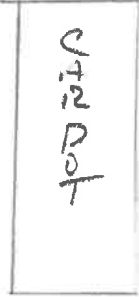
60ft fence

12 Ft



shed

10 Ft



C  
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P  
I  
T



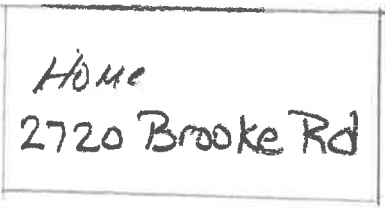
Truck

septic



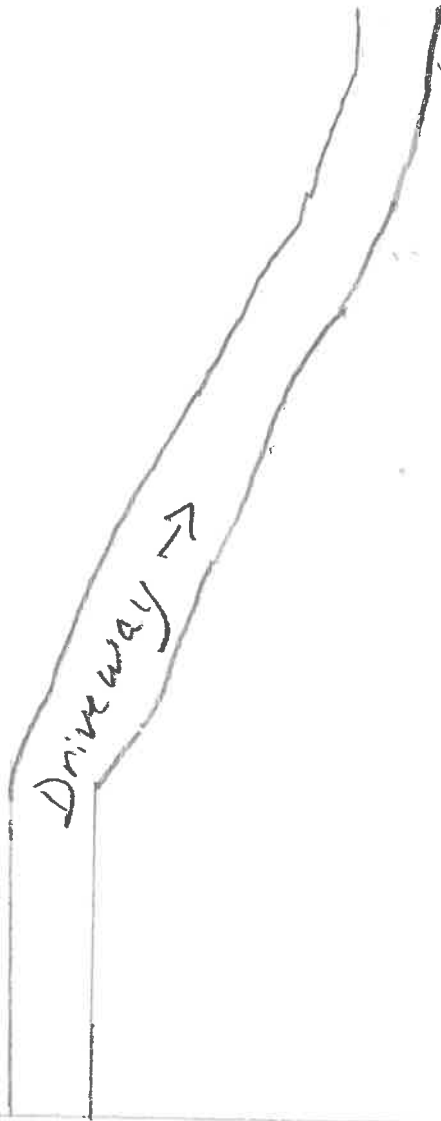
Well

30 Ft



Home  
2720 Brooke Rd

40 Ft



Driveway →

Brooke Rd

# LDLSE-2024-8 - Mejias SE

Menu Reports Help

Application Name: [Mejias SE](#)

File Date: [08/23/2024](#)

Application Type: [LUHO - Special Exception](#)

Application Status: [In Review](#)

Application Comments: 

View ID	Comment	Date
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Description of Work: [I was told i need a permit to park my truck in my house](#)

Application Detail: [Detail](#)

Address: [2720 BROOKE RD, FORT MEADE, FL 33841](#)

Parcel No: [26311700000033080](#)

Owner Name: [MEJIAS RAFAEK ANGEL](#)

Contact Info:	Name	Organization Name	Contact Type	Contact Primary Address	Status
	<a href="#">MEJIAS RAFAEK ANGEL</a>	<a href="#">MEJIAS RAFAEK A...</a>	Applicant	<a href="#">Mailing, 2720 Brooke r...</a>	Active

Licensed Professionals Info:	Primary	License Number	License Type	Name	Business Name	Business License #
Job Value:		<a href="#">\$0.00</a>				
Total Fee Assessed:		<a href="#">\$541.00</a>				
Total Fee Invoiced:		<a href="#">\$541.00</a>				
Balance:		<a href="#">\$0.00</a>				

Custom Fields: LD\_BOA\_SE

### GENERAL INFORMATION

Acreage

[1.09](#)

DRC Meeting

[10/10/2024](#)

Rescheduled DRC Meeting

-

Green Swamp

[No](#)

Case File Number

-

### SPECIAL EXCEPTION

Make of vehicle

[Freightliner](#)

Weight of vehicle

[19,120](#)

Height & length of vehicle

[30feet length,](#)

Height, length & weight of any additional trailer or equipment

[Length45feet,weight 12,680](#)

Model & Year of vehicle

[Carcadia /2013](#)

Gross axle weight of vehicle

-

### PUBLIC HEARING

Development Type

[Land Use Hearing,](#)

[Officer](#)

Variance Type

-

Affordable Housing

Application Type

[Special Exception](#)

Brownfields Request

-

### ADVERTISING

Legal Advertising Date

-

Advertising Board

[Land Use Hearing,](#)

[Officer](#)

### MEETING DATES

LUHO Hearing Date

[11/12/2024](#)

### HEARING

Hearing Results

-

LD\_BOA\_SE\_EDL

[Opening DigEplan List...](#)

DigEplan Document List



<b>PLAN REVIEW FIELDS</b>		
TMPRecordID	DocumentGroupforDPC	RequiredDocumentTypes
<a href="#">POLKCO-24EST-00000-40856</a>	<a href="#">DIGITAL PROJECTS LD</a>	-
RequiredDocumentTypesComplete	AdditionalDocumentTypes	Activate DPC
<a href="#">Yes</a>	<a href="#">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</a>	
Activate FSA	DigitalSigCheck	
<a href="#">Yes</a>	<a href="#">Yes</a>	

**PLAN UPLOAD ACKNOWLEDGEMENT**  
 Upload Plans Acknowledgement  
[y](#)

**LAND USE**  
 Selected Area Plan LU Code

**NOR**  
 Neighborhood Organization Registry (NOR)

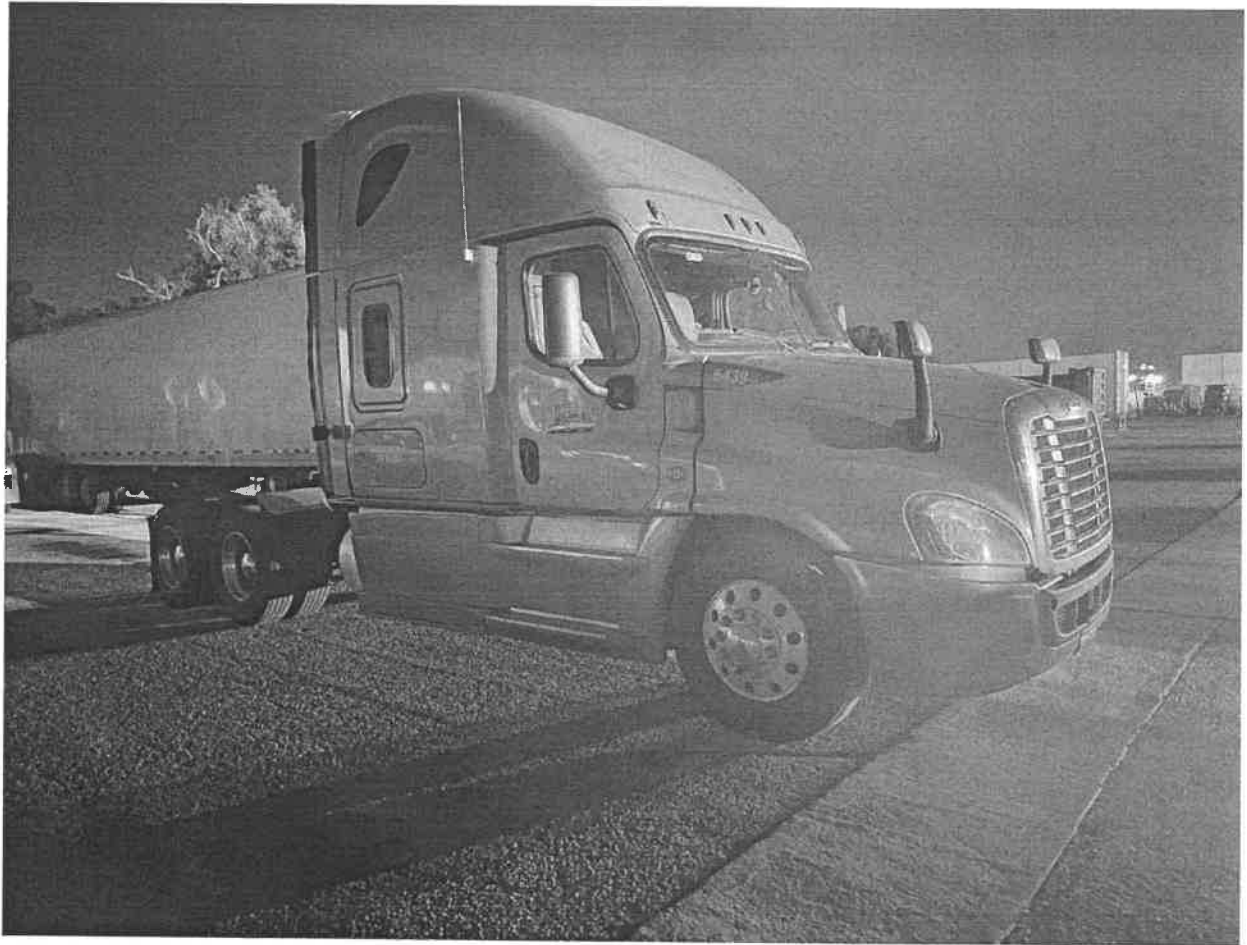
**PUBLIC MAILERS**  
 Posting Board Number of Boards (Number) Number of Mailers (Number) Date Mailed Date Posted NOR

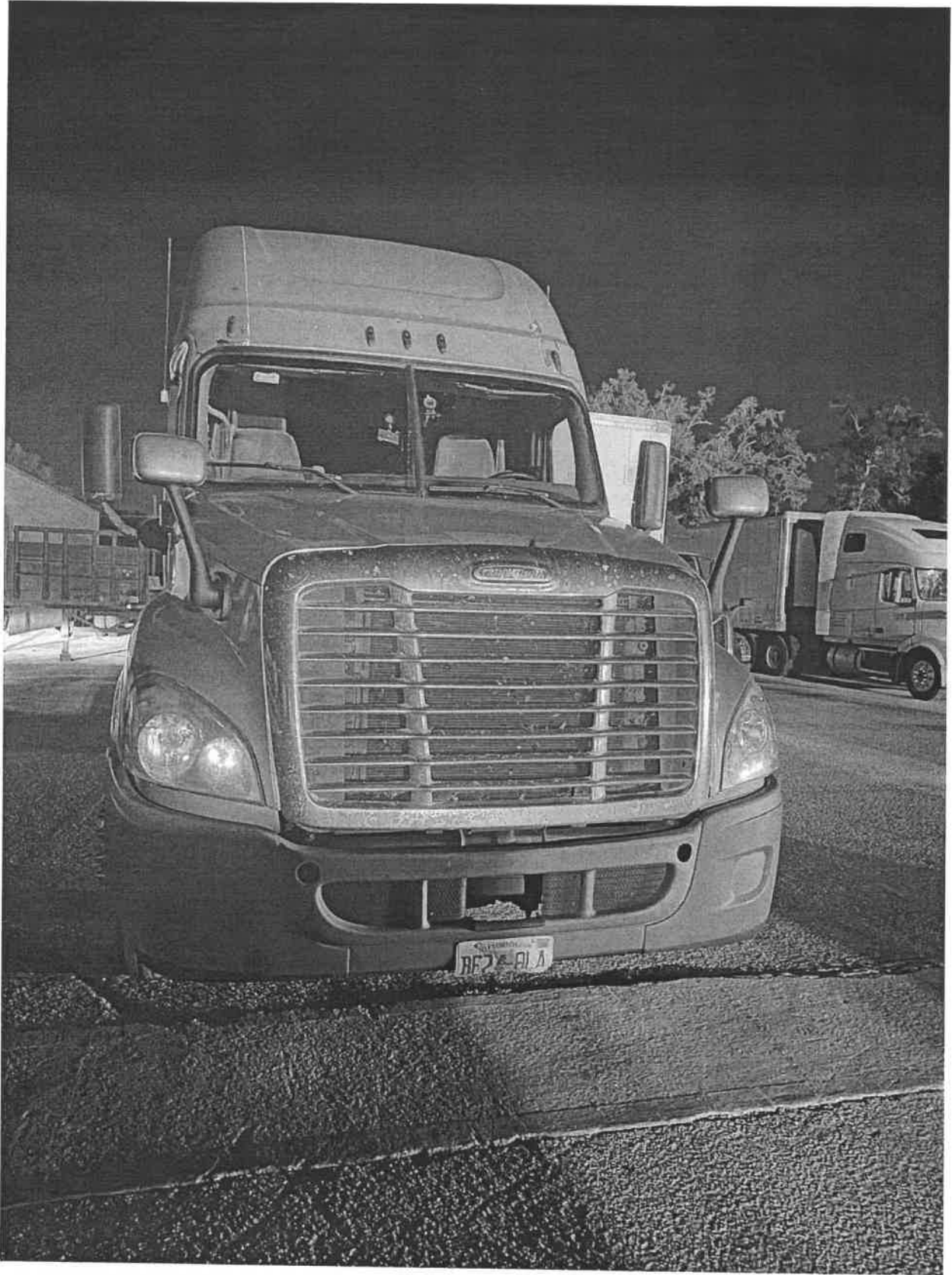
Workflow Status:	Task	Assigned To	Status	Status Date	Action By
	<a href="#">Application Submittal</a> Roads and Drainage Review	Lisa Simons-Iri...	Application ...	09/13/2024	Lisa Simons-Iri...
	<a href="#">Planning Review</a> <a href="#">Review Consolidation</a> Public Notice Hearing Officer Final Order Archive	Ivan Nance	Approve	09/25/2024	Ivan Nance

Condition Status:	Name	Short Comments	Status	Apply Date	Severity	Action By
	<a href="#">DRC Disclaimer</a>	Note: The applicant/ow...	Informati...	09/25/2024		

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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# FLORIDA TRUCK/TRACTOR REGISTRATION

CO/AGV 5 / 1 T# 1964348283  
 B# 6894140

PLATE **BF28LA** DECAL **21421733** Expires **Midnight Tue 12/31/2024**

YEAR	2013/FRHT	BODY	TR	COLOR	BLU	Reg. Tax	681.20	Class Code	41
VIN	1FUJGLDR6DSBV4728	NET WT	17500	TITLE	126159712	Init. Reg.	3.00	Tax Months	6
Plate Type	RMR			GVW	80000	County Fee		Back Tax Mos	0
						Mail Fee		Credit Class	
						Sales Tax		Credit Months	

DL/FEID	-	Plate Issued	11/4/2022
Date Issued	5/15/2024		
		Grand Total	684.20

MEJIAS TRANSPORTATION INC  
 805 GRANT ST  
 BARTOW, FL 33830-9708

### IMPORTANT INFORMATION

1. The Florida license plate must remain with the registrant upon sale of vehicle.
2. The registration must be delivered to a Tax Collector or Tag Agent for transfer to a replacement vehicle.
3. Your registration must be updated to your new address within 30 days of moving.
4. Registration renewals are the responsibility of the registrant and shall occur during the 30-day period prior to the expiration date shown on this registration. Renewal notices are provided as a courtesy and are not required for renewal purposes.
5. I understand that my driver license and registrations will be suspended immediately if the insurer denies the insurance information submitted for this registration.

RMR - STATE MOTTO



Polk County  
Polk County Land Use Hearing Officer

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Agenda Item

11/12/2024

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**SUBJECT**

LDLVAR-2024-40 (Lake Marion Rd Variance)

**DESCRIPTION**

The applicant is requesting a reduction in the primary side setback from fifteen (15) feet to two (2) feet for an attached carport. The subject site is located 9500 W Lake Marion Road, west of Edwards Shores St, east of South Bay Dr, south of Lake Marion, east of the city of Dundee in Section 08, Township 28, Range 28.

**RECOMMENDATION**

Conditional Approval

**FISCAL IMPACT**

No Fiscal Impact

**CONTACT INFORMATION**

Aleya Inglima

Land Development Division

330 W. Church Street

Bartow, FL 33830

(863) 534-6764

aleyainglima@polk-county.net

**POLK COUNTY  
LAND USE HEARING OFFICER  
STAFF REPORT**

<b>DRC Date:</b>	<b>September 12, 2024</b>	<b>CASE #:</b>	<b>LDLVAR-2024-40 (Lake Marion Rd Variance)</b>
<b>LUHO Date:</b>	<b>November 12, 2024</b>	<b>LDC Section:</b>	<b>Section 208, Table 2.2</b>

**Request:** The applicant is requesting a reduction in the primary side setback from fifteen (15) feet to two (2) feet for an attached carport.

**Applicant:** Lisa Hamamy

**Property Owner:** Annalisa Hamamy

**Location:** 9500 W Lake Marion Road, west of Edwards Shores St, east of South Bay Dr, south of Lake Marion, east of the city of Dundee in Section 08, Township 28, Range 28.

**Parcel ID#:** 282808-000000-024010

**Size:** ±0.83 acres

**Land Use Designation:** Agricultural/Residential Rural (A/RR)

**Development Area:** Rural Development Area (RDA)

**Case Planner:** Aleya Inglima, Planner II

**Summary:**

The applicant is requesting a reduction in the primary side setback from fifteen (15) feet to two (2) feet for an attached carport. The property is within an Agricultural/Residential Rural (A/RR) future land use. Pursuant to Section 208, Table 2.2 of the Land Development Code, a primary structure may be permitted to be less than 15 feet of the side with the approval of a variance from the Land Use Hearing Officer pursuant to Section 930 and 931.

The lot was first recorded via warranty deed on October 23, 1984 (BK 2277, PG 1266). The home was built in 1999, prior to any Polk County development regulations pertaining to setbacks. These lots are smaller than the (A/RR) minimum lot size standard of five acres. The shape of the lot along with the depth of the setbacks required in A/RR (15 feet) creates a burden on placing structures at this location.

Staff finds this request will cause no harm to the community. The carport in question is 27' x 23' within the side yard of the parcel. The width of the lot is narrow creating a hardship. If the lot size conformed to the five-acre district requirement, it is likely this request would be unnecessary.

Staff recommends approval of LDLVAR-2024-40 as it meets the following criteria listed in Section 931:

- **Special conditions and circumstances exist which are peculiar to the land, structure, or building involved** is the lot was created prior to the Comprehensive Plan and Land Development Code (LDC). The parcel does not meet the required minimum lot size, and the setbacks are too restrictive. The width of the lot is narrow creating a hardship.
- The request **will not be injurious to the area involved or otherwise detrimental to the public welfare** because the open carport will be far away from other structures and is screened by trees. The neighboring property owner most affected by the carport, their house is set further back.

### **Development Review Committee**

The Development Review Committee, based on the criteria for granting variances, the submitted application, and a recent site visit, finds that the applicant's request as written **IS CONSISTENT** with Section 931 of the Polk County Land Development Code (LDC) and recommends **APPROVAL of LDLVAR-2024-40**.

### **CONDITIONS OF APPROVAL:**

1. The applicant is requesting a reduction in the primary side setback from fifteen (15) feet to two (2) feet for a carport. Further additions or structures placed on the property shall be required to meet the setback requirements of Table 2.2 of the Polk County Land Development Code or re-apply for another variance approval from the Land Use Hearing Officer.
2. The structure shall include gutters designed and constructed to channel or capture storm water runoff and prevent it from draining onto neighboring residential properties.
3. This variance does not authorize any encroachments into easements, and the applicant shall be responsible to make certain there are no encroachments unless approval is granted by the easement holder and/or any applicable permitting agencies. The property owner(s) is also responsible for compliance with any restrictions of record pertaining to lots and/or land and this approval shall not be used to supersede authority over those restrictions.
4. The applicant shall have one (1) year from the date the Land Use Hearing Officer's Final Order is rendered to apply for all necessary building permits and pay all associated fees for the proposed addition.

### **GENERAL NOTES**

*NOTE: This staff report was prepared without the benefit of testimony and evidence submitted by the public and other interested parties at a public hearing.*

*NOTE: All conditions of approval, unless otherwise specified, shall be met prior to the effectiveness and validity of the variance approval.*

*NOTE: All written commitments made in the application and subsequent submissions of information made during the application review process, which are on file with the Land Development Division, shall be considered to be binding*



upon the applicant, provided such commitments are not at variance with the Comprehensive Plan, LDC or other development regulations in effect at the time of development.

*NOTE: Issuance of a development permit by the county does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the county for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.*

*NOTE: Approval of this variance shall not constitute a waiver or an additional variance from any applicable development regulation unless specifically noted in the conditions of approval and consistent with the LDC.*

## **DEMONSTRATIONS OF THE CRITERIA FOR GRANTING VARIANCES SUMMARIZED BELOW:**

1. *Whether granting the variance will be in accordance with the general intent and purpose of this Code, and that the variance will not be injurious to the area involved or otherwise detrimental to the public welfare;*

The subject site was recorded on October 23, 1984. This lot and many of the surrounding homes in this community were developed prior to the Land Development Code and Comprehensive Plan. The applicant is requesting a reduction in the primary side setback from fifteen (15) feet to two (2) feet for a carport on the subject property. The overhang of the carport is (1) one foot. The size of this parcel (0.83 acres) significantly limits the amount of buildable space without some relief from the setbacks. The open carport will be far away from other structures and be screened by trees. The neighboring property owner most affected by the carport, their house is set further back. A condition of approval has been added that the structure shall include gutters designed and constructed to channel or capture storm water runoff and prevent it from draining onto neighboring residential properties.

2. *Whether special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the applicable land use district;*

This property is located in the A/RR land use district and is approximately 0.83 acres (36,155 sq ft). According to Table 2.2 of the LDC, minimum lot sizes in A/RR are five (5) acres. This property was recorded on October 23, 1984, prior to the adoption of the LDC, under the previous zoning ordinance. The lot sizes in this community are closer to Residential Low-2 (RL-2) land use district minimums (15,000 sq. ft.). The setbacks in RL-2 are less restrictive as in A/RR.

3. *Whether provided the special conditions and circumstances present in the request do not result from the actions of the applicant;*

The owner purchased the property on March 2021, according to the Polk County Property Appraiser. The existing site-built home was constructed in 1999 and originally constructed at 3,136 sq. ft. As noted above, the lot size (+/- 0.83 acres) is small for A/RR land use districts. The small lot size relative to the requirements of its land use district places a burden on the reasonable use of this land.

4. *Whether granting the requested variance will not confer on the applicant any special privilege that is denied by the provisions of this Code and will constitute unnecessary and undue hardship on the applicant;*

Every variance approval is a special privilege, no other variances have been requested in this community. Carports are permitted structures within side and front yards.

5. *Whether the variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure;*

The requested variance is believed to be the minimal variance necessary to optimize the use of the owner's land. The carport in question is 27' x 23'. The applicant stated they will be using the carport to park vehicles and store outdoor items.

6. *Whether that in no case shall a variance be granted which will result in a change of land use that would not be permitted in the applicable land use designation;*

Granting this request will not result in the creation of a lot or parcel that does not meet the requirements of the Code. This variance request will not change the size, shape, or use of the property.

7. *Whether that in no case shall a variance be granted which would result in creation of any residual lot or parcel which does not meet the requirements of this Code; and*

Granting this request is not anticipated to result in the creation of a lot or parcel that does not meet the requirements of the Code.

8. *Whether that the granting of the variance does not circumvent a condition, or the intent of a condition placed on a development by the Planning Commission or the BoCC.*

There was no evidence found that suggests the proposed request will circumvent the intent of a condition placed on a development by the Planning Commission or the Board of County Commissioners.

**Surrounding Future Land Use Designations and Existing Land Use Activity:**

<b>Northwest:</b> Lake Marion	<b>North:</b> Lake Marion	<b>Northeast:</b> Lake Marion
<b>West:</b> A/RR Single-Family Home	<b>Subject Property:</b> A/RR Single-Family Home	<b>East:</b> A/RR Single-Family Home
<b>Southwest:</b> A/RR Single-Family Home	<b>South:</b> A/RR Single-Family Home	<b>Southeast:</b> A/RR Single-Family Home

This property is a single-family home along Lake Marion Rd located in Haines City, Florida. Staff did not find other variance approvals on this street.

**Exhibits:**

- Exhibit 1 Location Map
- Exhibit 2 Future Land Use Map
- Exhibit 3 Aerial Imagery (Context)
- Exhibit 4 Aerial Imagery (Close)
- Exhibit 5 Site Plan
- Exhibit 6 Applicant's Justification



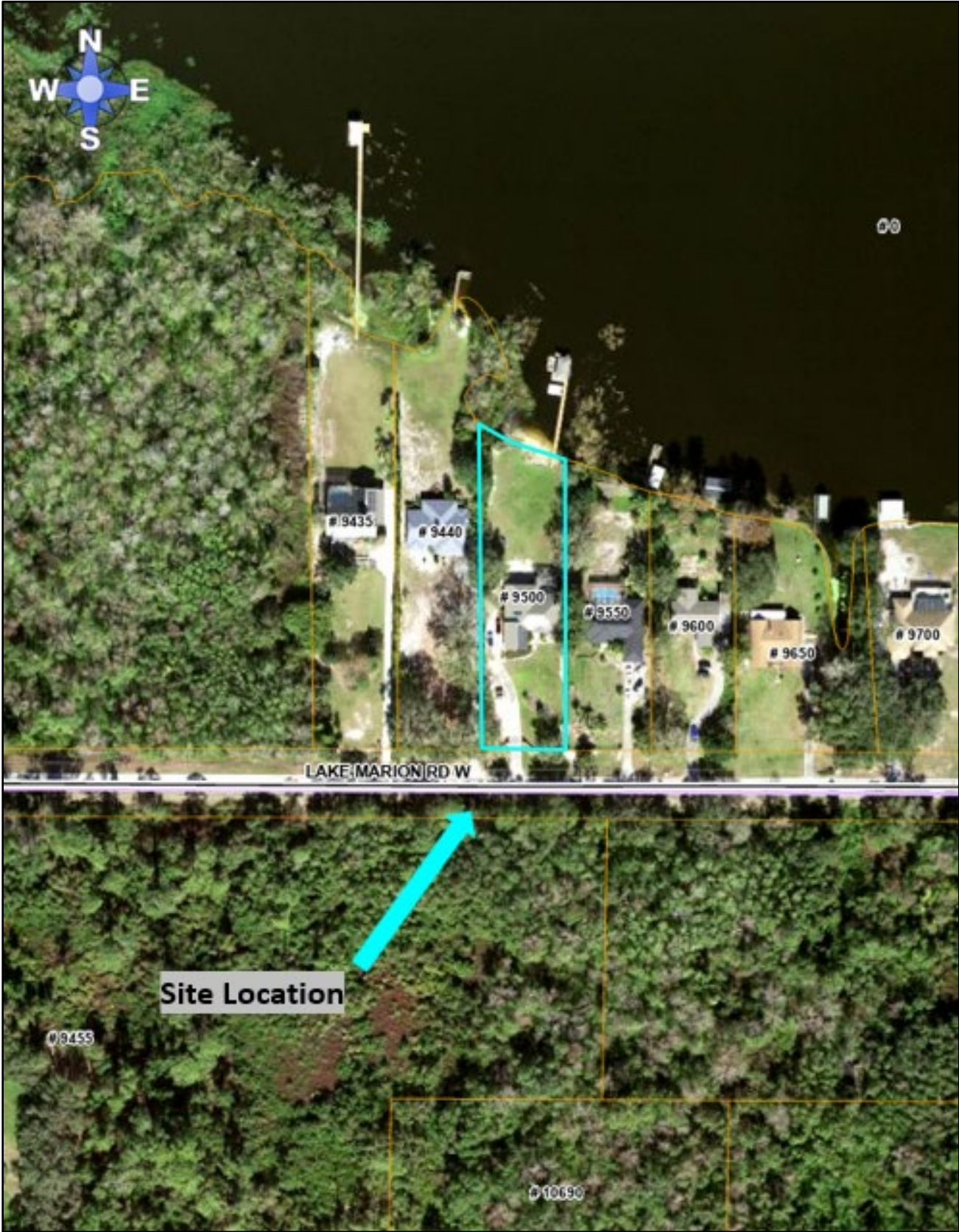
Location Map



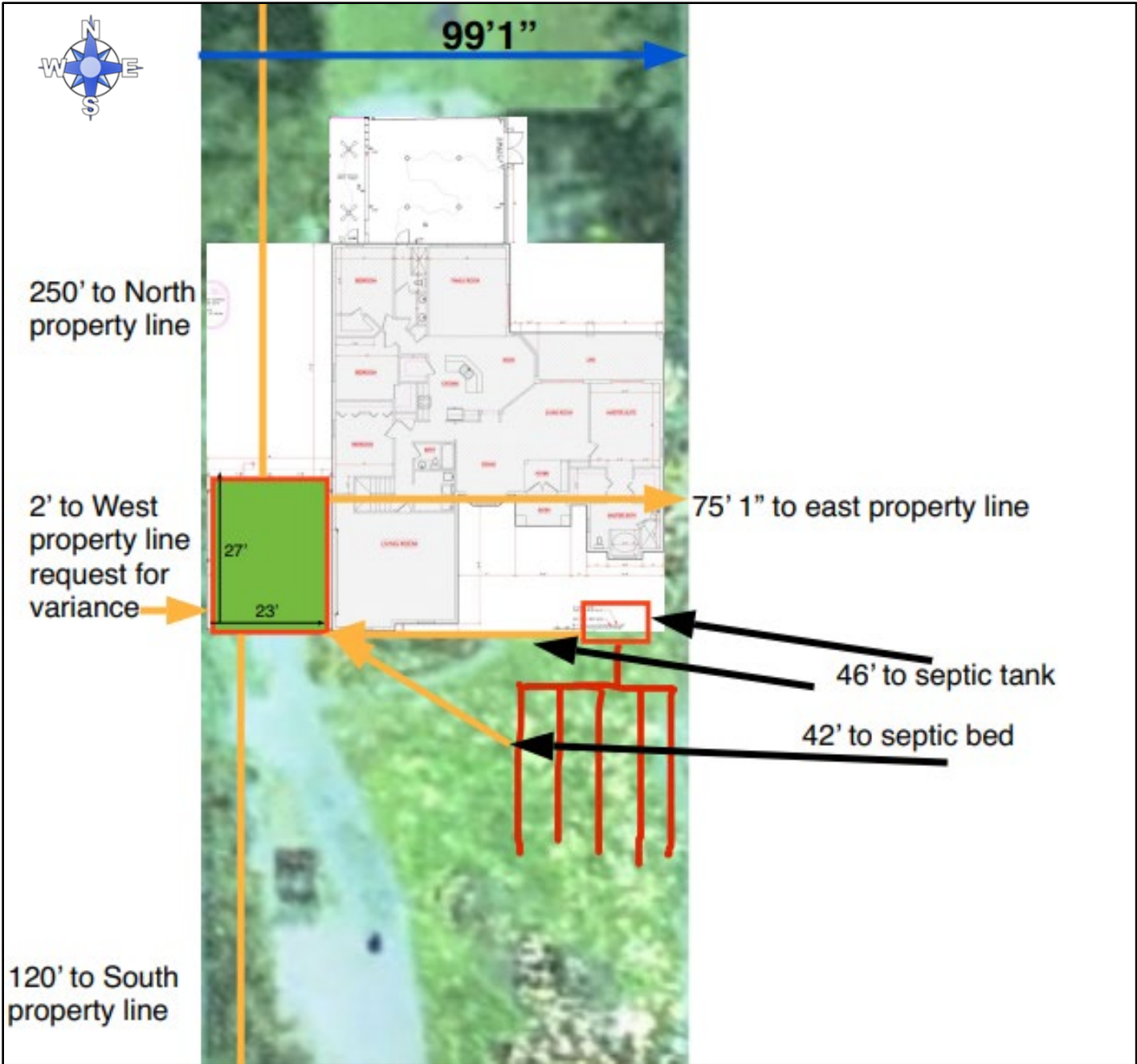
Future Land Use Map



Aerial Imagery (Context)



Aerial Imagery (Close)



### Site Plan



**CRITERIA FOR GRANTING  
VARIANCE**

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

No, but rather enhance the public welfare

What special conditions exist that are peculiar to the land, structure, or building involved?

None

When did you buy the property and when was the structure built? Permit Number?

2021 and the house was built in 1998/99

What is the hardship if the variance is not approved?

We wont have enough space to build a carport adequate to cover 2 vehicles and other outdoor storage items

Is this the minimum variance required for the reasonable use of the land?

Yes but we are open to less if the LUHO determines.

Do you have Homeowners Association approval for this request?

N/A

## Applicant's Justification

Dimensional Site Plan

397'

99'1"

250' to North property line

2' to West property line request for variance

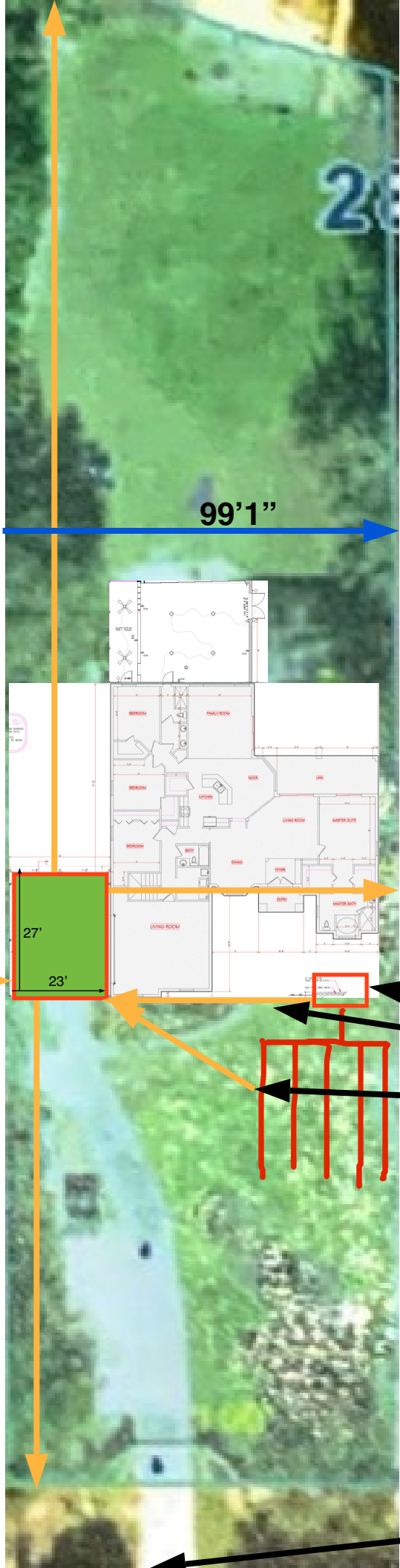
75' 1" to east property line

46' to septic tank

42' to septic bed

120' to South property line

W Lake Marion Rd



# LDLVAR-2024-40 - Hamamy Variance

Menu Reports Help

Application Name: [Hamamy Variance](#)

File Date: [07/25/2024](#)

Application Type: [LUHO - Variance](#)

Application Status: [Approved For Hearing](#)

Application Comments: 

View ID	Comment	Date
---------	---------	------

Description of Work: [Requesting 0 lot line variance in order to construct an open air carport on the west side of the existing home structure. Using trusses incorrectly sized for the recent house addition to the north side. These trusses are quite adequate to construct a carport structure 24' wide x 27' along the west side of the house to provide sheltered space for vehicles and other outside storage items.](#)

Application Detail: [Detail](#)

Address: [9500 W LAKE MARION RD, HAINES CITY, FL 33844](#)

Parcel No: [28280800000024010](#)

Owner Name: [HAMAMY ANNALISA](#)

Contact Info: Name	Organization Name	Contact Type	Contact Primary Address	Status
<a href="#">Lisa Hamamy</a>		Applicant	<a href="#">Mailing_9500 W Lake M...</a>	Active

Licensed Professionals Info: Primary	License Number	License Type	Name	Business Name	Business License #

Job Value: [\\$0.00](#)

Total Fee Assessed: [\\$541.00](#)

Total Fee Invoiced: [\\$541.00](#)

Balance: [\\$0.00](#)

Custom Fields: LD\_GEN\_BOA

GENERAL INFORMATION

Expedited Review

Number of Lots

-

Will This Project Be Phased

Acreeage

[0.83](#)

DRC Meeting Time

DRC Meeting

[09/12/2024](#)

Rescheduled DRC Meeting

Rescheduled DRC Meeting Time

-

Green Swamp

Number of Units

[No](#)

-

Case File Number

Is this Polk County Utilities

-

One Year Extension

FS 119 Status

[Non-Exempt](#)

-

PUBLIC HEARINGS

Development Type

[Land Use Hearing](#)

Application Type

[Variance](#)

[Officer](#)

Variance Type

Brownfields Request

[Dimensions](#)

[N/A](#)

[Table](#)

Affordable Housing

ADVERTISING

Advertising Board

[Land Use Hearing](#)

Legal Advertising Date

[Officer](#)

-

MEETING DATES

LUHO Hearing Date

[11/12/2024](#)

ALCOHOL BEVERAGE DIST REQ

COMMUNICATION TOWER

CRITERIA FOR GRANTING VARIANCE

Will the variance be injurious to the area involved or detrimental to the public welfare?  
[No, but rather enhance the public welfare](#)

What special conditions exist that are peculiar to the land, structure, or building involved?  
[None](#)

When did you buy the property and when was the structure built? Permit Number?  
[2021 and the house was built in 1998/99](#)

What is the hardship if the variance is not approved?  
[We wont have enough space to build a carport adequate to cover 2 vehicles and other outdoor storage items](#)

Is this the minimum variance required for the reasonable use of the land?  
[Yes but we are open to less if the LUHO determines.](#)

Do you have Homeowners Association approval for this request?  
[N/A](#)

LD\_GEN\_BOA\_EDL

[Opening DigEplan List...](#)

DigEplan Document List

-

PLAN REVIEW FIELDS

TMPRecordID  
[POLKCO-24EST-00000-35699](#)  
 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,Plats,Record Drawings,Response Letter Resubmittal Complete,Staff Report/Approval Letter,Survey,Title Opinion](#)  
 DigitalSigCheck  
[Yes](#)

RequiredDocumentTypes  
 -  
 Activate DPC

Activate FSA  
[Yes](#)

PLAN UPLOAD ACKNOWLEDGEMENT

Upload Plans Acknowledgement  
[√](#)

LAND USE

Selected Area Plan LU Code

NOR

Neighborhood Organization Registry (NOR)

PUBLIC MAILERS

Posting Board	Number of Boards (Number)	Number of Mailers (Number)	Date Mailed	Date Posted	NOR
<a href="#">LUHO</a>	1	13	10/21/2024	10/28/2024	

Workflow Status: Task	Assigned To	Status	Status Date	Action By
<a href="#">Application Submittal</a>	Lisa Simons-Iri...	Application ...	08/12/2024	Lisa Simons-Iri...
<a href="#">Roads and Drainage Review</a>	Phil Irven	Approve	08/12/2024	Phil Irven
<a href="#">Planning Review</a>	Aleya Inglima	Approve	09/23/2024	Aleya Inglima
<a href="#">Review Consolidation</a>	Lisa Simons-Iri...	Approved for...	09/25/2024	Lisa Simons-Iri...
<a href="#">Public Notice</a>				
Hearing Officer				
Final Order				

Record Details

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

330 West Church Street  
PO Box 9005 • Drawer GM03  
Bartow, Florida 33831-9005



PHONE: 863-534-6792  
FAX: 863-534-6407  
www.polk-county.net

**LAND DEVELOPMENT DIVISION**

**AUTHORIZATION FORM**

**LAND DEVELOPMENT PROJECTS LOCATED IN POLK COUNTY, FLORIDA**

I, Annalisa (Lisa) Hamamy (print owner's name), as the owner of the real property described as follows, 9500 W Lake Marion Rd., Haines City, FL 33844, do hereby authorize to act as my/our agent Robin Hamamy (print agent's name) to execute all applications, petitions and other documents necessary to affect the application approval requested and to appear on my/our behalf before all County boards and committees considering this application and to act in all respects as our agent in matters pertaining to the application.

[Signature]  
Property Owner Signature

Annalisa (Lisa) Hamamy  
Property Owner Printed Name

8/5/24  
Date

Parcel Identification Numbers and Addresses (use additional sheet if needed):

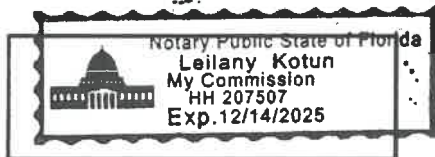
282808000000024010  
9500 W Lake Marion Rd., Haines City, FL 33844 Sandy Shores Lot 3

State of Florida County of Polk

I certify that the forgoing instrument was acknowledged before me this 5 day of August, 2024, by Annalisa Hamamy.

Personally known \_\_\_\_\_ Produced Identification  Type of Identification produced and verified: passport

[Signature]  
Notary Public Signature



Notary Stamp

Leilany Kotun  
Notary Public Printed Name

12/14/2025  
My Commission Expires



Polk County  
Polk County Land Use Hearing Officer

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Agenda Item

11/12/2024

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**SUBJECT**

LDLVAR-2024-43 Shim Variance (PUD 73-28)

**DESCRIPTION**

Jacqueline Shim is requesting a reduction of the primary structure ROW setback from 15 feet to 7 feet for the development of a double-wide manufactured home and attached RV port in a Residential Low-1X district on +/- 0.19 acres. The subject site is located at 5017 Northshore Drive, north of Interstate 4, south of Commonwealth Avenue SW, east of Highway 33 N, west of Berkley Road, enclosed by Polk City in Section 06, Township 27, Range 25.

**RECOMMENDATION**

Approval with conditions.

**FISCAL IMPACT**

No fiscal impact.

**CONTACT INFORMATION**

Kyle Rogus, Planner I  
Land Development Division  
863-534-7553  
kylerogus@polk-county.net

**POLK COUNTY  
LAND USE HEARING OFFICER  
STAFF REPORT**

<b>DRC Date:</b>	October 10, 2024	<b>CASE #:</b>	LDLVAR-2024-43 (Shim Variance)
<b>LUHO Date:</b>	November 12, 2024	<b>LDC Section:</b>	PUD 73-28

**Request:** The applicant is requesting a reduction of the primary structure ROW setback from 15 feet to 7 feet for the development of a double-wide manufactured home and RV port.

**Applicant:** Jacqueline Shim

**Property Owner:** John and Diane Shim

**Location:** The subject property is located at 5017 Northshore Dr, north of Interstate 4, south of Commonwealth Avenue SW, east of Highway 33 N, west of Berkley Road, enclosed by Polk City in Section 06, Township 27, Range 25.

**Parcel ID#:** 252706-298365-000570

**Size:** ±0.19 acres

**Land Use Designation:** Residential Low-1X (RL-1X)

**Development Area:** Utility Enclave Area (UEA)

**Case Planner:** Kyle Rogus, Planner I

**Summary:**

The applicant is requesting a reduction of the primary structure right-of-way setback from 15 feet to 7 feet for the development of a double-wide manufactured home and attached RV port. The subject property is the corner lot where Northshore Drive splits, creating two right-of-way setbacks of 15 feet as opposed to two side setbacks of 6.5 feet, limiting potential development. The shape of the property also limits development within the right-of-way setbacks of the property. A previous right-of-way variance was approved for the property directly north of the subject site. Unlike the previous variance, the applicant does have the Homeowners Association (HOA) approval for seeking this variance. The property is within a Residential Low-1X (RL-1X) future land use in the Green Swamp Area of Critical State Concern and Polk City Special Protection Area. Pursuant to the Mount Olive Shores Estates PUD 73-28, the primary setback for the front yard is 15 feet.

Staff finds this request will cause no direct or indirect harm to the community. The subject parcel is in a residential land use surrounded by lots of similar size with RV ports and mobile homes. The double wide will be placed within 15 feet of Northshore Drive on the west side of the driveway



(see Exhibit 5) and will have a slight encroachment of less than one (1) foot into the 10' utility easement dedicated to the HOA.

Staff recommends approval of LDLVAR-2024-43 as it meets the following criteria listed in Section 931:

1. *Whether granting the variance will be in accordance with the general intent and purpose of this Code, and that the variance will not be injurious to the area involved or otherwise detrimental to the public welfare;*

The request will not block or limit the view of traffic. There will be no fire hazard or encroachment on public easements.

2. *Whether special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the applicable land use district;*

The irregularly-shaped lot with the two road frontage setbacks are restrictive. The small lot size affects the use of the lot without the relief from setbacks.

### **Development Review Committee**

The Development Review Committee, based on the criteria for granting variances, the submitted application, and a recent site visit, finds that the applicant's request as written **IS CONSISTENT** with Section 931 of the Polk County Land Development Code (LDC) and recommends **APPROVAL of LDLVAR-2024-43**

### **CONDITIONS OF APPROVAL:**

1. The approval of this variance is to reduce the primary structure right-of-way setback from 15 feet to 7 feet for the development of a double-wide manufactured home and RV port. Further additions or structures placed on the property shall be required to meet the setback requirements of PUD 73-28 or re-apply for another variance approval from the Land Use Hearing Officer.
2. This variance does not authorize any encroachments into easements, and the applicant shall be responsible to make certain there are no encroachments unless approval is granted by the easement holder and/or any applicable permitting agencies. The property owner(s) is also responsible for compliance with any restrictions of record pertaining to lots and/or land and this approval shall not be used to supersede authority over those restrictions.
3. The applicant shall have one (1) year from the date the Land Use Hearing Officer's Final Order is rendered to apply for all necessary building permits and pay all associated fees for the proposed addition.

## **GENERAL NOTES**

*NOTE: This staff report was prepared without the benefit of testimony and evidence submitted by the public and other interested parties at a public hearing.*

*NOTE: All conditions of approval, unless otherwise specified, shall be met prior to the effectiveness and validity of the variance approval.*

*NOTE: All written commitments made in the application and subsequent submissions of information made during the application review process, which are on file with the Land Development Division, shall be considered to be binding upon the applicant, provided such commitments are not at variance with the Comprehensive Plan, LDC or other development regulations in effect at the time of development.*

*NOTE: Issuance of a development permit by the county does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the county for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.*

*NOTE: Approval of this variance shall not constitute a waiver or an additional variance from any applicable development regulation unless specifically noted in the conditions of approval and consistent with the LDC.*

## **DEMONSTRATIONS OF THE CRITERIA FOR GRANTING VARIANCES SUMMARIZED BELOW:**

1. *Whether granting the variance will be in accordance with the general intent and purpose of this Code, and that the variance will not be injurious to the area involved or otherwise detrimental to the public welfare;*

The request is for a reduction of the primary structure right-of-way setback from 15 feet to 7 feet for the development of a double-wide manufactured home and attached RV port. The RV port meets the setbacks where it is currently located, but is included in the request because it is attached to the primary structure. The variance is only for the southwest corner of the mobile home as it protrudes in the in the right-of-way setback due to the irregular shape of the lot and nature of the roadway. The dimensions of the double-wide mobile home will be approximately 28.8 feet in width and 56 feet in length. The dimensions of the RV port will be 17 feet in width and 65 feet in length. The granting of this request will not be injurious to the area as the mobile home will not block the view of traffic. The reduced setback distance will not diminish the safety of the public and area involved.

2. *Whether special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the applicable land use district;*

This property is located in the Residential Low-1X (RL-1X) land use district, the Green Swamp Area of Critical State Concern, and the Polk City Special Protection Area on approximately 0.19 acres. According to the Mount Olive Shores Planned Development (PUD 73-28), the planned development was approved for 15 feet right-of-way setbacks, 7.5 feet side setbacks, and 15 feet rear setbacks. Later, a minor Planned Development modification was approved for 6.5 feet side setbacks. The corner lot and nature of the roadway creates a non-uniform lot shape limiting future development. The lot is 0.19 acres, which is below the 1-acre minimum residential lot area in the Residential Low-1X land use district. Because of the small size of the lot, the setbacks restrict further development without impeding on the 15 foot right-of-way setback. The mobile home will be within the 15 foot right-of-way setback and the private utility easement on the west side of the property off Northshore Drive.

3. *Whether provided the special conditions and circumstances present in the request do not result from the actions of the applicant;*

The owner purchased the property in July 2024, according to the Polk County Property Appraiser. The non-uniformed shape and lot sizes within the Mount Olive Shores Planned Unit Development place a burden on the reasonable use of this land. The subject site is located on the corner of Northshore Drive, where the road splits creating two road frontages. The nature of the road creates an non-uniform right-of-way setback on the west side of the property. If the lots and roadway were developed in a uniformed pattern, there would be no need for a variance request. The owner may not have been aware of the right-of-way setbacks. Without this variance, it would be difficult to develop on this property.

4. *Whether granting the requested variance will not confer on the applicant any special privilege that is denied by the provisions of this Code and will constitute unnecessary and undue hardship on the applicant;*

Every variance approval is a special privilege to some degree. The non-uniformed shape of the corner lot and right-of-way setbacks create a hardship when developing on this property without relief from the right-of-way setbacks. Placement of mobile homes are subject to Section 303 and meets these requirements.

5. *Whether the variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure;*

The requested variance is believed to be the minimal variance necessary to optimize the use of the owner's land. The property is one of the few corner lots in the Mount Olive Shores Planned Unit Development and is therefore subject to two ROW setbacks. Without the variance, constructing a double wide mobile home and RV port would be difficult due to the 15 feet right of way setbacks and is below the Residential Low-1X minimal lot size area. The Homeowners Association (HOA) has granted approval and is pending County approval.

6. *Whether that in no case shall a variance be granted which will result in a change of land use that would not be permitted in the applicable land use designation;*

Granting this variance will not result in a change of land use.

7. *Whether that in no case shall a variance be granted which would result in creation of any residual lot or parcel which does not meet the requirements of this Code; and*

Granting this request is not anticipated to result in the creation of a lot or parcel that does not meet the requirements of the Code.

8. *Whether that the granting of the variance does not circumvent a condition, or the intent of a condition placed on a development by the Planning Commission or the BoCC.*

There was no evidence found that suggests the proposed request will circumvent the intent of a condition placed on a development by the Planning Commission or the Board of County Commissioners. The Mount Olive Shores Planned Development (PUD 73-28) was approved on January 15, 1973. On January 15, 1991 there was a minor modification of the Planned Unit Development to allow a reduction in side setbacks from 7.5 feet to 6.5 feet

in Phases 4 and 5. The Mount Olive Shores Planned Development allows for a 15 feet front right-of-way setback for primary structures. Land Development Code Section 930.B.18 allows variances to Planned Unit Developments.

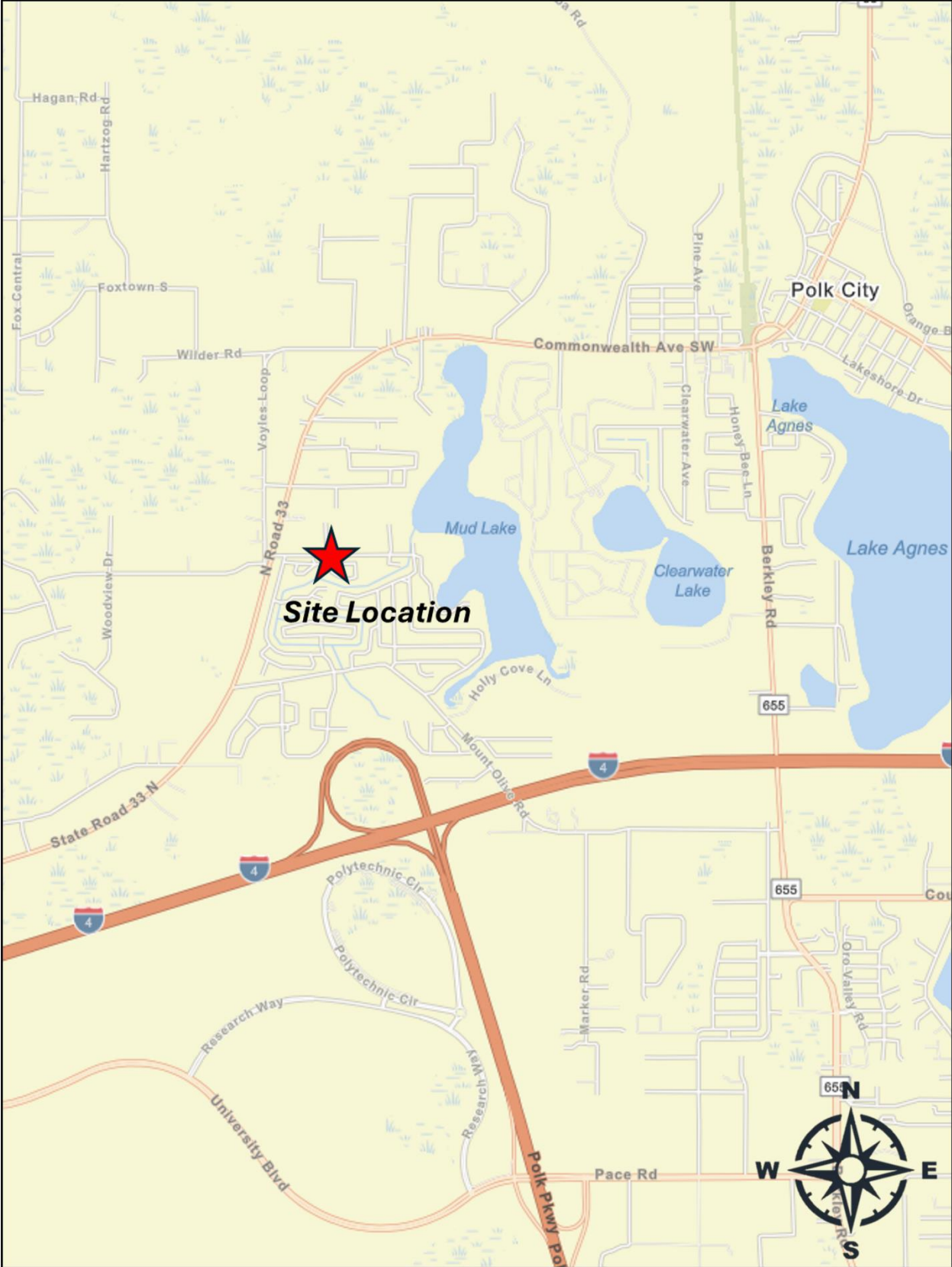
**Surrounding Future Land Use Designations and Existing Land Use Activity:**

<p><b>Northwest:</b> RL-1X Mount Olive Shores Phase 4 Mobile Home 0.28 acres</p>	<p><b>North:</b> RL-1X Mount Olive Shores Phase 4 Mobile Home 0.24 acres</p>	<p><b>Northeast:</b> RL-1X Mount Olive Shores Phase 4 Mobile Home 0.30 acres</p>
<p><b>West:</b> RL-1X Mount Olive Shores Phase 4 Mobile Home 0.32 acres</p>	<p><b>Subject Property:</b> RL-1X Mount Olive Shores Phase 4 Mobile Home 0.19 acres</p>	<p><b>East:</b> RL-1X Mount Olive Shores Phase 4 Mobile Home 0.16 acres</p>
<p><b>Southwest:</b> RL-1X Mount Olive Shores Phase 4 Mobile Home 0.32 acres</p>	<p><b>South:</b> RL-1X Mount Olive Shores Phase 4 Mobile Home 0.20 acres</p>	<p><b>Southeast:</b> RL-1X Mount Olive Shores Phase 4 Mobile Home 0.20 acres</p>

The subject site was created prior to the adoption of the Land Development Code documented by a 1974 Planned Unit Development (PUD 73-28) as part of Phase 4 (BK 91, PG 50-51). The owner purchased the property in July 2024, according to the Polk County Property Appraiser. There have been numerous variances granted in the Mount Olive Shores Planned Development. The most recent variance request was for the property to the north (LDLVAR-2024-41). Unlike the recent right-of-way setback variance that was approved directly to the north, the applicant does have Homeowners Association (HOA) approval and there is a minimal, less than a foot, encroachment into a private 10 foot utility easement dedicated to the HOA outside of the right-of-way. A water and sewer utility easement is inside the right-of-way and will not be impacted by the proposed development.

**Exhibits:**

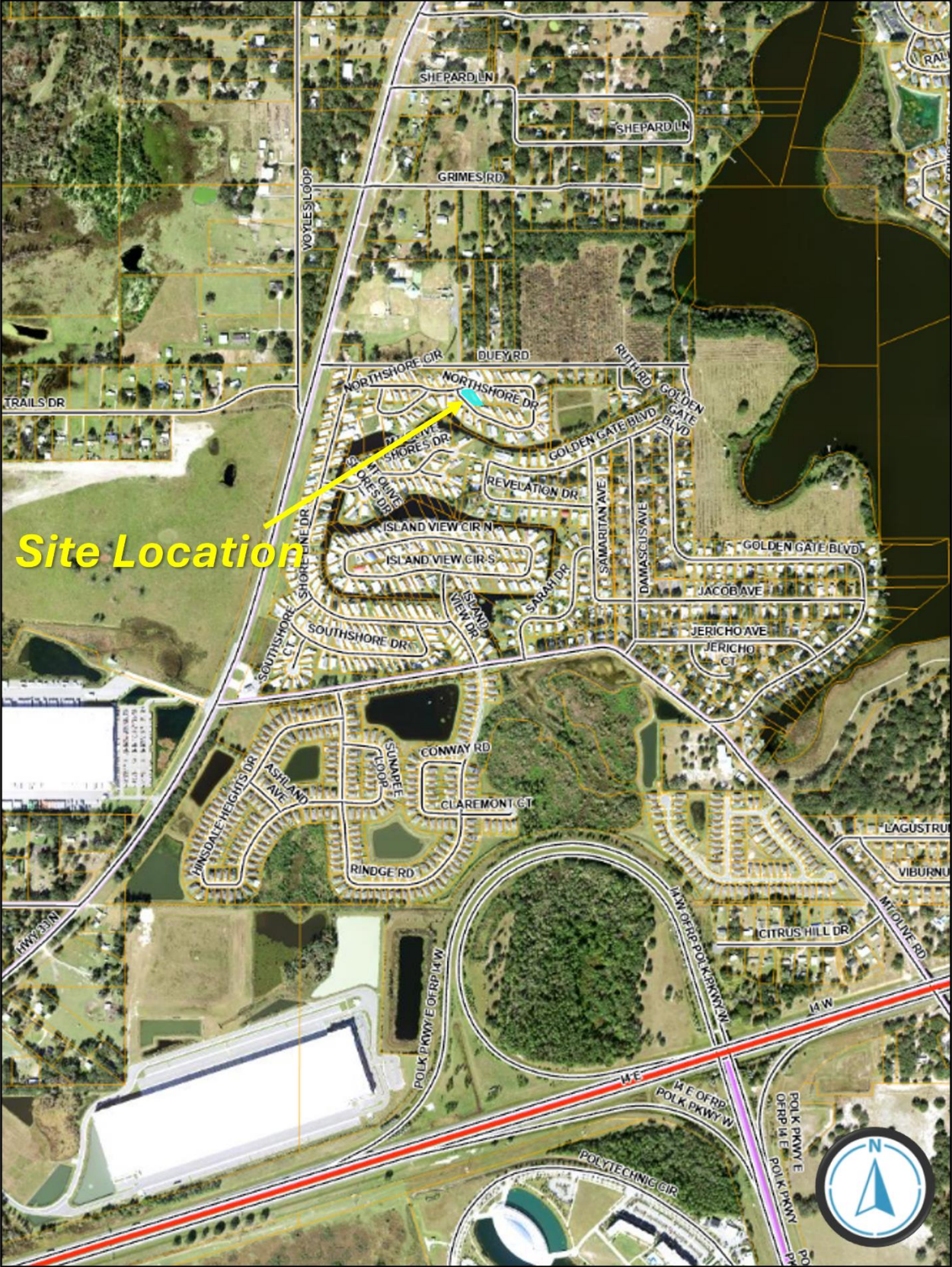
- Exhibit 1      Location Map
- Exhibit 2      Future Land Use Map
- Exhibit 3      Aerial Imagery (Context)
- Exhibit 4      Aerial Imagery (Close)
- Exhibit 5      Site Plan
- Exhibit 6      Justification



Location Map



### Future Land Use Map

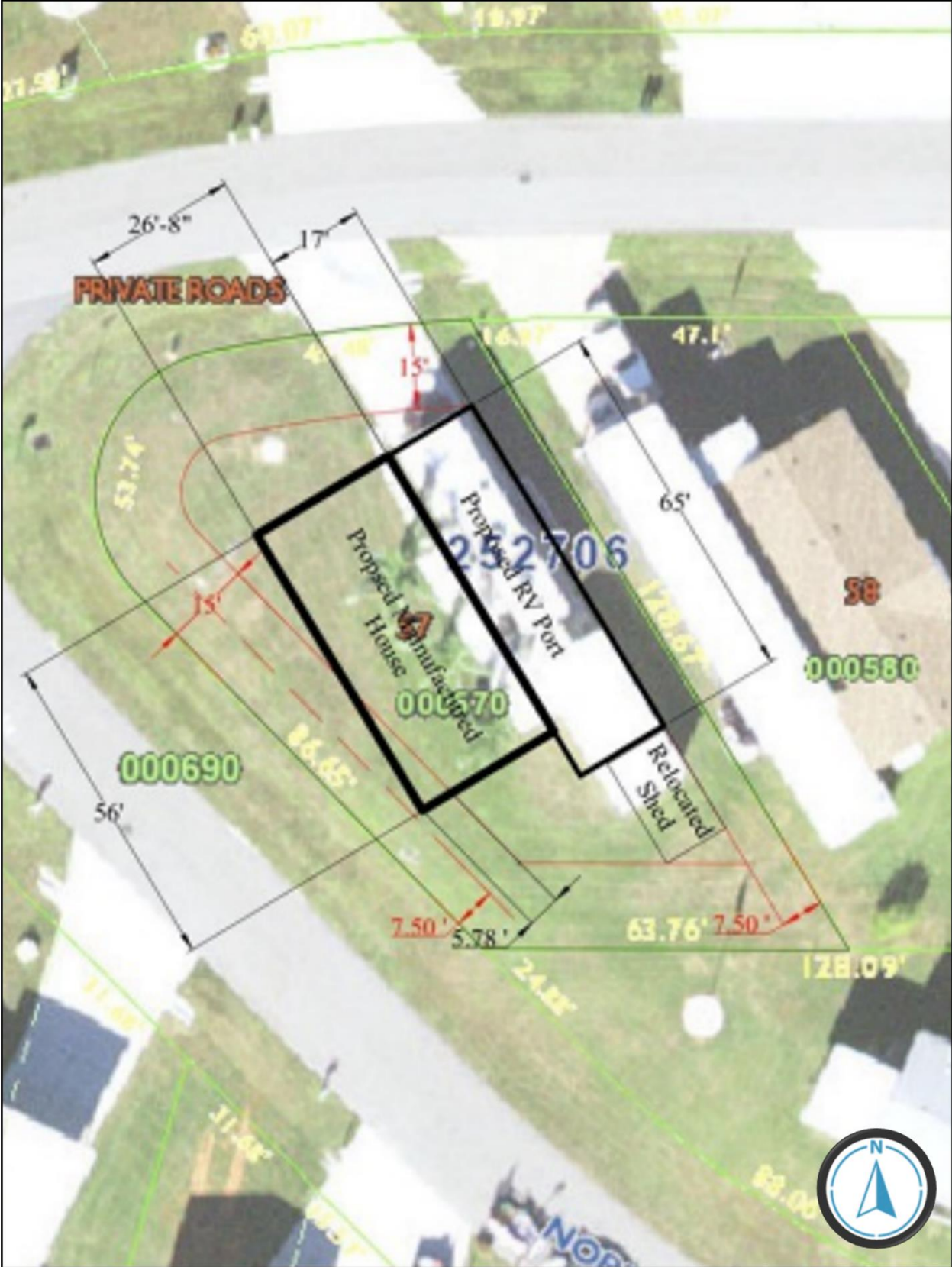


Aerial Imagery (Context)



Aerial Imagery (Close)





### Site Plan

**CRITERIA FOR GRANTING VARIANCE**

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

No

What special conditions exist that are peculiar to the land, structure, or building involved?

None

When did you buy the property and when was the structure built? Permit Number?

July 8 2024. No building yet. Only a small shed built in 1996 (10'x20'). No permit number.

What is the hardship if the variance is not approved?

I will not be able to put my home there. I won't be able to live on my property.

Is this the minimum variance required for the reasonable use of the land?

Yes

Do you have Homeowners Association approval for this request?

Yes

## Justification

# LDLVAR-2024-43 - Shim Variance

Menu Reports Help

Application Name: [Shim Variance](#)

File Date: [08/05/2024](#)

Application Type: [LUHO - Variance](#)

Application Status: [Approved For Hearing](#)

Application Comments: 

View ID	Comment	Date
Description of Work: <a href="#">Trying to put a double wide manufacture home 26.8'x55' along with a 17'x56' carport. I need a 7.5 feet variance on my right, towards the street.</a>		
Application Detail: <a href="#">Detail</a>		
Address: <a href="#">5017 NORTSHORE DR, POLK CITY, FL 33868</a>		
Parcel No: <a href="#">252706298365000570</a>		
Owner Name: <a href="#">John and Diane Shim</a>		

Description of Work: [Trying to put a double wide manufacture home 26.8'x55' along with a 17'x56' carport. I need a 7.5 feet variance on my right, towards the street.](#)

Application Detail: [Detail](#)

Address: [5017 NORTSHORE DR, POLK CITY, FL 33868](#)

Parcel No: [252706298365000570](#)

Owner Name: [John and Diane Shim](#)

Contact Info:	Name	Organization Name	Contact Type	Contact Primary Address	Status
	<a href="#">Jacqueline Shim</a>		Applicant	<a href="#">Mailing, 1092 Regal Hi...</a>	Active

Licensed Professionals Info:	Primary	License Number	License Type	Name	Business Name	Business License #
Job Value:		<a href="#">\$0.00</a>				
Total Fee Assessed:		<a href="#">\$541.00</a>				
Total Fee Invoiced:		<a href="#">\$541.00</a>				
Balance:		<a href="#">\$0.00</a>				

Custom Fields: LD\_GEN\_BOA

GENERAL INFORMATION

Expedited Review

Number of Lots

-

Will This Project Be Phased

Acreage

[0.19](#)

DRC Meeting Time

DRC Meeting

[10/17/2024](#)

Rescheduled DRC Meeting

Rescheduled DRC Meeting Time

-

Green Swamp

Number of Units

[No](#)

-

Case File Number

Is this Polk County Utilities

-

One Year Extension

FS 119 Status

[Non-Exempt](#)

-

PUBLIC HEARINGS

Development Type

Application Type

[Land Use Hearing](#)

[Variance](#)

[Officer](#)

Variance Type

Brownfields Request

[Dimensions](#)

[N/A](#)

[Table](#)

Affordable Housing

ADVERTISING

Advertising Board

Legal Advertising Date

[Land Use Hearing](#)

-

[Officer](#)

MEETING DATES

LUHO Hearing Date

[11/12/2024](#)

ALCOHOL BEVERAGE DIST REQ

Type of Business

Type of License

-

-

Hours of Operation

-

Give Name & address of any school(s)/Church(s) within 2500 ft to the requesting property boundary

-

COMMUNICATION TOWER

Are there other sites beyond the one mile radius that are available to accommodate the proposed tower

CRITERIA FOR GRANTING VARIANCE

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

[No](#)

What special conditions exist that are peculiar to the land, structure, or building involved?

[None](#)

When did you buy the property and when was the structure built? Permit Number?

[July 8 2024. No building yet. Only a small shed built in 1996 \(10'x20'\). No permit number.](#)

What is the hardship if the variance is not approved?

[I will not be able to put my home there. I won't be able to live on my property.](#)

Is this the minimum variance required for the reasonable use of the land?

[Yes](#)

Do you have Homeowners Association approval for this request?

[Yes](#)

LD\_GEN\_BOA\_EDL

[Opening DigEplan List..](#)

DigEplan Document List

-

PLAN REVIEW FIELDS

TMPRecordID

[POLKCO-24EST-00000-37401](#)

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, Plats, Record Drawings, Response Letter Resubmittal Complete, Staff Report/Approval Letter, Survey, Title Opinion](#)

RequiredDocumentTypes

-

Activate DPC

Activate FSA

[Yes](#)

DigitalSigCheck

[Yes](#)

PLAN UPLOAD ACKNOWLEDGEMENT

Upload Plans Acknowledgement

[√](#)

LAND USE

Selected Area Plan LU Code

NOR

[Neighborhood Organization Registry \(NOR\)](#)

PUBLIC MAILERS

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

Posting Board	Number of Boards (Number)	Number of Mailers (Number)	Date Mailed	Date Posted	NOR
<a href="#">LUHO</a>	2	32	10/21/2024	10/28/2024	

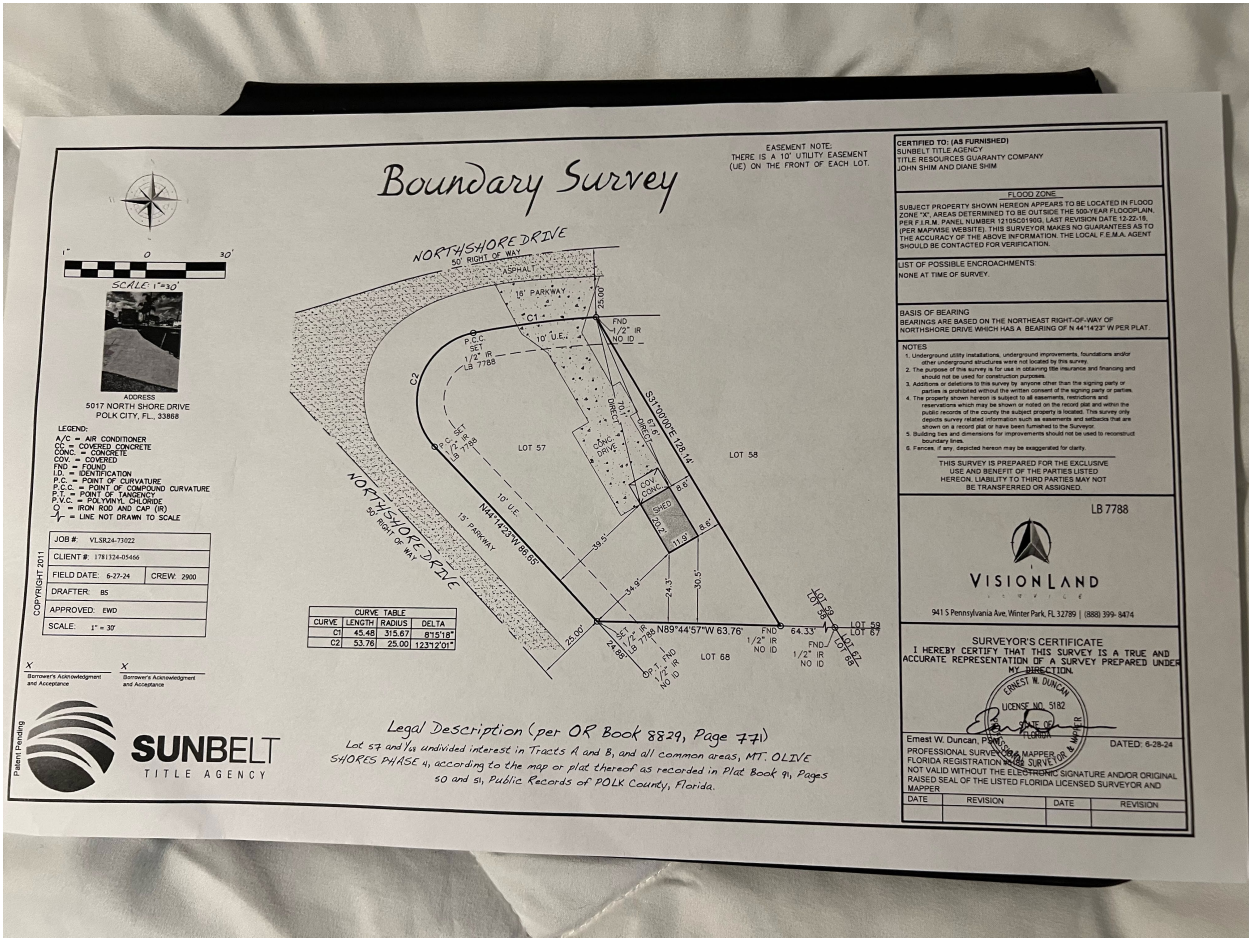
Workflow Status:	Task	Assigned To	Status	Status Date	Action By
	<a href="#">Application Submittal</a>	Lisa Simons-Iri...	Application ...	09/13/2024	Lisa Simons-Iri...
	<a href="#">Roads and Drainage Review</a>	Phil Irven	Approve	09/16/2024	Phil Irven
	<a href="#">Planning Review</a>	Kyle Rogus	Approve	09/24/2024	Kyle Rogus
	<a href="#">Review Consolidation</a>	Lisa Simons-Iri...	Approved for...	10/01/2024	Lisa Simons-Iri...
	<a href="#">Public Notice</a>				
	Hearing Officer				
	Final Order				
	Archive				

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



Map:  
 Title:  
 Date:  
 Scale:

I have not been retained nor shall I be any other way. I have attached all the Survey except the SD's approved L&D writing on them to send to you.  
 I will actually be due with November because I have to go out of the country for a month, starting in mid September.  
 Thank you very much.



ADDRESS  
 5017 NORTH SHORE DRIVE  
 POLK CITY, FL. 33866

LEGEND:  
 A/C = AIR CONDITIONER  
 CC = CURVED CONCRETE  
 CONC. = CONCRETE  
 COV. = COVERED  
 FND = FOUND  
 ID. = IDENTIFICATION  
 P.C. = POINT OF CURVATURE  
 P.C.C. = POINT OF COMMENCING CURVATURE  
 P.T. = POINT OF TANGENCY  
 P.V.C. = POINT OF VERTICAL CURVATURE  
 R = RADIUS  
 U.E. = UTILITY EASEMENT  
 - - - = LINE NOT DRAWN TO SCALE

JOB # VL3826.73022  
 CLIENT # 1711324-05466  
 FIELD DATE: 6-29-24 CREW: 2000  
 DRAFTER: BS  
 APPROVED: EWD  
 SCALE: 1" = 30'

CURVE	LENGTH	RADIUS	DELTA
C1	45.61	33.07	118.71°
C2	53.76	25.00	123.12°

**SUNBELT**  
 TITLE AGENCY

Professional Mapping

Legal Description (per OR Book 8829, Page 771)  
 Lot 57 and 1/4 undivided interest in Tracts A and B, and all common areas, MT. OLIVE SHORES PHASE 4, according to the map or plat thereof as recorded in Plat Book 91, Pages 50 and 51, Public Records of POLK County, Florida.

EASEMENT NOTE:  
 THERE IS A 10' UTILITY EASEMENT (UE) ON THE FRONT OF EACH LOT.

CERTIFIED TO: (AS FURNISHED)  
 SUNBELT TITLE AGENCY  
 TITLE RESOURCES GUARANTY COMPANY  
 JOHN SHIM AND DIANE SHIM

FLOOD ZONE:  
 SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN FLOOD ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN PER F.I.M. PANEL NUMBER 121830103S (LAST REVISION DATE 12-22-18. (PER MAPWISE WEBSITE) THIS SURVEYOR MAKES NO GUARANTEE AS TO THE ACCURACY OF THE ABOVE INFORMATION. THE LOCAL F.I.M.A. AGENT SHOULD BE CONTACTED FOR VERIFICATION.

LIST OF POSSIBLE ENCROACHMENTS:  
 NONE AT TIME OF SURVEY.

BASIS OF BEARING:  
 BEARINGS ARE BASED ON THE NORTHEAST RIGHT-OF-WAY OF NORTHSHORE DRIVE WHICH HAS A BEARING OF N 44° 4' 22" W PER PLAT.

- NOTES
- Underground utility installations, underground improvements, foundations and/or other underground structures were not located by this survey.
  - The purpose of this survey is for use in obtaining the insurance and financing and should not be used for construction purposes.
  - Additions or alterations to this survey by anyone other than the signing party or parties or any other person without the written consent of the signing party or parties.
  - The quantity shown herein is subject to all easements, restrictions and reservations which may be shown or noted on the record plat and within the public records of the county the subject property is located. This survey only depicts survey related information such as easements and setbacks that are shown on a record plat as have been furnished to the Surveyor.
  - Building lines and dimensions for improvements should not be used to reconstruct boundaries.
  - Permits, if any, depicted herein may be requested for clarity.

THIS SURVEY IS PREPARED FOR THE EXCLUSIVE USE AND BENEFIT OF THE PARTIES LISTED HEREON. LIABILITY TO THIRD PARTIES MAY NOT BE TRANSFERRED OR ASSIGNED.

LB 7798

**VISIONLAND**  
 TITLE

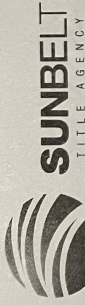
9415 Pennysylvania Ave, Winter Park, FL 32789 | 888-399-8474

SURVEYOR'S CERTIFICATE  
 I HEREBY CERTIFY THAT THIS SURVEY IS A TRUE AND ACCURATE REPRESENTATION OF A SURVEY PREPARED UNDER MY SUPERVISION.

**ERNEST W. DUNCAN**  
 LICENSE NO. 5182  
 PROFESSIONAL SURVEYOR AND MAPPER  
 FLORIDA REGISTRATION NO. 123456789  
 NOT VALID WITHOUT THE ELECTRONIC SIGNATURE AND/OR ORIGINAL RAISED SEAL OF THE LISTED FLORIDA LICENSED SURVEYOR AND MAPPER

DATED: 6-29-24

DATE	REVISION	DATE	REVISION



Prepared by and Return to:

Shannon Freas  
Sunbelt Title Agency  
500 N. Westshore Blvd., Suite 870  
Tampa, FL 33609  
File Number: 1781324-05466

[Space Above This Line For Recording Data]

**This Warranty Deed**

Made this 08th day of July, 2024 by **Larry Schuster and Becky Schuster, Husband And Wife,** hereinafter called the Grantor, to **John Shim and Diane Shim, Husband And Wife,** whose post office address is: **63 Brannon Nix Rd, Young Harris, GA 30582,** hereinafter called the Grantee;

(Whenever used herein the term "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situated in Polk County, Florida, viz:

**Lot 57 and 1/68 undivided interest in Tracts A & B, and all common areas and private roads therein, MT. OLIVE SHORES PHASE 4, according to the Plat thereof recorded in Plat Book 91, Pages 50 and 51, inclusive, of the Public Records of Polk County, Florida.**

**Parcel Identification Number: 252706-298365-000570**

Said property is not the homestead of the Grantor(s) under the Laws and Constitution of the State of Florida in that neither Grantor(s) nor any member of the household of Grantor(s) reside thereon.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining. To Have and to Hold, the same in fee simple forever.

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances. Subject to covenants, restrictions, easements of record and taxes for the current year and subsequent years.

In Witness Whereof, the said Grantor has signed and sealed these presents the day and year first above written.

Incident to the issuance of title insurance.  
WARRANTYDEED  
08/21/2024



Signed, sealed and delivered in our presence,  
*Shannon M. Freas*  
Witness: (Signature)

Printed Name: SHANNON M. FREAS  
Address: 3041 Mentor Lane, Lakeland, FL 33812

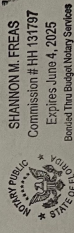
Witness: (Signature)  
*Becky Schuyler*

Printed Name: Edward F Fahner  
Address: 210 Cypress Gardens Blvd. SE, Winter Haven, FL 33880  
City, State, Zip: Winter Haven, FL 33880

State of FL  
County of Polk

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 24 day of July, 2024, by Larry Schuster, and Becky Schuster, who:  is personally known to me or  produced DD as identification.

*Shannon M. Freas*  
NOTARY PUBLIC (signature)  
Print Name: SHANNON M. FREAS  
My Commission Expires:



Incident to the issuance of title insurance.  
WARRANTYDEED  
REV 9/18/2023  
L5





Polk County  
Polk County Land Use Hearing Officer

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Agenda Item

11/12/2024

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**SUBJECT**

LDLVAR-2024-45 (Citrus Ridge - Heikkinen Variance)

**DESCRIPTION**

The applicant is requesting a reduction to the primary side structure setback from five (5) feet to two (2) feet for the construction of a patio cover. The subject site is located 180 Citrus Ridge Dr, west of Mineolo Rd, east Dancy Rd, south of Tangelo Rd, east of the city of Haines City in Section 20, Township 26, Range 27.

**RECOMMENDATION**

Conditional Approval

**FISCAL IMPACT**

No Fiscal Impact

**CONTACT INFORMATION**

Aleya Inglima

Land Development Division

330 W. Church Street

Bartow, FL 33830

(863) 534-6764

aleyainglima@polk-county.net

**POLK COUNTY  
LAND USE HEARING OFFICER  
STAFF REPORT**

<b>DRC Date:</b>	<b>October 17, 2024</b>	<b>CASE #:</b>	<b>LDLVAR-2024-45 (Citrus Ridge - Heikkinen Variance)</b>
<b>LUHO Date:</b>	<b>November 12, 2024</b>	<b>LDC Section:</b>	<b>PUD 81-22</b>

**Request:** The applicant is requesting a reduction to the primary side structure setback from five (5) feet to two (2) feet for the construction of a patio cover.

**Applicant:** Marie Heikkinen

**Property Owner:** Marie Heikkinen, Brett Heikkinen

**Location:** 180 Citrus Ridge Dr, west of Mineolo Rd, east Dancy Rd, south of Tangelo Rd, east of the city of Haines City in Section 20, Township 26, Range 27.

**Parcel ID#:** 272620-706001-001800

**Size:** ±0.06 acres

**Land Use Designation:** Residential Medium-X (RMX) within PUD 81-22 (Citrus Ridge) and North Ridge Selected Area Plan (SAP)

**Development Area:** Transit Supportive Development Area (TSDA)

**Case Planner:** Aleya Inglima, Planner II

**Summary:**

The applicant is requesting a variance to reduce the primary structure side yard setback from five (5) feet to two (2) feet to accommodate a patio cover. By constructing an attached patio cover, the structure becomes a part of the primary residence and must adhere to the five (5) foot principal side setback. The proposed request necessitates public hearing and approval from the Land Use Hearing Officer (LUHO), in accordance with Chapter 9, Section 931 of the Land Development Code (LDC).

Located within the Residential Medium-X (RMX) land use district and the North Ridge Selected Area Plan (SAP), the subject property is Lot 180 within Phase 1 of Citrus Ridge (PUD 81-22). While the RMX requires a minimum lot size of 6,000 square feet, the development was established with significantly smaller lots through an approved Planned Unit Development (PUD) intended for recreational vehicles (RVs). A modification to the PUD was later approved to permit the placement of mobile homes and reduced side setbacks from seven and a half (7.5) feet to five (5) feet but did not increase the lot sizes.

Since the modification of the PUD, the development has seen an increase in mobile homes being placed on lots within the Citrus Ridge development. Additionally, many property owners desiring to construct additions to their homes within PUD 81-22 realize the need to request a variance because of the limited space, setback requirements, and easements relative to the small lot sizes. The applicant's request for two (2) feet off the property line to the west will leave enough room along the side property line to ensure adequate maintenance in the future and no encroachments into the neighbor's property.

Staff recommends approval of LDLVAR-2024-45 as the request meets the following criteria listed in Section 931:

- The request **will not be injurious to the area involved or otherwise detrimental to the public welfare** as the two (2) foot side setback will leave adequate space for property maintenance and will also ensure no encroachments into the neighbor's property. Building and fire code separations will still be met as the proposed structure is not for habitable purposes.
- The **special conditions and circumstances present in the request do not result from the actions of the applicant** because the development was originally intended for RVs but later evolved into a mobile home subdivision.

### **Development Review Committee**

The Development Review Committee, based on the criteria for granting variances, the submitted application, and a recent site visit, finds that the applicant's request as written **IS CONSISTENT** with Section 931 of the Polk County Land Development Code (LDC) and recommends **APPROVAL of LDLVAR-2024-45.**

### **CONDITIONS OF APPROVAL:**

1. A variance to the standards established within PUD 81-22 shall be granted to reduce primary structure side yard setback from five (5) feet to two (2) feet for the proposed patio cover. All further additions or structures placed on the property shall be required to meet the requirements PUD-81-22 or be granted approval via another variance from the Land Use Hearing Officer.
2. The structure shall include gutters designed and constructed to channel or capture storm water runoff and prevent it from draining onto neighboring residential properties.
3. The applicant shall have one (1) year from the date the Land Use Hearing Officer's Final Order is rendered to apply for all necessary building permits and pay all associated fees for the proposed addition.
4. The structure shall not block access to any utility equipment on the easement.
5. This variance does not authorize any encroachments into easements, and the applicant shall be responsible to make certain there are no encroachments unless approval is granted by the easement holder and/or any applicable permitting agencies. The property owner(s) is also responsible for compliance with any restrictions of record pertaining to lots and/or land and this approval shall not be used to supersede authority over those restrictions.

## **GENERAL NOTES**

*NOTE: This staff report was prepared without the benefit of testimony and evidence submitted by the public and other interested parties at a public hearing.*

*NOTE: Approval of this variance shall not constitute a waiver or an additional variance from any applicable development regulation unless specifically noted in the conditions of approval and consistent with LDC.*

*NOTE: All conditions of approval, unless otherwise specified, shall be met prior to the effectiveness and validity of the variance approval.*

*NOTE: All written commitments made in the application and subsequent submissions of information made during the application review process, which are on file with the Land Development Division, shall be considered to be binding upon the applicant, provided such commitments are not at variance with the Comprehensive Plan, LDC or other development regulations in effect at the time of development.*

*NOTE: Issuance of a development permit by the county does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the county for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.*

## **DEMONSTRATIONS OF THE CRITERIA FOR GRANTING VARIANCES SUMMARIZED BELOW:**

1. *Whether granting the variance will be in accordance with the general intent and purpose of this Code, and that the variance will not be injurious to the area involved or otherwise detrimental to the public welfare;*

According to the subdivision plat (Plat Book 78, Page 40), there is a five-foot utility easement along the rear lot line of each lot. Granting this variance, as conditioned, is in accordance with the general intent and purpose of the Code. The request will not be injurious to the area or detrimental to the public welfare because it is similar to others granted in the development and it does not encroach on any easement or utility line. There will also be adequate space to allow for maintenance between the property lines and the proposed addition.

2. *Whether special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the applicable land use district;*

Although the subject lot size is typical for the approved PUD, the development began as an RV park and later evolved into a mobile home subdivision. However, the developable space did not change and, as a result, area for additional structures on the lots is limited. The subject property is Lot 180 of Citrus Ridge Phase 1 and is approximately (2,614 square feet). As previously noted, the minimum lot size within the RMX district is 6,000 square feet, much larger than the subject development. This phase of Citrus Ridge also requires a ten (10) foot right of way setback and a five (5) foot rear and interior side setback.

The property was acquired by the applicant in March of 2022 via a warranty deed. Many property owners within PUD 81-22 desiring to construct additions to their residences may also realize the need to request a variance for their proposed structure because of the limited space, setback requirements, and easements within the development.

3. *Whether provided the special conditions and circumstances present in the request do not result from the actions of the applicant;*

The relatively large setbacks and easements on small lots established within this development were not actions of the individual property owners. Consequently, several lots within the subdivision have had similar reduction in setbacks approved for carports and patio covers as the development was originally approved for RV lots. However, an approved modification to the PUD on April 12, 1988 allowed placement of mobile homes.

4. *Whether granting the requested variance will not confer on the applicant any special privilege that is denied by the provisions of this Code and will constitute unnecessary and undue hardship on the applicant;*

Screen rooms, carports, and open covered patios are common in this development and variances are typically needed for their construction.

Please refer to the table below as there have been several other approved variances for setback reductions within this phase and others within PUD 81-22.

Case	Hearing Date	Approved Variance Request
LDLVAR-2023-47	October 26, 2023	The applicant is requesting a variance to reduce the western right-of-way setback from fifteen (15) feet, as per PUD 97-05, to eleven (11) feet for a 35' x 20' addition to the existing screened pool and patio enclosure.
LDLVAR-2023-18	June 22, 2023	The applicant is requesting a variance to reduce the north side yard setback from five (5) feet, as per PUD 81-22, to two (2) feet to construct a 9' x 22' open patio cover.
LDLVAR-2023-16	June 22, 2023	The applicant is requesting a variance to reduce the side yard setback from five (5) feet, as per PUD 81-22, to two (2) feet to accommodate a 6' x 32' open patio cover at the northern property line.
LDLVAR-2023-1	March 23, 2023	The applicant is requesting a variance to reduce the side primary structure setback requirement from five (5) feet to three (3) feet for a screen room and covered walkway with a hard roof.
LDLVAR-2022-85	November 15, 2022	The applicant is requesting a variance to reduce the west side setback requirement from five (5) feet to two (2) feet for a new awning on the west side of the home.
LDLVAR-2022-83	November 15, 2022	The applicant is requesting a variance to reduce the rear primary structure setback requirement from five (5) feet to one (1) foot for an awning.
LDLVAR-2022-76	October 27, 2022	The applicant is requesting a variance to reduce the west side setback requirement from five (5) feet to two (2) feet for a new awning over an existing wheelchair ramp.

In the past, approvals have been granted to two (2) feet. The applicant's site plan indicates the structure will be built two (2) feet from the property line.

5. *Whether the variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure;*

The development was originally intended for recreational vehicles only. The addition of permanent dwellings such as double-wide mobile homes severely limit the amount of space for any additions. According to the applicant’s justification, the request is to prevent the sun, rain, and debris from entering their sitting area. If approved, the applicant will remain two (2) feet from the property line, ensuring adequate spacing from the neighbor to the west.

6. *Whether that in no case shall a variance be granted which will result in a change of land use that would not be permitted in the applicable land use designation;*

Granting this variance will not result in a change of land use. The proposed structure is considered a part of the primary residence. Therefore, the request will remain residential and does not result in a change of land use.

7. *Whether that in no case shall the Land Use Hearing Officer or the Planning Commission grant a variance which would result in creation of any residual lot or parcel which does not meet the requirements of this Code; and*

Granting this request will not result in the creation of a lot or parcel that does not meet the requirements of the Code. This variance request will not change the size, shape, or use of the property.

8. *Whether that the granting of the variance does not circumvent a condition or the intent of a condition placed on a development by the Planning Commission or the BoCC.*

Chapter 9, Section 930.B.13 of the LDC allows relief to requirements within approved Planned Unit Developments via an approved variance, specifically linear distances, and height.

**Surrounding Future Land Use Designations and Existing Land Use Activity:**

The table to follow provides details of abutting uses and their regulatory parameters.

<p><b>Northwest:</b> PUD 81-22 RMX Citrus Ridge Phase 1 Lot 118 Mobile Home</p>	<p><b>North:</b> PUD 81-22 RMX Citrus Ridge Phase 1, Lot 179 Mobile Home</p>	<p><b>Northeast:</b> PUD 81-22 RMX Citrus Ridge Phase 1 Lot 160 Mobile Home</p>
<p><b>West:</b> PUD 81-22 RMX Citrus Ridge Phase 1 Lot 117 Mobile Home</p>	<p><b>Subject Property:</b> PUD 81-22 RMX Citrus Ridge Phase 1, Lot 180 Mobile Home</p>	<p><b>East:</b> PUD 81-22 RMX Citrus Ridge Phase 1, Lot 159 Mobile Home</p>
<p><b>Southwest:</b> PUD 81-22 RMX Citrus Ridge Phase 1 Lot 116 Mobile Home</p>	<p><b>South:</b> PUD 81-22 RMX Citrus Ridge Phase 1 Lot 181 Mobile Home</p>	<p><b>Southeast:</b> PUD 81-22 RMX Citrus Ridge Phase 1 Lot 158 Mobile Home</p>



The subject property has a Future Land Use district of Residential Medium-X (RMX) within the Transit Supportive Development Area (TSDA) and the North Ridge Selected Area Plan (SAP). The subject site is surrounded by mobile homes. However, the Citrus Ridge PUD (81-22) is comprised of RVs and mobile homes, some with covered carports, canopies, and other additions. Staff found over twenty other variance approvals in this subdivision since 2020. Based on the surrounding neighborhood, a recent site visit, and the variance application provided by the applicant, staff believes that the proposed variance is compatible with the surrounding development.

**Comments from other Governmental Agencies:**

None.

**Exhibits:**

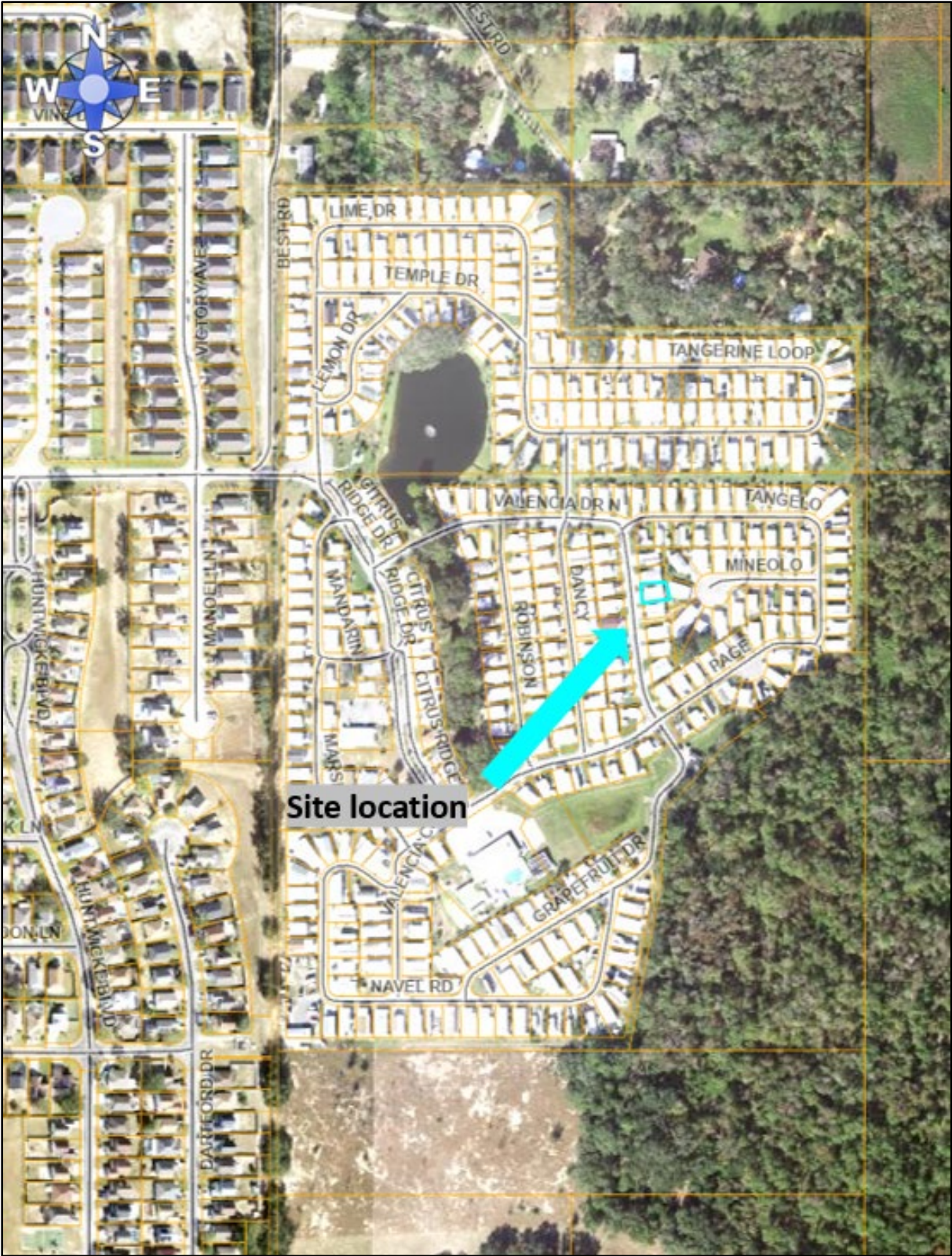
- Exhibit 1 –Location Map
- Exhibit 2 – Future Land Use
- Exhibit 3 – Aerial Context
- Exhibit 4 – Aerial Close-up
- Exhibit 5 – Applicant Site Plan
- Exhibit 6 – Applicant’s Justification
- Exhibit 7 – Citrus Ridge Phase 1 Plat



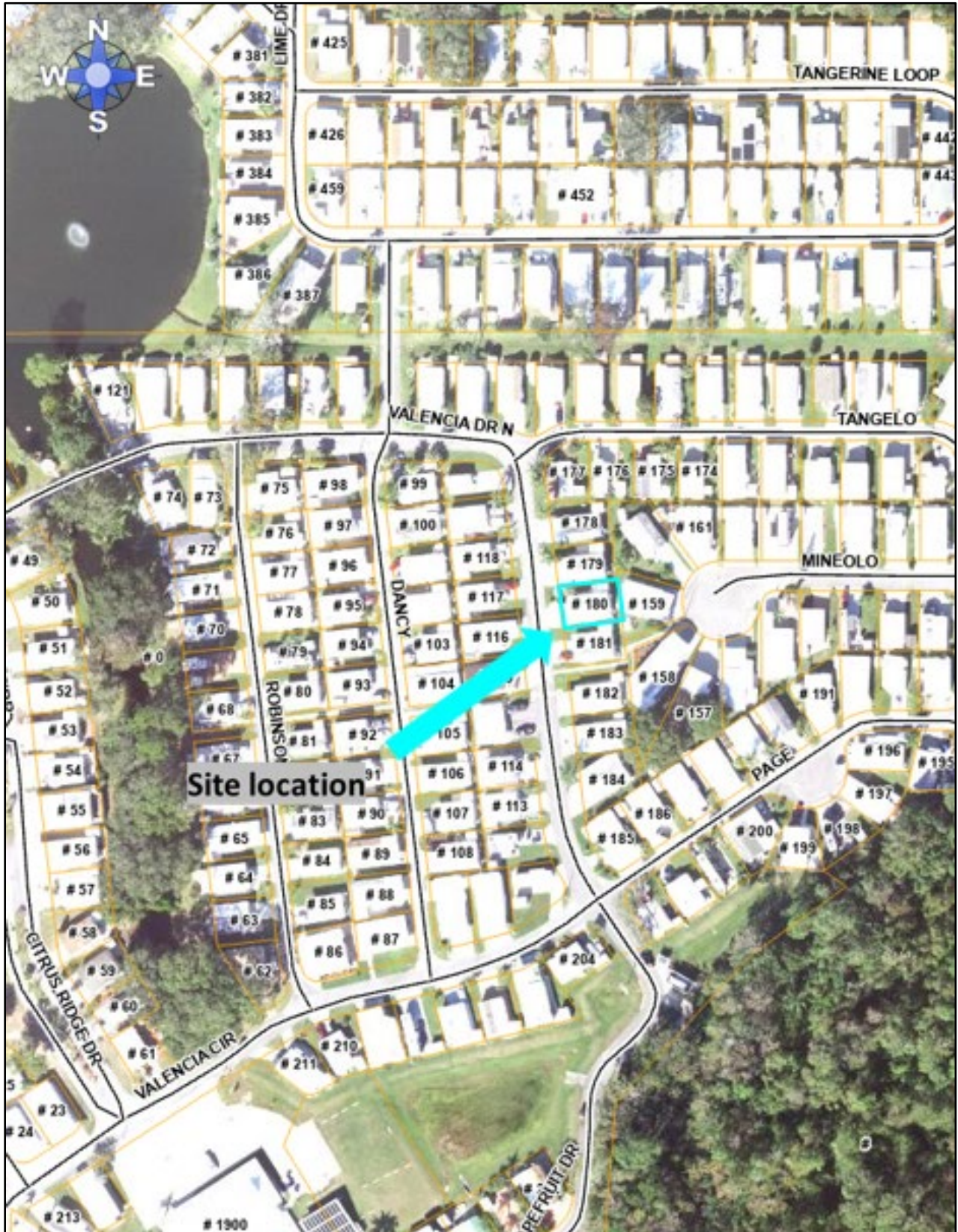
Location Map



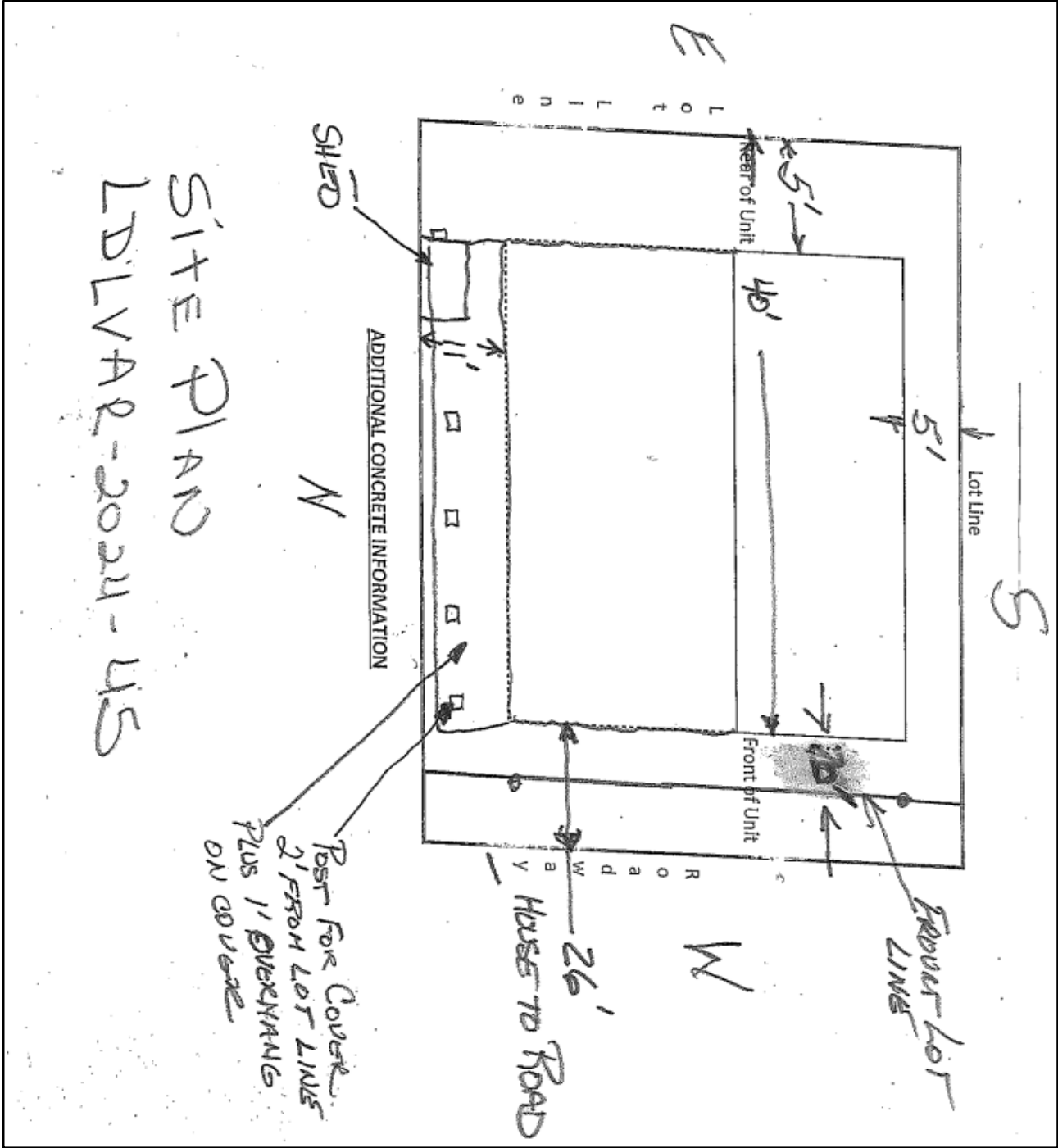
# Future Land Use Map



# Aerial Context



## Aerial Close-Up



Site Plan

**CRITERIA FOR GRANTING  
VARIANCE**

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

No

What special conditions exist that are peculiar to the land, structure, or building involved?

None

When did you buy the property and when was the structure built? Permit Number?

2021 apprx.

What is the hardship if the variance is not approved?

I can't use this side of my home at all due to the constant sun. I can't cook or entertain at all due to solid sun. Also worried about getting melanoma.

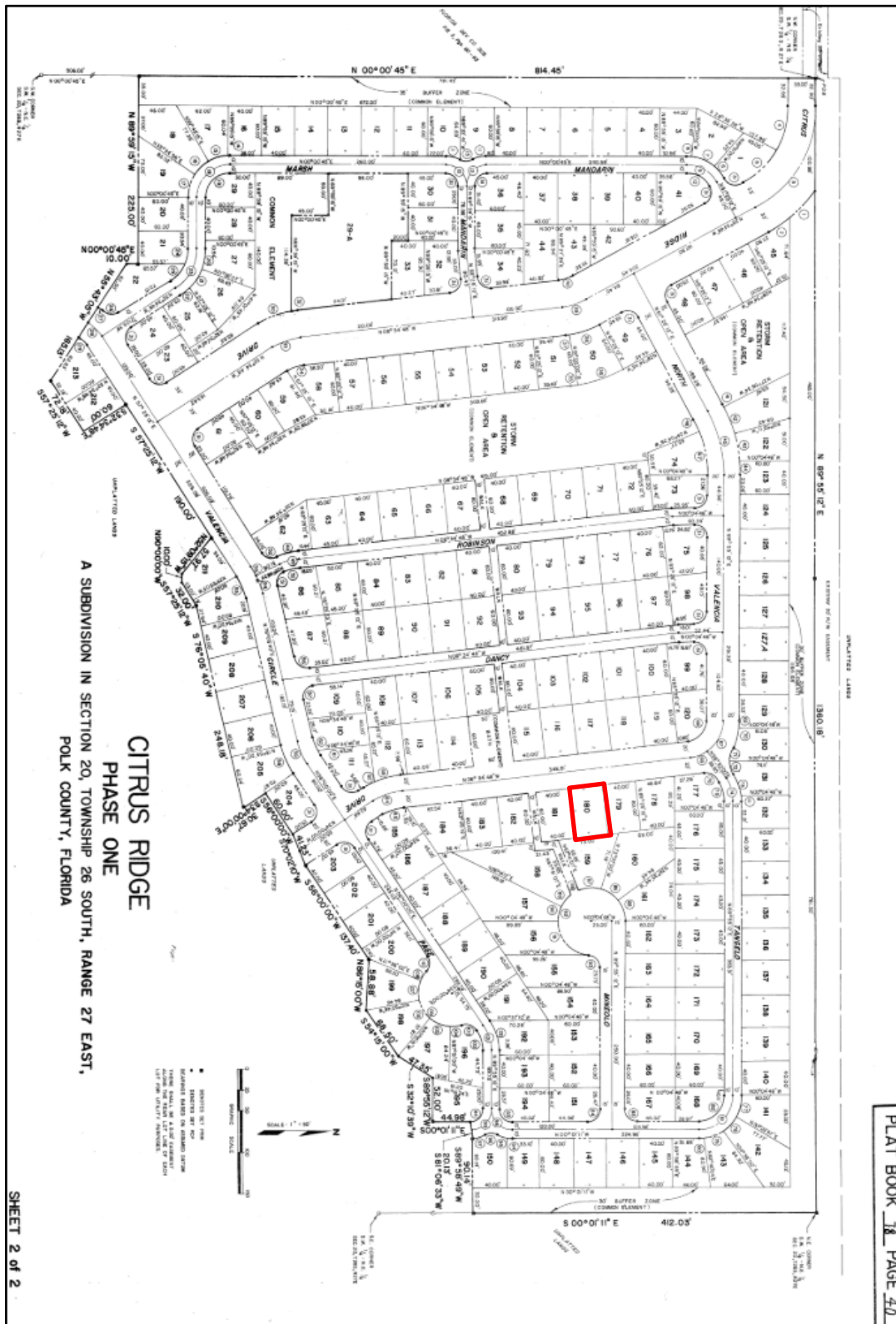
Is this the minimum variance required for the reasonable use of the land?

Yes

Do you have Homeowners Association approval for this request?

Yes, a CR20 will be filed.

## Applicant's Justification



# Citrus Ridge Phase 1 Plat



Land Development Division  
 330 W. Church Street  
 Bartow, FL 33830



**Application Comment Report**

**Application Number: LDLVAR-2024-45**

Report Date: 10/03/2024

Description : Seeking a variance for the north side of my property for a patio cover. Reduce 5ft setback to 2ft . I would like a 10x40 feet patio cover with posts 2ft from property line with 1ft overhang.

Address : 180 CITRUS RIDGE DR, DAVENPORT, FL, 33837

Record Type : LUHO - Variance

Reviewer Contact Information:

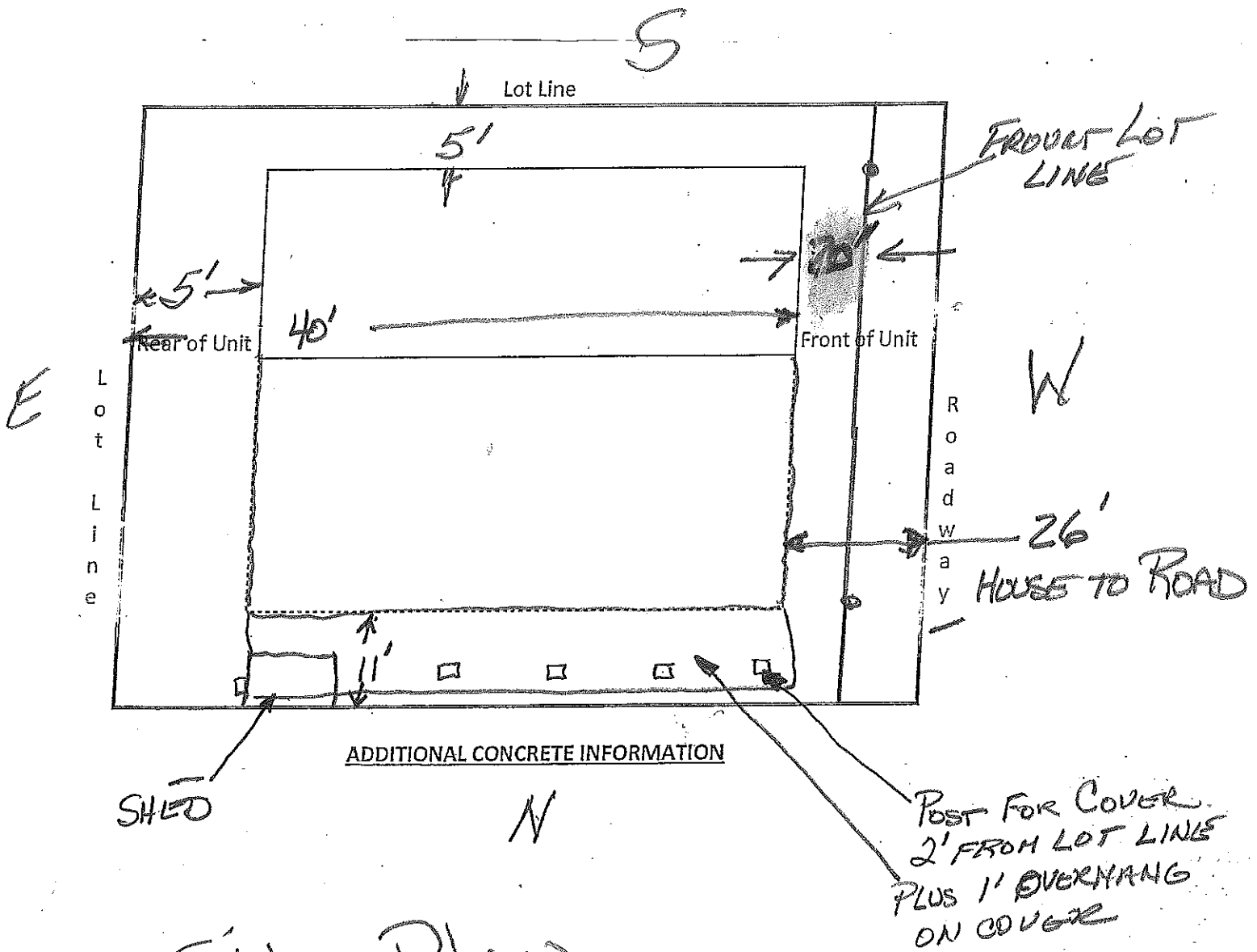
Reviewer Name	Reviewer Email	Reviewer Phone
Aleya Perreira	AleyaPerreira@Polk-County.net	-

General Comments

Comment ID	Reviewer : Department	Review Comments	Status	Modified Date
1 <del>REMOVED</del>	Aleya Perreira : Planning	Will the palm tree be removed?	Open	2024-09-26
3 ATTACHED	Aleya Perreira : Planning	Please provide an updated site plan showing the proposed patio cover along the north side with posts 2ft from property line & 1ft overhang.	Open	2024-09-26
2 <del>STAYING</del>	Aleya Perreira : Planning	Is the shed staying or being removed?	Open	2024-09-26

Corrections in the following table need to be applied before a plan is approved

Submitted 10/8/24



# SITE PLAN

LDLVAR-2024-45

Marie E. Heikkinen  
9/10/24

REVISED 10/8/24 & SUBMITTED

# LDLVAR-2024-45 - Heikkinen variance application

Menu Reports Help

Application Name: [Heikkinen variance application](#)

File Date: [08/14/2024](#)

Application Type: [LUHO - Variance](#)

Application Status: [Approved For Hearing](#)

Application Comments: 

View ID	Comment	Date
---------	---------	------

Description of Work: [Seeking a variance for the north side of my property for a patio cover. Reduce 5ft setback to 2ft . I would like a 10x40 feet patio cover with posts 2ft from property line with overhang.](#)

Application Detail: [Detail](#)

Address: [180 CITRUS RIDGE DR, DAVENPORT, FL 33837](#)

Parcel No: [272620706001001800](#)

Owner Name: [HEIKKINEN MARIE E](#)

Contact Info:	Name	Organization Name	Contact Type	Contact Primary Address	Status
	<a href="#">Marie Heikkinen</a>		Applicant	<a href="#">Mailing, 180 Citrus Ri...</a>	Active

Licensed Professionals Info:	Primary	License Number	License Type	Name	Business Name	Business License #

Job Value: [\\$0.00](#)

Total Fee Assessed: [\\$541.00](#)

Total Fee Invoiced: [\\$541.00](#)

Balance: [\\$0.00](#)

Custom Fields: LD\_GEN\_BOA

GENERAL INFORMATION  
Expedited Review

Number of Lots

-

Will This Project Be Phased

Acreage

[0.06](#)

DRC Meeting Time

DRC Meeting

[10/17/2024](#)

Rescheduled DRC Meeting

Rescheduled DRC Meeting Time

-

Green Swamp

Number of Units

[No](#)

-

Case File Number

Is this Polk County Utilities

-

One Year Extension

FS 119 Status

[Non-Exempt](#)

-

PUBLIC HEARINGS

Development Type

[Land Use Hearing](#)

Application Type

[Variance](#)

[Officer](#)

Variance Type

Brownfields Request

[Dimensions](#)

-

[Table](#)

Affordable Housing

ADVERTISING

Advertising Board

[Land Use Hearing](#)

Legal Advertising Date

[Officer](#)

-

MEETING DATES

LUHO Hearing Date

[11/12/2024](#)

ALCOHOL BEVERAGE DIST REQ

COMMUNICATION TOWER

CRITERIA FOR GRANTING VARIANCE

Will the variance be injurious to the area involved or detrimental to the public welfare?  
[No](#)

What special conditions exist that are peculiar to the land, structure, or building involved?  
[None](#)

When did you buy the property and when was the structure built? Permit Number?  
[2021 apprx.](#)

What is the hardship if the variance is not approved?  
[I can't use this side of my home at all due to the constant sun. I can't cook or entertain at all due to solid sun. Also worried about getting melanoma.](#)

Is this the minimum variance required for the reasonable use of the land?  
[Yes](#)

Do you have Homeowners Association approval for this request?  
[Yes, a CR20 will be filed.](#)

LD\_GEN\_BOA\_EDL

[Opening DigEplan List...](#)

DigEplan Document List

-

PLAN REVIEW FIELDS

TMPRecordID  
[POLKCO-24EST-00000-39264](#)  
 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, Plats, Record Drawings, Response Letter Resubmittal Complete, Staff Report/Approval Letter, Survey, Title Opinion](#)  
 DigitalSigCheck  
[Yes](#)

Activate FSA  
[Yes](#)

PLAN UPLOAD ACKNOWLEDGEMENT

Upload Plans Acknowledgement  
[y](#)

LAND USE

Selected Area Plan LU Code

NOR

Neighborhood Organization Registry (NOR)

PUBLIC MAILERS

Posting Board	Number of Boards (Number)	Number of Mailers (Number)	Date Mailed	Date Posted	NOR
<a href="#">LUHQ</a>	1	85	10/21/2024	10/28/2024	

Workflow Status:

Task	Assigned To	Status	Status Date	Action By
<a href="#">Application Submittal</a>	Lisa Simons-Iri...	Application ...	09/13/2024	Lisa Simons-Iri...
<a href="#">Roads and Drainage Review</a>	Phil Irven	Approve	09/16/2024	Phil Irven
<a href="#">Planning Review</a>	Aleya Inglima	Approve	10/18/2024	Aleya Inglima
<a href="#">Review Consolidation</a>	Lisa Simons-Iri...	Approved for...	10/21/2024	Lisa Simons-Iri...
<a href="#">Public Notice</a>				
Hearing Officer				
Final Order				
Archive				

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



Polk County  
Polk County Land Use Hearing Officer

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Agenda Item

11/12/2024

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**SUBJECT**

LDLVAR-2024-46 (U.S. 27 Chipotle Beer & Wine)

**DESCRIPTION**

Kelvin Ready, on behalf of WMG Exchange 3 LLC, requests a variance to allow separation distance reduction for Beer and Wine Alcohol Consumption On-Premises (2COP License) within 1,000 feet of a K-12 School in a Town Center (TCX) district. The property is located at 49539 U.S. Highway 27, east side, south of Sand Mine Road, north of Student Drive, west of the Osceola County line, north of Haines City in Section 13, Township 25, Range 26.

**RECOMMENDATION**

Approval

**FISCAL IMPACT**

No fiscal impact.

**CONTACT INFORMATION**

Erik Peterson, AICP  
Planning Administrator  
(863) 534-6470  
Land Development Division  
[erikpeterson@polk-county.net](mailto:erikpeterson@polk-county.net) <mailto:erikpeterson@polk-county.net>

**POLK COUNTY  
LAND USE HEARING OFFICER  
STAFF REPORT**

<b>DRC Date:</b>	<b>October 10, 2024</b>	<b>CASE #:</b>	<b>LDLVAR-2024-46 (U.S. 27 Chipotle Beer &amp; Wine)</b>
<b>LUHO Date:</b>	<b>November 12, 2024</b>	<b>LDC Section:</b>	<b>Section 224 Table 2.4</b>

**Request:** The applicant is requesting a variance to allow separation distance reduction for Beer and Wine Alcohol Consumption On-Premises (2COP License) within 1,000 feet of a K-12 School.

**Applicant:** Kelvin Ready

**Property Owner:** WMG Exchange 3 LLC

**Location:** 49539 U.S. Highway 27, east side, south of Sand Mine Road, north of Student Drive, west of the Osceola County line, north of Haines City in Section 13, Township 25, Range 26.

**Parcel ID#:** 262513-998019-000010

**Size:** ±0.95 acres

**Land Use Designation:** Town Center (TCX)  
North U.S. Highway 27 Selected Area Plan

**Development Area:** Transit Supportive Development Area (TSDA)

**Case Planner:** Erik Peterson, AICP

**Summary:**

Many Chipotle restaurants are offering beer and wine on their menus. The Davenport Chipotle restaurant recently opened on U.S. Highway 27 north of I-4. However, there is a school located within 1,000 feet of the property. Section 224 of the Land Development Code (LDC) prohibits the consumption of beer and wine at a commercial establishment within 1,000 of a religious institution or Kindergarten through 12<sup>th</sup> Grade Public or Private School. Through LDC Section 930, a property owner (or agent of) may request a variance to the 1,000 feet of separation from the Land Use Hearing Officer.

Chipotle is a national restaurant franchise and has experienced many different alcohol regulations. They do not request alcohol sales in every jurisdiction. The demand for the product has to be high enough to cover the costs of licensure and liability insurance. The decision to serve at this location has much to do with the market demand. This area of the County houses many of the tourists visiting the Orlando theme parks because of the proximity and rental arrangements. The intersection of Sand Mine Road and U.S. Highway 27 is within six miles driving distance of the Disney theme parks. The area is surrounded by residential developments with the term “resort” in

their name. Vacationers often prefer alcohol beverages while eating lunch or dinner. The restaurant is attempting to meet the needs of its customers.

Staff find that the request meets the following criteria listed in Section 931:

- The request **will not be injurious to the area involved or otherwise detrimental to the public welfare** because the restaurant is just slightly below the threshold for being exempt from the separation requirement.
- **Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the applicable land use district** because the actual travel distance from entrance to entrance is over 1,800 feet.

Staff recommends approval of a variance to reduce the requirements for separation of beer and wine consumption on premises (2COP license) from K-12 schools from 1,000 feet to 700 feet for this site because the location meets the intent of the code.

### **Development Review Committee**

The Development Review Committee, based on the criteria for granting Variances, finds that the applicant's request as written **IS CONSISTENT** with **Section 931** of the Polk County Land Development Code.

**Development Review Committee Recommendation:** Based upon the application, and a recent site visit, the Development Review Committee recommends **APPROVAL of LDLVAR-2024-46**, with the following conditions:

### **CONDITIONS OF APPROVAL:**

1. A variance shall be granted to a restaurant on the subject parcel to reduce the requirements for separation of beer and wine consumption on premises (2COP license) from K-12 schools from 1,000 feet to 700 feet.
2. The property owner(s) is responsible for compliance with any further restrictions of record pertaining to the property and this approval shall not be used to supersede authority over those restrictions.

### **GENERAL NOTES**

*NOTE: This staff report was prepared without the benefit of testimony and evidence submitted by the public and other parties at a public hearing.*

*NOTE: Approval of this variance shall not constitute a waiver or an additional variance from any applicable development regulation unless specifically noted in the conditions of approval and consistent with LDC Section 930D.*

*NOTE: All conditions of approval, unless otherwise specified, shall be met prior to the effectiveness and validity of the variance approval.*

*NOTE: All written commitments made in the application and subsequent submission of information made during the application review process, which are on file with the Land Development Division, shall be considered to be*



*binding upon the applicant, provided such commitments are not at variance with the Comprehensive Plan, LDC or other development regulations in effect at the time of development.*

*NOTE: Issuance of a development permit by the county does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the county for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.*

## **DEMONSTRATIONS OF THE CRITERIA FOR GRANTING VARIANCES SUMMARIZED BELOW:**

- 1. Whether granting the variance will be in accordance with the general intent and purpose of this Code, and that the variance will not be injurious to the area involved or otherwise detrimental to the public welfare;*

The Chipotle franchise would like to sell just beer and wine at this location. Section 224 of the LDC requires 1,000 feet of separation from K-12 schools and religious institutions for the consumption of beer and wine on premises measured from property line to property line. While the restaurant is less than 1,000 feet property line to property line from a Kindergarten through 8th grade public school property, that measurement is direct linear distance “as the crow flies.” The actual travel distance from entrance to entrance is over 1,800 feet.

The relationship between alcohol consumption establishments and K-12 schools has proven to be of little or no conflict as a land use in close proximity. All throughout Polk County, there are many instances where restaurants serve alcohol and K-12 schools coexist near each other with no signs of detriment to either. The restaurant building is approximately 2,300 square feet and its seating capacity is less than 150 seats. If Chipotle was a larger restaurant of just 200 square feet larger and had seating for 150 or more, there would be no separation distance from schools or religious institution because it would qualify for a different alcohol sales license. That license (4COP-SRX) is exempt from separation requirements and would even allow liquor sales. It does not appear that a slightly larger restaurant has different potential adverse impacts upon K-12 schools.

The restaurant opens at 10:45 on any given day. Its peak lunch service is between 11:30am and 1:30pm. On normal school days, students are in their classrooms by 8:00am and are not released until 2:30pm. The peak use of the restaurant is not in direct conflict with times that students may be walking home or being picked up.

Based on the facts that are referenced, staff finds that granting the variance will be in accordance with the general intent and purpose of this Code, and that the variance will not be injurious to the area involved or otherwise detrimental to public welfare.

- 2. Whether special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the applicable land use district;*

This Chipotle location is approximately 790 feet from a Kindergarten-8<sup>th</sup> Grade public school that was constructed in 2016. The restaurant is not accessible to the school within 790 feet. There is a multifamily apartment development in between them. The actual travel distance between the restaurant and the school is approximately 1,800 feet both by vehicle and walking. Staff believes that the intent of the alcohol beverage consumption

separation distance from schools and religious institutions is to limit their collocation within a certain accessible area. On this site that intent is met.

3. *Whether provided the special conditions and circumstances present in the request do not result from the actions of the applicant;*

Chipotle is a national restaurant franchise and has experienced many different alcohol regulations. They do not request alcohol sales in every jurisdiction. The demand for the product has to be high enough to cover the costs of licensure and liability insurance. The decision to serve at this location has much to do with the market demand. This area of the County houses many of the tourists visiting the Orlando theme parks because of the proximity and rental arrangements. The intersection of Sand Mine Road and U.S. Highway 27 is within six miles driving distance of the Disney theme parks. The area is surrounded by residential developments with the term “resort” in their name. Vacationers often prefer alcohol beverages while eating lunch or dinner. The restaurant is attempting to meet the needs of its customers.

4. *Whether granting the requested variance will not confer on the applicant any special privilege that is denied by the provisions of this Code and will constitute unnecessary and undue hardship on the applicant;*

This request will allow beer and wine consumption onsite on the ±0.95-acre property. This variance, if approved, only applies to this parcel and not the rest of the plat. The applicant’s request will not confer this privilege on any of the other commercial parcels in the plat. If other parcel owners in the commercial plat are seeking approval of either alcohol consumption on premises or liquor package sales, they will be required to obtain variance approval.

Alcohol is not a necessity for a successful sit down restaurant, but with certain cuisine and in a location that supports tourism it is often expected by clientele.

5. *Whether the variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure;*

This approval is the minimum needed to accommodate the use. There are no structural changes or additional parking spaces needed on this site to accommodate alcohol consumption at a restaurant. Restaurants with seating require one space per 75 square feet and so do bars, taverns, and lounges, according to Section 709, Table 7.10 of the LDC. The applicant represents one out parcel in a commercial strip. Each parcel contains its own parking.

6. *Whether that in no case shall a variance be granted which will result in a change of land use that would not be permitted in the applicable land use designation;*

Alcohol consumption may be approved in Town Center (TCX) districts without limitations if there are no schools or religious institutions within 2,500 feet. This approval will not change the use of the land. The current use and proposed use will remain a restaurant.

7. *Whether that in no case shall the Land Use Hearing Officer or the Planning Commission grant a variance which would result in creation of any residual lot or parcel which does not meet the requirements of this Code; and*

Granting this request will not result in the creation of a lot or parcel that does not meet the requirements of the Code. This variance request will not change the size, shape, or use of the property.

8. *Whether that the granting of the variance does not circumvent a condition or the intent of a condition placed on a development by the Planning Commission or the BoCC.*

The restaurant parcel is part of a mixed use Planned Development (LDPD-2020-11) that includes the commercial parcels between the access drive on the south side of the restaurant and Sand Mine Road along with the 264-unit apartment complex. The commercial portion of the project was granted setback a setback reduction from the 65 feet from the right-of-way on U.S. Highway 27 to 35 feet. There were no conditions of approval related to alcohol sales. Approval of this request will not circumvent any conditions of approval.

**Surrounding Future Land Use Designations and Existing Land Use Activity:**

The table to follow provides pertinent details of abutting uses and their regulatory parameters.

<p><b>Northwest:</b> Town Center (TCX) 378-unit apartment complex 4-stories high With commercial outparcels On ±36.75 acres</p>	<p><b>North:</b> Town Center (TCX) High Wind Dental Care – Dentist On ± 32,483 sq.ft.</p>	<p><b>Northeast:</b> Town Center (TCX) 264-unit apartment complex 4-stories high On ±17.92 acres</p>
<p><b>West:</b> Town Center (TCX) 378-unit apartment complex 4-stories high With commercial outparcels On ±36.75 acres</p>	<p><b>Subject Property:</b> Town Center (TCX) Chipotle (Mexican restaurant) On ±41,382 sq.ft.</p>	<p><b>East:</b> Town Center (TCX) 264-unit apartment complex 4-stories high On ±17.92 acres</p>
<p><b>Southwest:</b> Residential Low-1X (RL-1X) Stormwater retention pond On ±5.76 acres</p>	<p><b>South:</b> Neighborhood Activity Center (NACX) Coffee shop and car wash ±1.46 acres</p>	<p><b>Southeast:</b> Neighborhood Activity Center (NACX) Vacant Commercial Parcel ±1.53 acres</p>

The restaurant is part of a strip of commercial outparcels along U.S. Highway 27 that sits in between two large apartment complexes. The school is on the opposite side of a 264-unit apartment complex. There is no direct connection between the commercial strip and the school. The restaurant fronts U.S. Highway 27 and there is an interconnecting service road that extends from Student Drive north to Sand Mine Road. The school fronts Sand Mine Road. The travel distance between the restaurant and the school is over 1,800 feet. There are approximately 59,000 vehicles per day passing through this section of U.S. Highway 27. Sand Mine Road and Student Drive are signalized at their intersections with U.S. Highway 27 and extend into Osceola County. The commercial service road provides accessibility for local traffic to avoid traveling on U.S. Highway 27.

**Comments from other Governmental Agencies:**

None.

**Exhibits:**

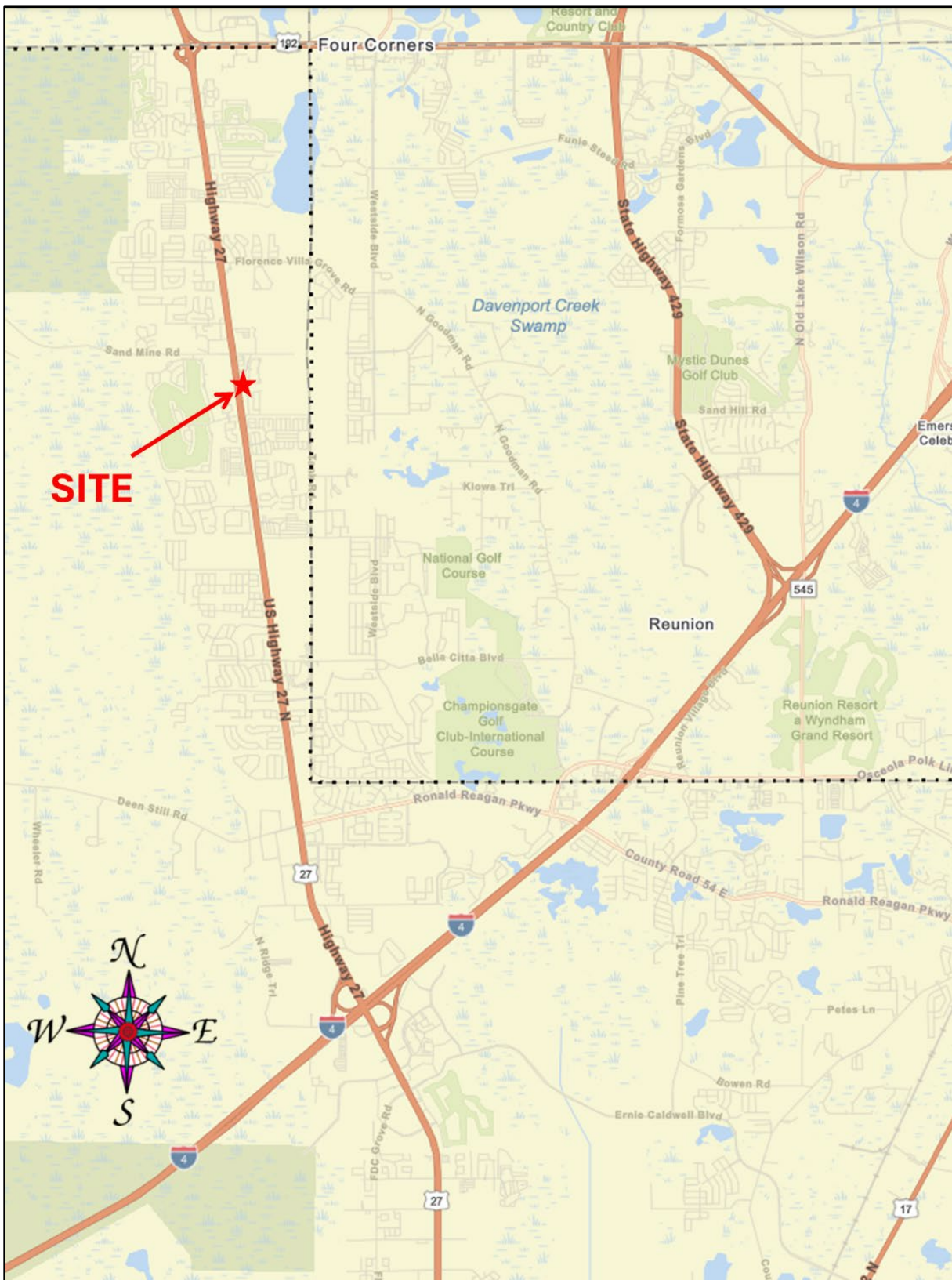
Exhibit 1 – Location Map

Exhibit 2 – 2024 Aerial Context

Exhibit 3 – Future Land Use Map

Exhibit 4 – 2024 Aerial Close-up

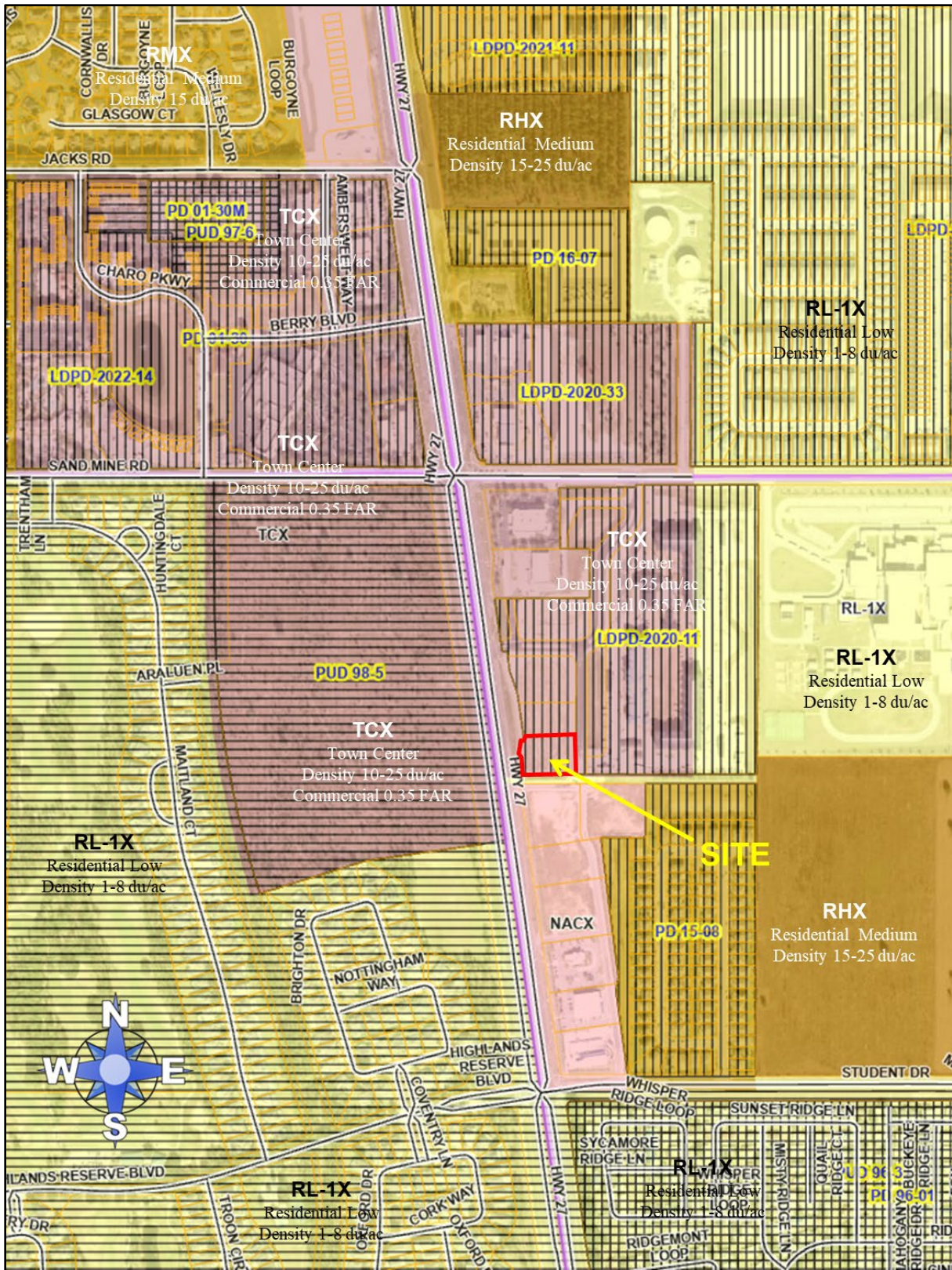
*Applicant's Justification under Separate Attachment*



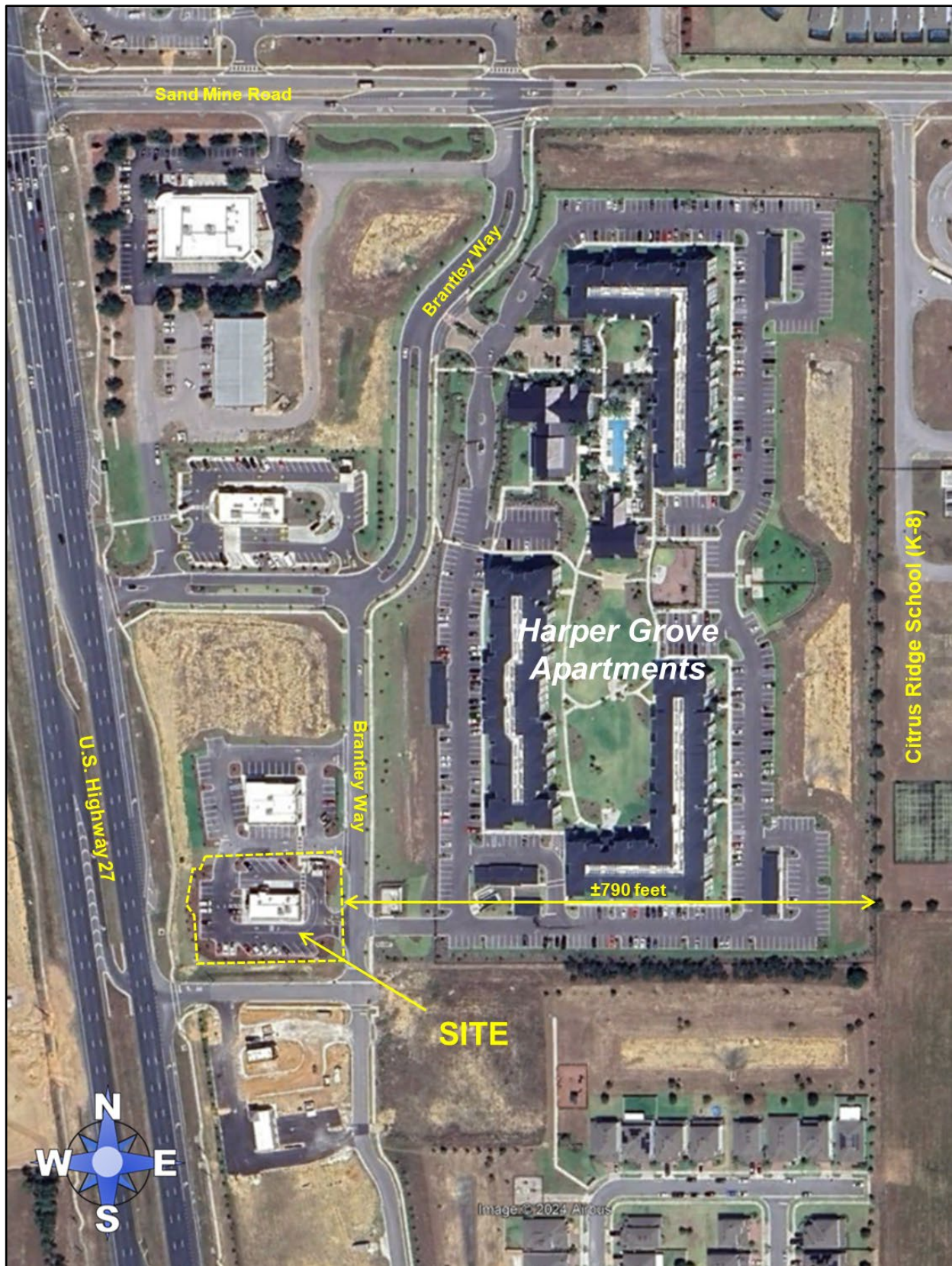
# LOCATION MAP



## 2024 AERIAL CONTEXT



# Future Land Use Map



2024 Aerial Photo (Close-up)



# LDLVAR-2024-46 - Chipotle Store #4776 - 2COP Variance

Menu Reports Help

Application Name: [Chipotle Store #4776 - 2COP Variance](#)

File Date: [08/08/2024](#)

Application Type: [LUHO - Variance](#)

Application Status: [In Review](#)

Application Comments: 

View ID	Comment	Date
Description of Work: <a href="#">The Applicant is seeking a variance to section 3-18 of the Polk County Code of Ordinances. The Applicant is seeking such a variance because the Applicant desires to se beer and alcohol on the subject property under a 2-COP license. The distance (calculated property line to property line) between the subject property and Citrus Ridge Academy, a nearby school, is less than 1,000 feet, so a variance from section 3-18 is needed.</a>		

Application Detail: [Detail](#)

Address: [49539 HWY 27, DAVENPORT, FL 33897](#)

Parcel No: [262513998019000010](#)

Owner Name: [WMG EXCHANGE 3 LLC](#)

Contact Info:	Name	Organization Name	Contact Type	Contact Primary Address	Status
	<a href="#">calvin watkins</a>		Other	<a href="#">Mailing_P.O. Box 1825...</a>	Active
	<a href="#">Kelvin Ready</a>		Applicant	<a href="#">Mailing_One Lake Mort...</a>	Active

Licensed Professionals Info:	Primary	License Number	License Type	Name	Business Name	Business License #
Job Value:	<a href="#">\$0.00</a>					
Total Fee Assessed:	<a href="#">\$541.00</a>					
Total Fee Invoiced:	<a href="#">\$541.00</a>					
Balance:	<a href="#">\$0.00</a>					

Custom Fields: LD\_GEN\_BOA

GENERAL INFORMATION

Expedited Review

Number of Lots

-

Will This Project Be Phased

Acreage

[0.95](#)

DRC Meeting Time

DRC Meeting

[10/10/2024](#)

Rescheduled DRC Meeting

Rescheduled DRC Meeting Time

-

Green Swamp

Number of Units

[No](#)

-

Case File Number

Is this Polk County Utilities

-

One Year Extension

FS 119 Status

[Non-Exempt](#)

-

PUBLIC HEARINGS

Development Type

Application Type

[Land Use Hearing](#)

[Variance](#)

[Officer](#)

Variance Type

Brownfields Request

[Alcohol](#)

-

[Beverage](#)

[Setbacks](#)

[Affordable Housing](#)

ADVERTISING

Advertising Board

Legal Advertising Date

[Land Use Hearing](#)

-

[Officer](#)

MEETING DATES

LUHO Hearing Date

[11/12/2024](#)

ALCOHOL BEVERAGE DIST REQ

Type of Business

Type of License

[Quick Service Eatery](#)

[2-COP](#)

Hours of Operation

[10:45 AM - 11:00 PM](#)

Give Name & address of any school(s)/Church(s) within 2500 ft to the requesting property boundary

COMMUNICATION TOWER

CRITERIA FOR GRANTING VARIANCE

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

The Applicant's requested variance ("Variance") will not be injurious to the area or detrimental to the public welfare. Granting the Variance will cause an insignificant change in the area around the subject property ("Property"). While the distance (property line to property line) between the Property and Citrus Ridge Academy ("Academy") is less than 1,000 feet, the actual travel distance (based on the orientation of the Academy's exits onto sand mine road, the buildings between Academy and the Property, the location of the Academy's fences, the route of the sidewalks running between the Academy and the Property, and the route of the roads between the Academy and the Property) is approximately +1,700 Feet. The travel distance to a nearby Applebee's (which holds a 4-COP license allowing beer, wine, and full spirits) from the Academy is approximately +2,500 feet, which is a mere 800 feet difference. Such a difference shows that granting the Variance will have a very low potential to injure the area or cause a detriment to the public welfare because beer and wine are already served in the area at the Applebee's.

**What special conditions exist that are peculiar to the land, structure, or building involved?**

As discussed above, the Property is located such that the distance (measured property line to property line) between the Property and the Academy is less than 1,000 feet. Sections 3-18 and 3-19 of the Polk County Code of Ordinances ("Code") require that no point on the property line of the Property lie closer than 1,000 feet from the property line of the Academy. Accordingly, the Applicant is constrained by the above-described site conditions and requires a variance to serve beer and wine on the Property. Section 3-18.1 of the Code provides that "existing land uses in the vicinity and any physical characteristics of the vicinity" shall be considered in determining whether to grant a variance to the provisions of section 3-18(a) and (b).

As discussed above, the Property is uniquely located such that an Applebee's (which serves beer, wine, and full spirits under a 4-COP license) is in the vicinity. The Applicant is not proposing to bring a new use to the area in the vicinity of the Property; rather, the Applicant is seeking to participate in an already existing use – i.e., the sale of beer and wine. Thus, granting the variance will have very little impact on the area in the vicinity of the Property. Moreover, the Applicant's proposed use will be less impactful on the area than the current use because it will not serve full spirits like the nearby Applebee's.

Further, as discussed above, the physical characteristics of the properties in the vicinity of the Property are such that the actual travel distance (based on the orientation of the Academy's exits onto sand mine road, the buildings between Academy and the Property, the location of the Academy's fences, the route of the sidewalks running between the Academy and the Property, and the route of the roads between the Academy and the Property) between the Property and the Academy is approximately +1,700 Feet. Thus, a person would have to travel farther than 1,000 feet from the Academy to reach the Property. The provisions of section 3-18(a) and (b) are clearly intended to regulate establishments serving beer and wine which are accessible to nearby schools or churches by traveling 1,000 feet. The unique physical characteristics of the area in the Property's vicinity require people to travel farther than 1,000 feet from the Academy to reach the Property. This unique set of facts weighs in favor of granting a variance.

**When did you buy the property and when was the structure built? Permit Number?**

The Applicant does not own the Property; rather, the Applicant leases the Property. The structure was built on 3/7/2024. Permit number: BC-2023-390.

**What is the hardship if the variance is not approved?**

If the Variance is not approved, the Applicant's hardship will be the deprivation of rights commonly enjoyed by other properties in the same zoning district (i.e., the ability to sell beer and wine). Because of the existing land uses in the vicinity of the Property and the unique physical characteristics of the area around the Property, which are discussed above, a literal interpretation and strict compliance with the Code would create an unnecessary and undue hardship on the Applicant.

**Is this the minimum variance required for the reasonable use of the land?**

Yes. Per section 3-18-1 of the Code, the requested Variance is the only means by which the Applicant can make reasonable use of the land (i.e., sell beer and wine).

**Do you have Homeowners Association approval for this request?**

N/A

LD\_GEN\_BOA\_EDL

[Opening DigEplan List...](#)

DigEplan Document List

-

PLAN REVIEW FIELDS

TMPRecordID

[POLKCO-24EST-00000-38294](#)

RequiredDocumentTypesComplete

[Yes](#)

DocumentGroupforDPC

[DIGITAL PROJECTS LD](#)

AdditionalDocumentTypes

[Applications, AutoCad File, Binding, Site Plans, \(PDS Yes and CUs\), CSV, Calculations, Correspondence, Desi](#)

RequiredDocumentTypes

-

Activate DPC

[gn Drawings, Flood/Traffic Studies, Impact Statement, Inspections, Miscellaneous, Plats, Record Drawings, Response Letter Resubmittal Complete, Staff Report/Approval Letter, Survey, Title Opinion](#)  
[DigitalSigCheck](#)  
[Yes](#)

Activate FSA  
[Yes](#)

**PLAN UPLOAD ACKNOWLEDGEMENT**  
 Upload Plans Acknowledgement  
[y](#)

**LAND USE**  
 Selected Area Plan LU Code

**NOR**  
 Neighborhood Organization Registry (NOR)

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

Workflow Status:	Task	Assigned To	Status	Status Date	Action By
	<a href="#">Application Submittal</a>	Lisa Simons-Iri...	Application ...	09/16/2024	Lisa Simons-Iri...
	<a href="#">Roads and Drainage Review</a>	Phil Irven	Approve	09/20/2024	Phil Irven
	<a href="#">Planning Review</a>	Erik Peterson			
	Review Consolidation				
	Public Notice				
	Hearing Officer				
	Final Order				
	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
--------------------------------	-----------------	----------------	-----------	--------	----------

Resulted Inspections:	Inspection Type	Inspection Date	Inspector	Status	Comments
-----------------------	-----------------	-----------------	-----------	--------	----------

1. Do special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the applicable land use district?

The subject property (“Property”) is located such that the distance (measured property line to property line) between the Property and Citrus Ridge Academy, a nearby school (“Academy”), is less than 1,000 feet. Sections 3-18 and 3-19 of the Polk County Code of Ordinances (“Code”) require that no point on the property line of the Property lie closer than 1,000 feet from the property line of the Academy. Accordingly, the Applicant is constrained by the above-described site conditions and requires a variance to serve beer and wine on the Property. Section 3-18.1 of the Code provides that “existing land uses in the vicinity and any physical characteristics of the vicinity” shall be considered in determining whether to grant a variance to the provisions of section 3-18(a) and (b).

The Property is uniquely located such that an Applebee’s (which serves beer, wine, and full spirits under a 4-COP license) is in the vicinity. The Applicant is not proposing to bring a new use to the area in the vicinity of the Property; rather, the Applicant is seeking to participate in an already existing use – i.e., the sale of beer and wine. Thus, granting the variance will have very little impact on the area in the vicinity of the Property. Moreover, the Applicant’s proposed use will be less impactful on the area than the current use because it will not serve full spirits like the nearby Applebee’s.

Further the physical characteristics of the properties in the vicinity of the Property are such that the actual travel distance (based on the orientation of the Academy’s exits onto sand mine road, the buildings between Academy and the Property, the location of the Academy’s fences, the route of the sidewalks running between the Academy and the Property, and the route of the roads between the Academy and the Property) between the Property and the Academy is approximately +-1,700 Feet. Thus, a person would have to travel farther than 1,000 feet from the Academy to reach the Property. The provisions of section 3-18(a) and (b) are clearly intended to regulate establishments serving beer and wine which are accessible to nearby schools or churches by traveling 1,000 feet or less. The unique physical characteristics of the area in the Property’s vicinity require people to travel farther than 1,000 feet from the Academy to reach the Property. This unique set of facts weighs in favor of granting a variance.

2. Will the literal interpretation of the provisions of this Code deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this code?

If the variance is not approved, the Applicant’s hardship will be the deprivation of rights commonly enjoyed by other properties in the same zoning district (i.e., the ability to sell beer and wine). Because of the existing land uses in the vicinity of the Property and the unique physical characteristics of the area around the Property, which are discussed above, a literal interpretation and strict compliance with the Code would create and unnecessary and undue hardship on the Applicant.

3. Do the special conditions and circumstances result from the actions of the applicant?

The special conditions and circumstances, which are discussed above, do not result from the actions of the Applicant; rather, such conditions and circumstances are the results of third parties developing and utilizing their property free from any influence of the Applicant.

4. Will granting the variance confer on the applicant any special privilege that is denied by this code to other lands, structures, or buildings in the same district?

No. The provisions of section 3-18(a) and (b) are clearly intended to regulate establishments serving beer and wine which are accessible to nearby schools or churches by traveling 1,000 feet or less. The unique physical characteristics of the area in the Property's vicinity require people to travel farther than 1,000 feet from the Academy to reach the Property. This unique set of facts shows that the Applicant is not asking for any special privilege; rather the Applicant is seeking a variance from the literal interpretation of the Code based on the actual travel distance, which is greater than 1,000 feet.

5. Will granting the variance circumvent a condition or the intent of a condition placed on the development by the Planning Commission or the BoCC?

No. The provisions of sections 3-18(a) and (b) are clearly intended to regulate establishments serving beer and wine which are accessible to nearby schools or churches by traveling 1,000 feet or less. The unique physical characteristics of the area in the Property's vicinity require people to travel farther than 1,000 feet from the Academy to reach the Property. This unique set of facts shows that the Applicant is not attempting to circumvent the intent of the prohibitions in sections 3-18(a) and (b); rather, the Applicant is asking for a variance because a strict interpretation of the Code will not serve the intent of the prohibitions in sections 3-18(a) and (b), which is to prevent establishments serving alcohol from being accessible to schools or churches by traveling 1,000 feet or less from such schools or churches.

6. Is the requested variance the minimum variance that will make possible the reasonable use of the land, building or structure?

Yes. Per section 3-18-1 of the Code, the requested variance is the only means by which the Applicant can make reasonable use of the land (i.e., sell beer and wine).

**GENERAL NOTES**

1. REFER TO SHEETS A131 AND A132 FOR EQUIPMENT LIST AND HARDWARE SCHEDULE.
2. SCHEDULE OF FINISHES TO BE DETERMINED BY THE CLIENT. REFER TO THE SCHEDULE OF FINISHES FOR THE PROJECT.
3. ALL FURNITURE TO BE SQUARE/PARALLEL TO TRIMMER SPACE/WALLS AS SHOWN ON PLANS.

ork's Sotopok, LLC

301 W. Lakeshore Dr. #100  
Davenport, IA 52802  
Phone: 563.322.2172



CONTRACT NO. 101  
THIS DRAWING IS THE PROPERTY OF ORK'S SOTOPOK, LLC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.



ORK'S SOTOPOK, LLC  
1000 W. LAKESHORE DR. #100  
DAVENPORT, IA 52802  
PHONE: 563.322.2172  
WWW.ORKSOTOPOK.COM

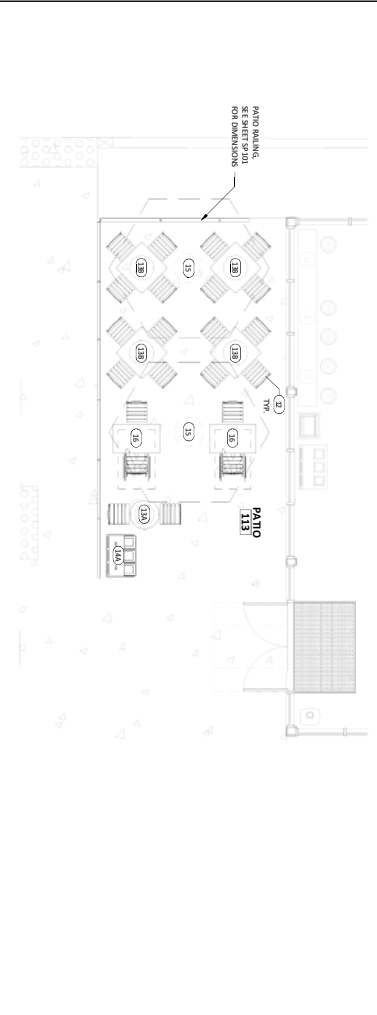
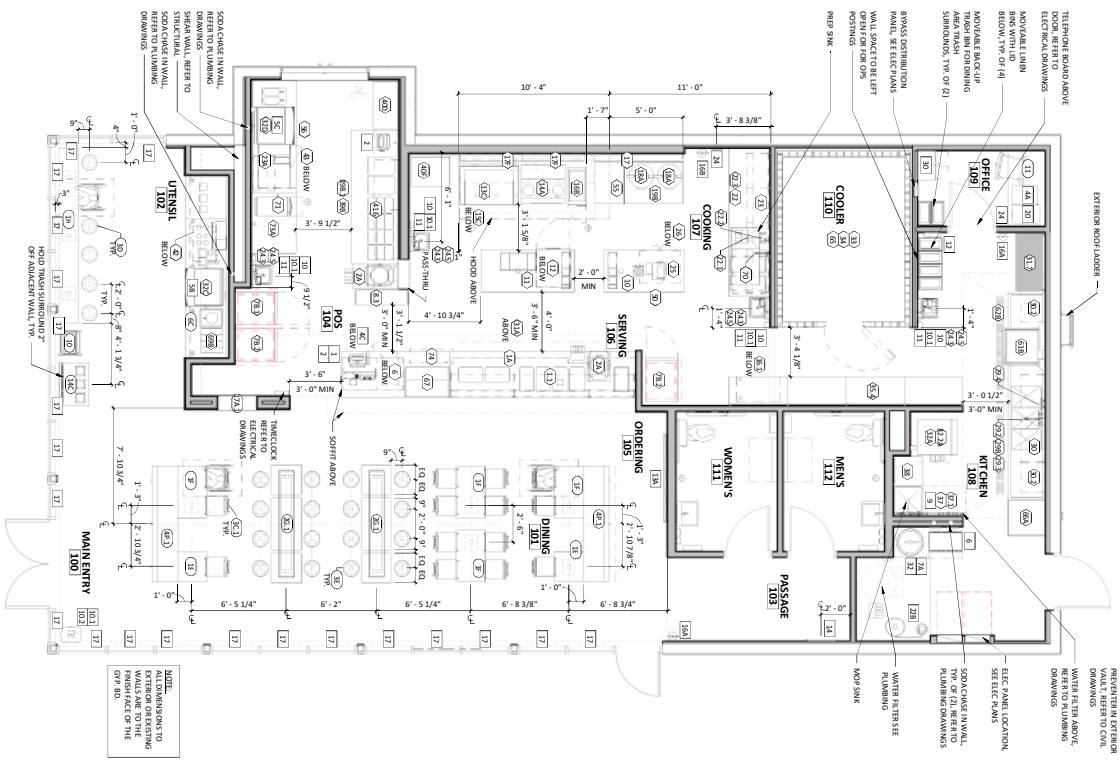
STORE NO.: 4776  
NORTH DAVENPORT  
49539 HWY 27  
DAVENPORT, FL 338897

DATE	DESCRIPTION
11/17/23	REVISED
11/17/23	REVISED
11/17/23	REVISED
11/17/23	REVISED

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	11/17/23
2	REVISED	11/17/23
3	REVISED	11/17/23
4	REVISED	11/17/23

FF&E PLAN

A130



FURNITURE, FIXTURE & EQUIPMENT PATIO PLAN

330 West Church Street  
PO Box 9005 • Drawer GM03  
Bartow, Florida 33831-9005



PHONE: 863-534-6792  
FAX: 863-534-6407  
www.polk-county.net

**LAND DEVELOPMENT DIVISION**

**AUTHORIZATION FORM**

**LAND DEVELOPMENT PROJECTS LOCATED IN POLK COUNTY, FLORIDA**

WMG Exchange 3, LLC (print owner's name), as the owner of the real property described as follows, 49539 HWY 27, Davenport, Florida 33897, do hereby authorize to act as my/our agent Kelvin A. Ready, Esq. and GrayRobinson, P.A. (print agent's name) to execute all applications, petitions and other documents necessary to affect the application approval requested and to appear on my/our behalf before all County boards and committees considering this application and to act in all respects as our agent in matters pertaining to the application. This authorization is limited to a variance request regarding the distance seperation to sell beer and wine.

Property Owner Signature

Curtis Frost, CEO of WMG Exchange 3, LLC

Property Owner Printed Name

9/16/2024

Date

Parcel Identification Numbers and Addresses (use additional sheet if needed):

Parcel ID: 262513998019000010 Address: 49539 HWY 27, Davenport, Florida 33897

STATE OF FLORIDA  
COUNTY OF ORANGE

THE FOREGOING INSTRUMENT was acknowledged before me by means of  physical presence or  online notarization, this 16<sup>th</sup> day of September, 2024, by Curtis Frost, as Chief Executive Officer of WMG Exchange 3, LLC, a Delaware limited liability company, on behalf thereof, who  is personally known to me, or  produced \_\_\_\_\_ as identification.

Notary Public Signature

[AFFIX NOTARY SEAL]

Print Notary Name: Kristen Johnson  
My commission expires: \_\_\_\_\_





Polk County  
Polk County Land Use Hearing Officer

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Agenda Item

11/12/2024

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**SUBJECT**

LDLVAR-2024-47 (Meadow Oak Circle Storage Building)

**DESCRIPTION**

Abigal Rivera Pacheco requests an accessory structure larger than the primary structure in a Residential Low-3X (RL-3X) district. The property is located at 1952 Meadow Oak Circle, south of DeRosa Road, south of Mount Olive Road, east of Marker Road, west of Berkley Road, in Phase 1 of the Meadow Oak Acres Subdivision, west of the City of Auburndale, east of the City of Lakeland in Section 08, Township 27 and Range 25.

**RECOMMENDATION**

Approval.

**FISCAL IMPACT**

No fiscal impact.

**CONTACT INFORMATION**

Erik Peterson, AICP  
Planning Administrator  
(863) 534-6470  
Land Development Division  
[erikpeterson@polk-county.net](mailto:erikpeterson@polk-county.net) <mailto:erikpeterson@polk-county.net>



**POLK COUNTY  
LAND USE HEARING OFFICER  
STAFF REPORT**

<b>DRC Date</b>	<b>October 10, 2024</b>	<b>CASE #:</b>	<b>LDLVAR-2024-47</b>
<b>LUHO Date</b>	<b>November 12, 2024</b>	<b>LDC Section:</b>	<b>Section 209.G</b>
			<b>Meadow Oak Circle Storage Building</b>

**Request:** The applicant is requesting an accessory structure larger than the primary structure.

**Applicant:** Abigal Rivera Pacheco

**Property Owner:** Abigail Pacheco

**Location:** 1952 Meadow Oak Circle, south of DeRosa Road, south of Mount Olive Road, east of Marker Road, west of Berkley Road, in Phase 1 of the Meadow Oak Acres Subdivision, west of the City of Auburndale, east of the City of Lakeland in Section 08, Township 27 and Range 25.

**Parcel ID#:** 252708-298375-000340

**Size:** 0.81 +/- acres (35,445 square feet)

**Land Use Designation:** Residential Low-3X (RL-3X)  
I-4 Northeast Parkway Selected Area Plan (SAP)

**Development Area:** Transit Supportive Development Area (TSDA)

**Case Planner:** Erik Peterson, AICP

**Summary:**

The applicant is seeking an accessory building that is larger than the primary residence. Section 209.G, Accessory Structure Size, sets limits on the size of accessory structures. Section 209.H, Accessory Structure Variance, and Section 930, Variances & Special Exceptions, enable the Land Use Hearing Officer the ability to grant approval for accessory structures to exceed the limits of Section 209.G with consideration of the factors listed in Section 931, Criteria for Granting Variances. The primary residence is a 912 square foot mobile home. The applicant seeks to add a 2,000 square foot (40'x50') metal building (detached garage) to the property for the purposes of storing recreation vehicles and other household items.

Staff finds that the request meets the following criteria listed in Section 931:

- The request **will not be injurious to the area involved or otherwise detrimental to the public welfare** because the storing the applicant's many recreational vehicles in an enclosed structure rather than out in the open is more aesthetically beneficial to the neighborhood while the lot has a larger useable area than most in the subdivision and the

primary structure is smaller than most the larger building will not be as visually pronounced.

- **Special conditions and circumstances present in the request do not result from the actions of the applicant** because not every family needs a large home. However, with a home as small as the applicant has, even a modest two vehicle detached garage can exceed the boundaries of being subordinate in size to the primary. The applicant needs to store more than two vehicles.

### **Development Review Committee**

The Development Review Committee, based on the criteria for granting Variances, finds that the applicant's request as written **IS CONSISTENT** with **Section 931** of the Polk County Land Development Code.

**Development Review Committee Recommendation:** Based upon the application, and a recent site visit, the Development Review Committee recommends **APPROVAL of LDLVAR-2024-47**, with the following conditions:

### **CONDITIONS OF APPROVAL:**

1. A variance to the standards in Section 209.G of the Land Development Code (LDC) shall be granted for an accessory structure larger than the primary structure not to exceed 2,000 square feet or 22 feet in height.
2. The applicant must apply for all necessary permits within one (1) year of the date for which the Land Use Hearing Officer's Final Order is rendered.
3. This variance does not authorize any encroachments into easements and the applicant shall be responsible to make certain there are no encroachments unless approval is granted by the easement holder and/or any applicable permitting agencies. The property owner(s) is also responsible for compliance with any restrictions of record pertaining to lots and/or land and this approval shall not be used to supersede authority over those restrictions.

### **GENERAL NOTES**

*NOTE: This staff report was prepared without the benefit of testimony and evidence submitted by the public and other parties at a public hearing.*

*NOTE: Approval of this variance shall not constitute a waiver or an additional variance from any applicable development regulation unless specifically noted in the conditions of approval and consistent with LDC Section 930D.*

*NOTE: All conditions of approval, unless otherwise specified, shall be met prior to the effectiveness and validity of the variance approval.*

*NOTE: All written commitments made in the application and subsequent submission of information made during the application review process, which are on file with the Land Development Division, shall be considered to be binding upon the applicant, provided such commitments are not at variance with the Comprehensive Plan, LDC or other development regulations in effect at the time of development.*

*NOTE: Issuance of a development permit by the county does not in any way create any rights on the part of the*

*applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the county for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.*

## **DEMONSTRATIONS OF THE CRITERIA FOR GRANTING VARIANCES SUMMARIZED BELOW:**

1. *Whether granting the variance will be in accordance with the general intent and purpose of this Code, and that the variance will not be injurious to the area involved or otherwise detrimental to the public welfare;*

The applicant's property is approximately 0.81 +/- acres (35,445 square feet) and the primary residential structure is a 912 square foot single-wide mobile home. The applicant has applied to build a 2,000 square foot metal building under permit# BR-2024-6309. The building will be approximately 22 high and have three 14-foot-tall bay doors (see Exhibit 6).

The applicant has multiple vehicles for recreation and daily use. Sheltering them from the elements will extend their useful lifespan and be more aesthetically pleasing to neighboring property owners. The proposed building will be approximately six feet higher than the applicant's and neighboring dwellings. This is not a substantial deviation given the amount of distance between dwellings and the proposed structure. There will be over 60 feet of separation from neighboring dwellings and less than 50 feet from the applicant's dwelling.

The proposed garage and storage structure will be over twice the size of the primary structure. However, due to the large size of the lot and distance from the right-of-way, this should not be as noticeable as it would be on some of the smaller lots in the neighborhood. Additionally, there are other properties in the neighborhood where the primary dwelling is large enough to render the applicant's proposed garage subordinate. Given these factors staff finds that the variance will not be injurious to the area involved or otherwise detrimental to the public welfare. One larger garage is a more efficient use of space and more aesthetically appealing than multiple smaller ones.

2. *Whether special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the applicable land use district;*

There are some slightly special conditions and circumstances that exist which are peculiar to the land and structures involved. The size of the primary structure relative to the size of the property is significantly different. This enables the larger accessory structure to be less noticeable from offsite. The applicant has several recreational vehicles. Storage of these vehicles within an enclosed structure will be more aesthetically desirable from offsite views. The structure the applicant is seeking to build will be just under 22 feet from grade. The mobile home is approximately 16 feet above grade. The neighboring properties have residences at similar heights. The home of the neighbor directly to the north is approximately 50 feet off their southern property line and the applicant's proposed accessory structure will be 10 feet off that line. Therefore, the separation from the nearest dwelling will be over 60 feet and the separation from the applicant's primary structure will be less than 50 feet from the storage garage.

3. *Whether provided the special conditions and circumstances present in the request do not result from the actions of the applicant;*

The applicant's home is smaller than many homes in the development, but not so much in the immediate area. The applicant's property has more useable space than most properties in the subdivision. While there are much larger properties in the development, those properties are burdened with wetlands and floodplains that prohibit development activity within them. Not every family needs a large home. However, with a home as small as the applicant has, even a modest two vehicle detached garage can exceed the boundaries of being subordinate in size to the primary. The applicant needs to store more than two vehicles.

4. *Whether granting the requested variance will not confer on the applicant any special privilege that is denied by the provisions of this Code and will constitute unnecessary and undue hardship on the applicant;*

Staff have not received any applications for accessory structures larger than the primary in this subdivision nor any other variance request. This is a first variance request in the neighborhood since the adoption of the LDC in 2000. There is one parcel in the subdivision that has a significantly large accessory structure, but it is not larger than its primary structure. The applicant could choose to build multiple smaller garages for the vehicles, but that would be more costly and less efficient. One larger garage is a more efficient use of space and more aesthetically appealing than multiple smaller ones.

5. *Whether the variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure;*

The applicant's 912 square foot single-wide mobile home was placed on the property in 1993 by the previous owner. It meets today's setback requirements as well as the standards from land use codes prior to the LDC. The applicant will park a motorhome, Jet-ski, Quad-runner, and utility trailer in the detached garage. The parking the four vehicles with enough distance to maneuver consumes more space than the square footage of the existing residence. While a 2,000 square foot detached garage/storage building will be the largest of its kind in the entire subdivision, it will not be the largest structure as there are double-wide mobile homes and mobile homes with additions in the neighborhood that exceed 2,000 square feet. Also, the applicant's lot is one of the largest in the development. It will not appear to be as large with so much property surrounding it.

The largest accessory structure in the development is 1,008 square feet. Its primary residence is 1,736 square feet and the lot is 1.45 acres, half of which is forested wetlands.

6. *Whether that in no case shall a variance be granted which will result in a change of land use that would not be permitted in the applicable land use designation;*

Granting this variance will not result in a change of land use. The home will remain a residential use in a residential district. The larger storage building is needed to protect the owner's recreational vehicles, lawn equipment, and other incidental items that homeowners often accrue such as patio furniture.

7. *Whether that in no case shall the Land Use Hearing Officer or the Planning Commission grant a variance which would result in creation of any residual lot or parcel which does not meet the requirements of this Code; and*

Granting this request will not result in the creation of a lot or parcel that does not meet the requirements of the Code. This variance request will not change the size, shape or use of the property.

8. *Whether that the granting of the variance does not circumvent a condition or the intent of a condition placed on a development by the Planning Commission or the BoCC.*

The subdivision developed under the former Rural Conservation (RC) zoning district requirements from its origin in the early 1980s and was fully built out by 2000. Accessory structures have always been required to be incidental to the use of the property and subordinate in size since the 1970 zoning ordinance was adopted. A variance to the size of the structure was not permitted until the LDC was amended in 2010 to enable such requests. Granting this request will not circumvent any conditions of approval. The Board realized in 2010 that there were legitimate reasons for a resident to need an accessory structure that is larger than the primary. These included multiple functions consolidated into one structure and the storage of multiple vehicles.

**Surrounding Future Land Use Designations and Existing Land Use Activity:**

The table to follow provides details of abutting structures and lot parameters.

**Table 1**

<p><b>Northwest:</b> RL-3X 792 sq.ft. Mobile Home On a ±26,572 sq.ft. lot</p>	<p><b>North:</b> RL-3X 1,248 sq.ft. Mobile Home On a ±31,363 sq.ft. lot</p>	<p><b>Northeast:</b> RL-3X 924 sq.ft. Mobile Home On a ±31,799 sq.ft. lot</p>
<p><b>West:</b> RL-3X Vacant ±26,572 sq.ft. lot</p>	<p><b>Subject Property:</b> RL-3X 912 sq.ft. Mobile Home On a ±35,445 sq.ft. lot</p>	<p><b>East:</b> RL-3X 2,100 sq.ft. Mobile Home On a ±33,977 sq.ft. lot</p>
<p><b>Southwest:</b> RL-3X 1,728 sq.ft. Mobile Home On a ±26,572 sq.ft. lot</p>	<p><b>South:</b> RL-3X 1,064 sq.ft. Mobile Home On a ± 35,018 sq.ft. lot</p>	<p><b>Southeast:</b> RL-3X 1,296 sq.ft. Mobile Home On a ±4.62-acre lot</p>

The size of the surrounding homes varies in size significantly. The applicant’s home is on the small side of the data shown in Table 1 above. The neighboring lot sizes are not as different. Except for one other, the applicant has the largest of all the abutting lots. The applicant’s property is a corner lot on a street with a broad turning radius. It has the most roadway frontage at ±424 feet of all the nearby lots. The applicant has a few recreational vehicles and a boat. With so much roadway exposure, the applicant needs some enclosed space for the recreational vehicles.

**Comments from other Governmental Agencies:**

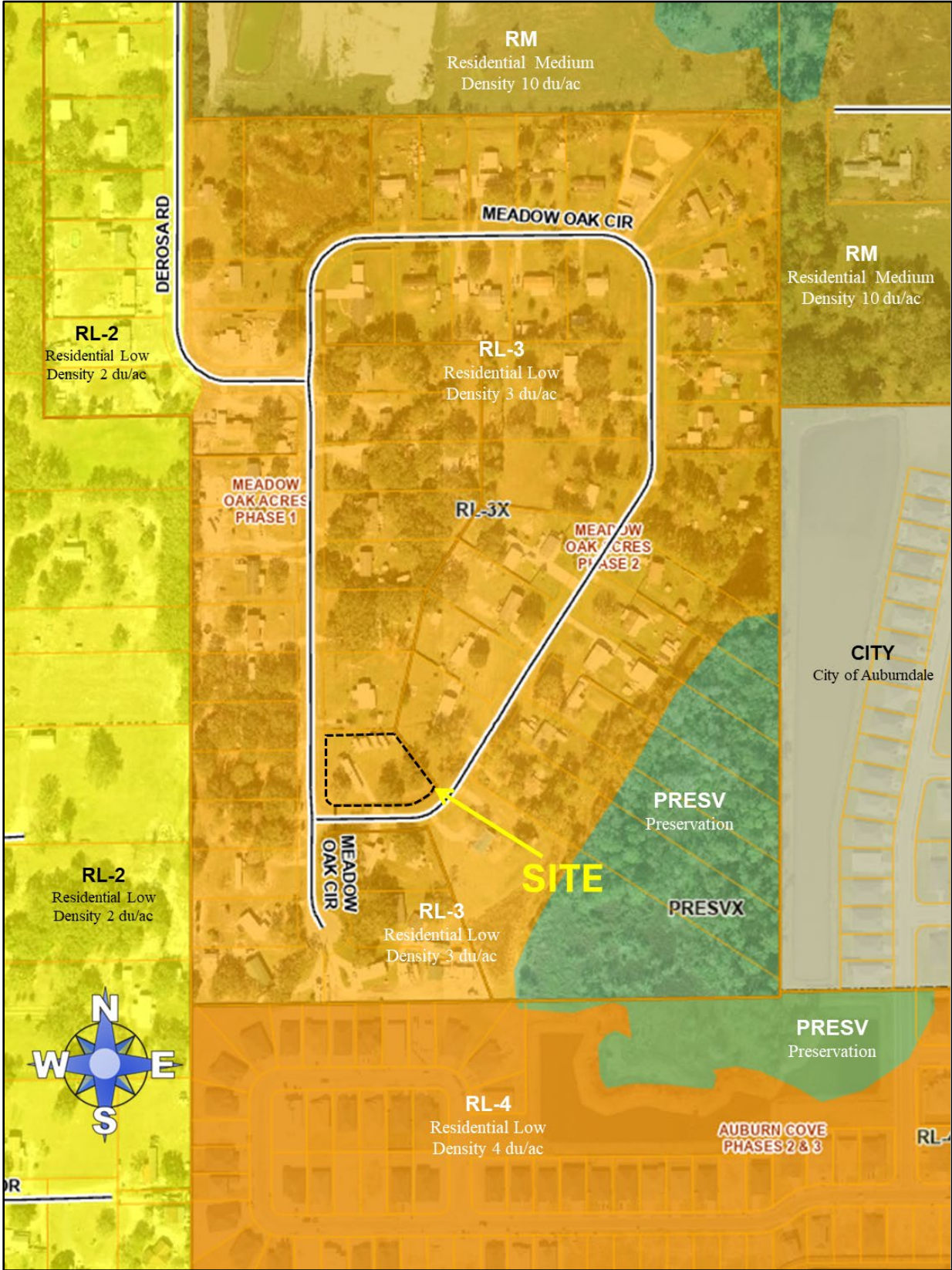
None.

**Exhibits:**

- Exhibit 1 - Location Map
- Exhibit 2 - Future Land Use Map
- Exhibit 3 - 2024 Aerial Photo (context)
- Exhibit 4 - 2024 Aerial Close-up w/ building location
- Exhibit 5 - Applicant's Site Plan
- Exhibit 6 - Building Elevation Drawings
- Exhibit 7 - Applicant's Justification



Location Map



# Future Land Use Map





2024 Aerial Photo (context)

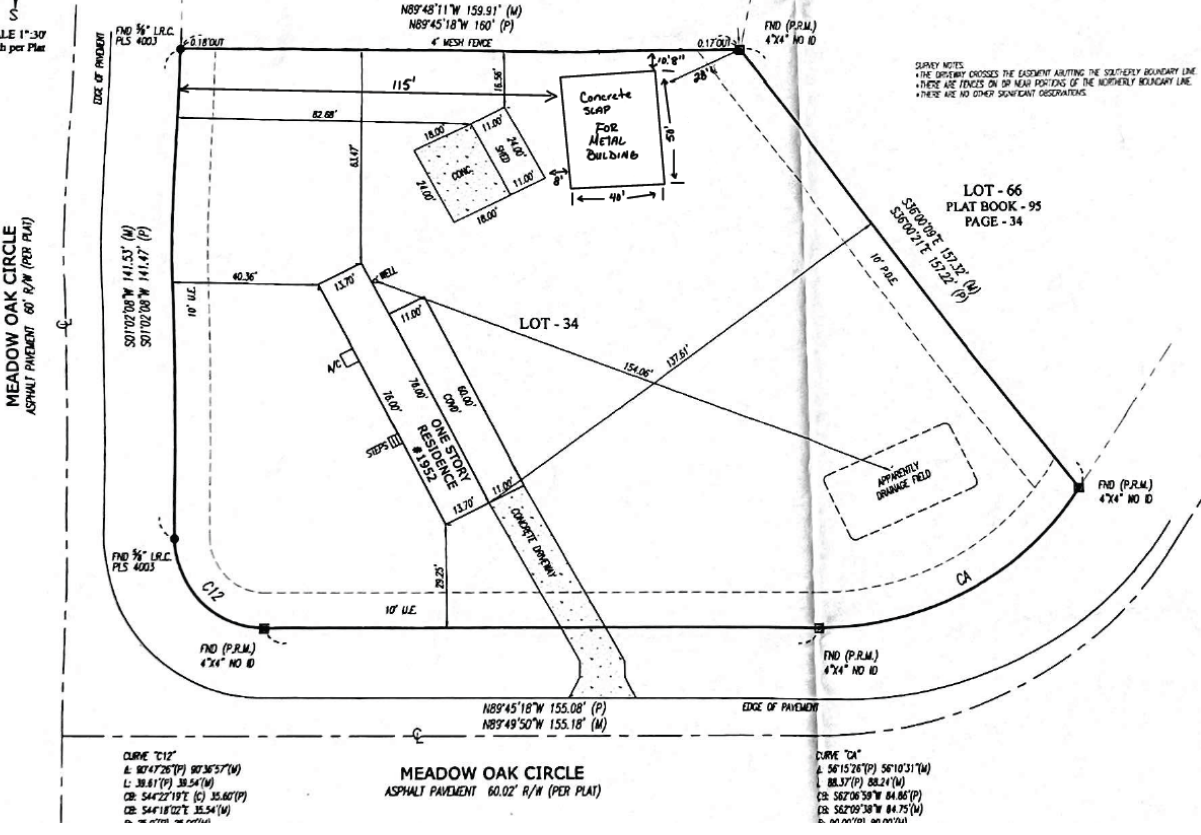


2024 Aerial Close-up w/site plan

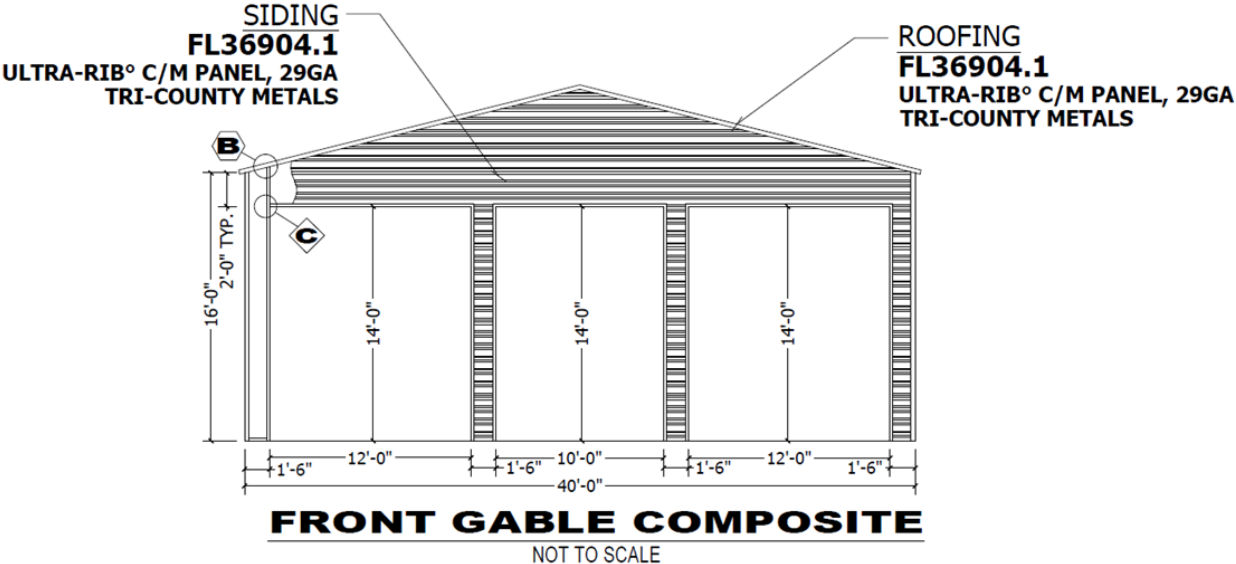


**BOUNDARY SURVEY**

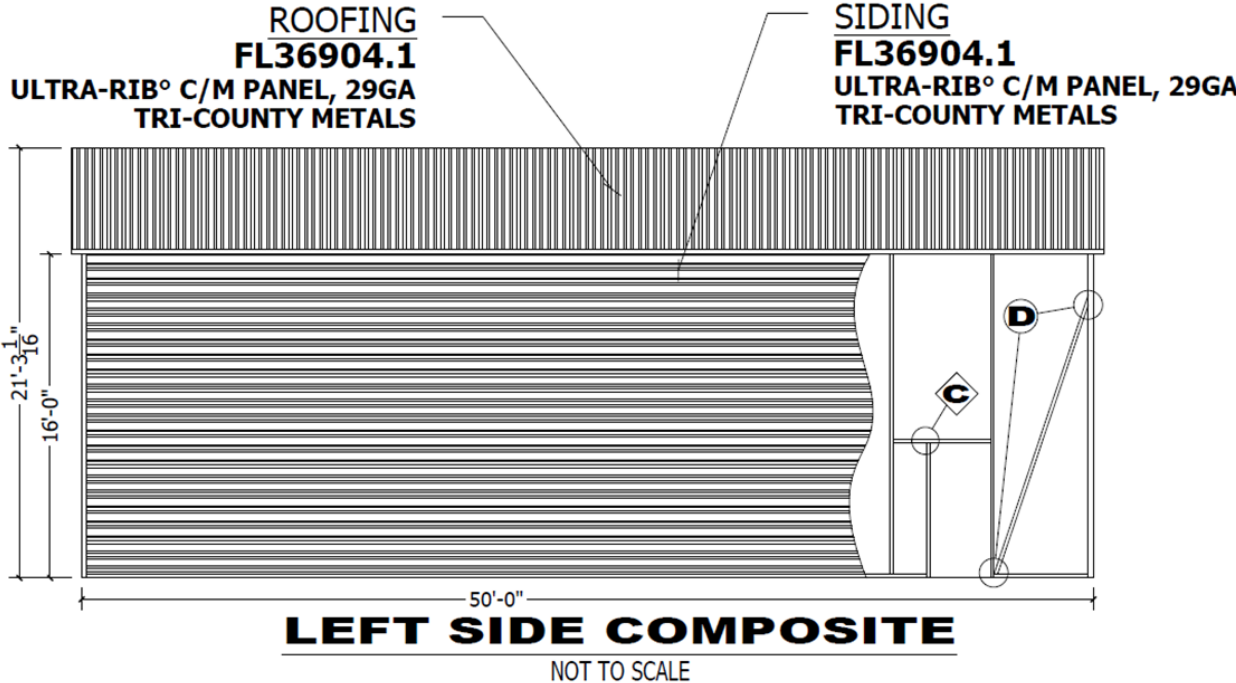
Legal Description:  
 Lot 34, MEADOW OAK ACRES - PHASE ONE, according to the map or plat thereof as recorded in Plat Book 92, Page 36, Public Records of Polk County, Florida.  
 TOGETHER WITH 1993 FLEE Mobile Home, ID# GAFLP07A2678542



Applicant's Site Plan



# Building Elevation Drawings



**CRITERIA FOR GRANTING VARIANCE**

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

No

**What special conditions exist that are peculiar to the land, structure, or building involved?**

No

**When did you buy the property and when was the structure built? Permit Number?**

N/a

**What is the hardship if the variance is not approved?**

I can't store my Rv

**Is this the minimum variance required for the reasonable use of the land?**

Yes

**Do you have Homeowners Association approval for this request?**

N/A

## Applicant's Justification

# LDLVAR-2024-47 - Pacheco Abigail Rivera

Menu Reports Help

Application Name: [Pacheco Abigail Rivera](#)

File Date: [08/22/2024](#)

Application Type: [LUHO - Variance](#)

Application Status: [In Review](#)

Application Comments: 

View ID	Comment	Date
---------	---------	------

Description of Work: [Seeking a variance for Steel enclosed Building to storage personal RV, side by side ATV and Boat storage. Building dimensions are 40w x 50L x 16H](#)

Application Detail: [Detail](#)

Address: [1952 MEADOW OAK CIR, POLK CITY, FL 33868](#)

Parcel No: [252708298375000340](#)

Owner Name: [PACHECO ABIGAIL RIVERA](#)

Contact Info:	Name	Organization Name	Contact Type	Contact Primary Address	Status
	<a href="#">Abigail Pacheco</a>		Applicant	<a href="#">Mailing_1952 Meadow o...</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: [\\$541.00](#)

Total Fee Invoiced: [\\$541.00](#)

Balance: [\\$0.00](#)

Custom Fields: LD\_GEN\_BOA

GENERAL INFORMATION

Expedited Review

Number of Lots

-

Will This Project Be Phased

Acreage

[0.81](#)

DRC Meeting Time

-

DRC Meeting

[10/10/2024](#)

Rescheduled DRC Meeting

-

Rescheduled DRC Meeting Time

Green Swamp

[No](#)

Number of Units

-

Case File Number

-

Is this Polk County Utilities

One Year Extension

-

FS 119 Status

[Non-Exempt](#)

PUBLIC HEARINGS

Development Type

[Land Use Hearing\\_](#)

[Officer](#)

Variance Type

[Accessory\\_](#)

[Larger than](#)

[Principle](#)

[Affordable Housing](#)

Application Type

[Variance](#)

Brownfields Request

-

ADVERTISING

Advertising Board

[Land Use Hearing\\_](#)

[Officer](#)

Legal Advertising Date

-

MEETING DATES

LUHO Hearing Date

[11/12/2024](#)

ALCOHOL BEVERAGE DIST REQ

COMMUNICATION TOWER

CRITERIA FOR GRANTING VARIANCE

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

[No](#)

What special conditions exist that are peculiar to the land, structure, or building involved?

[No](#)

When did you buy the property and when was the structure built? Permit Number?

[N/a](#)

What is the hardship if the variance is not approved?

[I can't store my Rv](#)

Is this the minimum variance required for the reasonable use of the land?

[Yes](#)

Do you have Homeowners Association approval for this request?

[N/A](#)

LD\_GEN\_BOA\_EDL

[Opening DigEplan List...](#)

DigEplan Document List

-

PLAN REVIEW FIELDS

TMPRecordID

[POLKCO-24EST-00000-40653](#)

RequiredDocumentTypesComplete

[Yes](#)

DocumentGroupforDPC

[DIGITAL PROJECTS LD](#)

AdditionalDocumentTypes

[Applications, AutoCad File, Binding, Site Plans \(PDs and CUs\), 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](#)

DigitalSigCheck

[Yes](#)

RequiredDocumentTypes

-

Activate DPC

Activate FSA

[Yes](#)

PLAN UPLOAD ACKNOWLEDGEMENT

Upload Plans Acknowledgement

[x](#)

LAND USE

Selected Area Plan LU Code

NOR

Neighborhood Organization Registry (NOR)

PUBLIC MAILERS

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

Workflow Status:	Task	Assigned To	Status	Status Date	Action By
	<a href="#">Application Submittal</a>	Lisa Simons-Iri...	Application ...	09/13/2024	Lisa Simons-Iri...
	<a href="#">Roads and Drainage Review</a>	Phil Irven	Approve	09/16/2024	Phil Irven
	<a href="#">Planning Review</a>	Erik Peterson			
	Review Consolidation				
	Public Notice				
	Hearing Officer				
	Final Order				
	Archive				

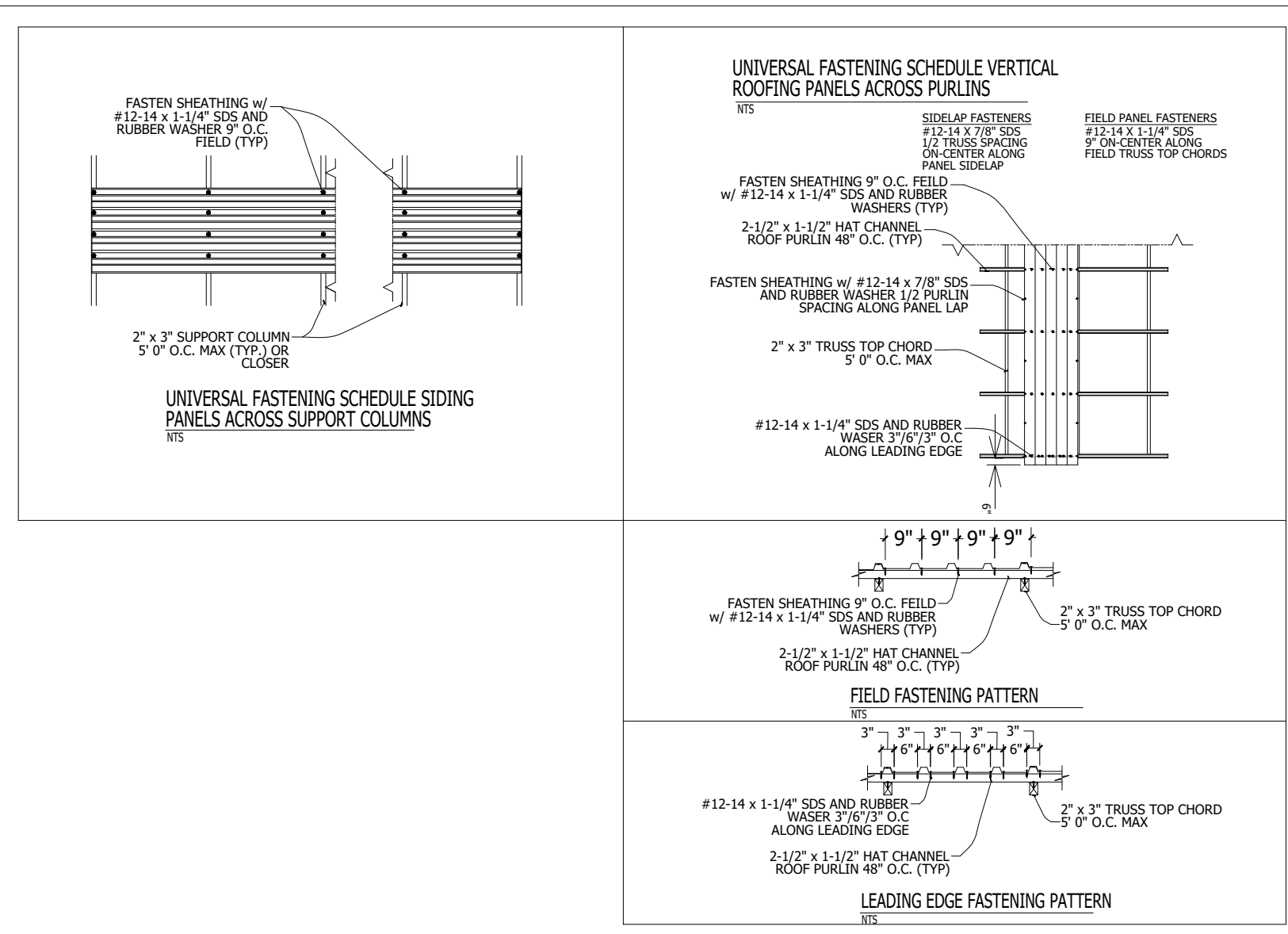
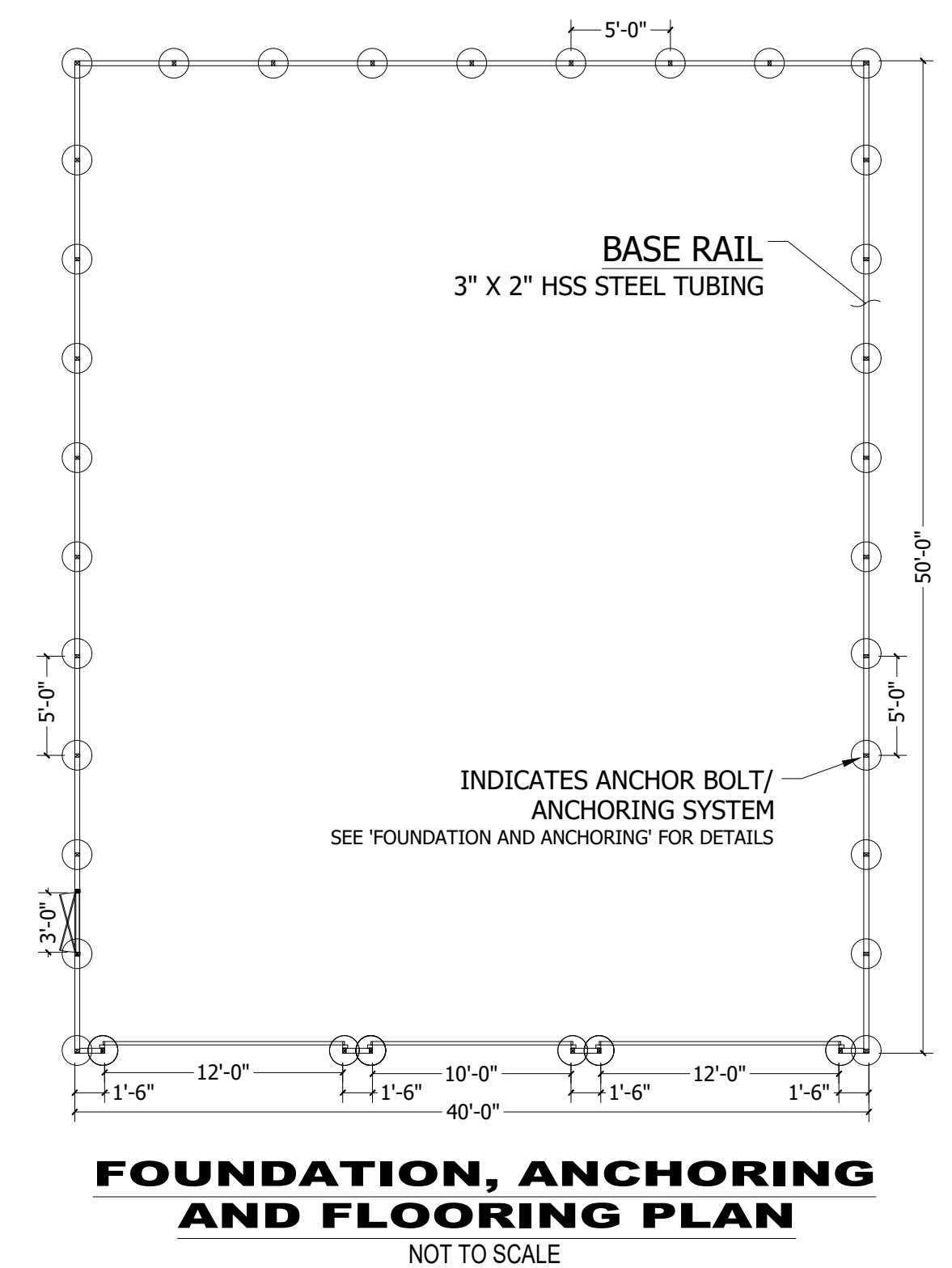
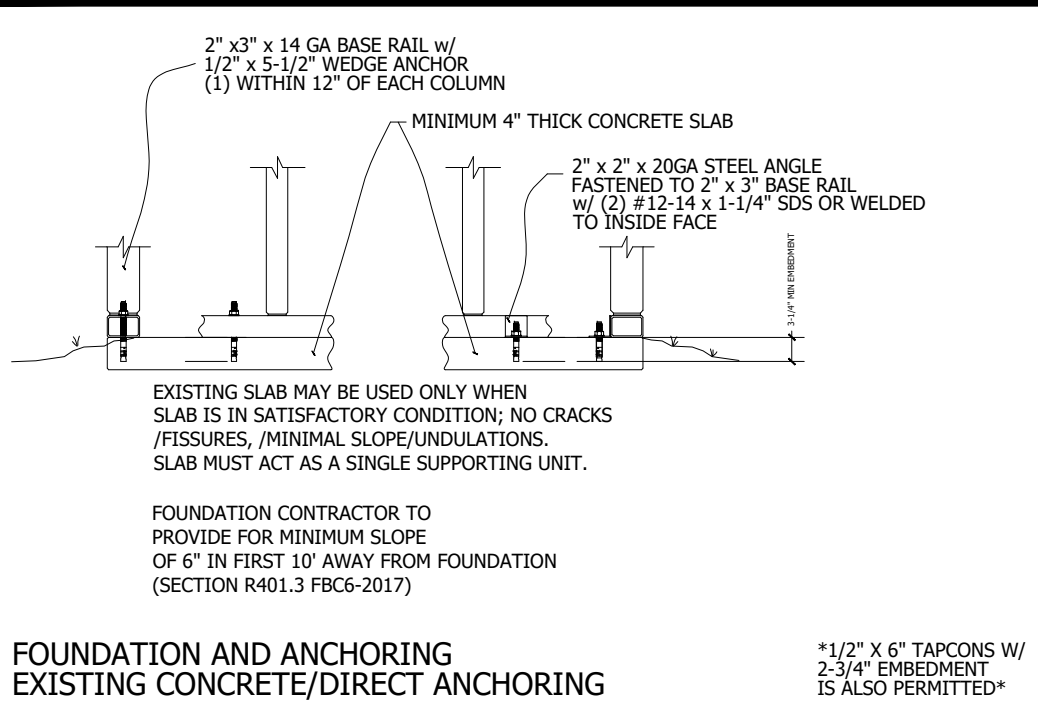
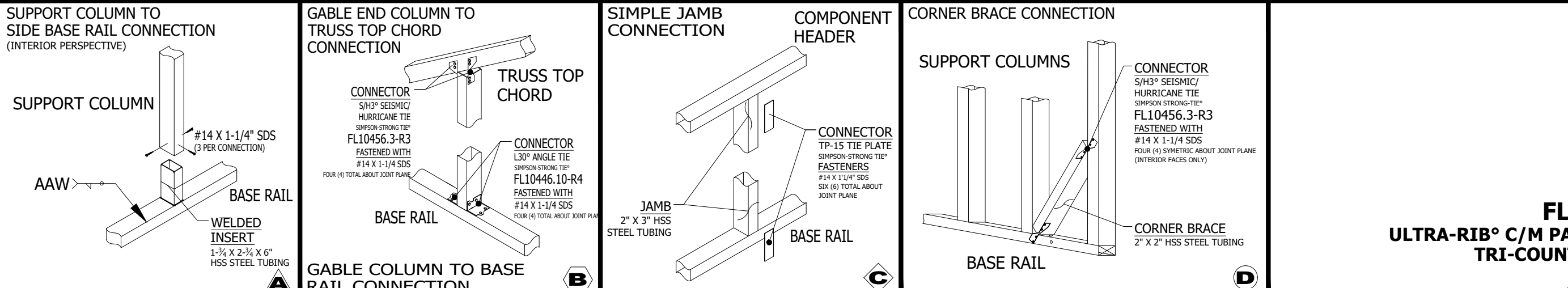
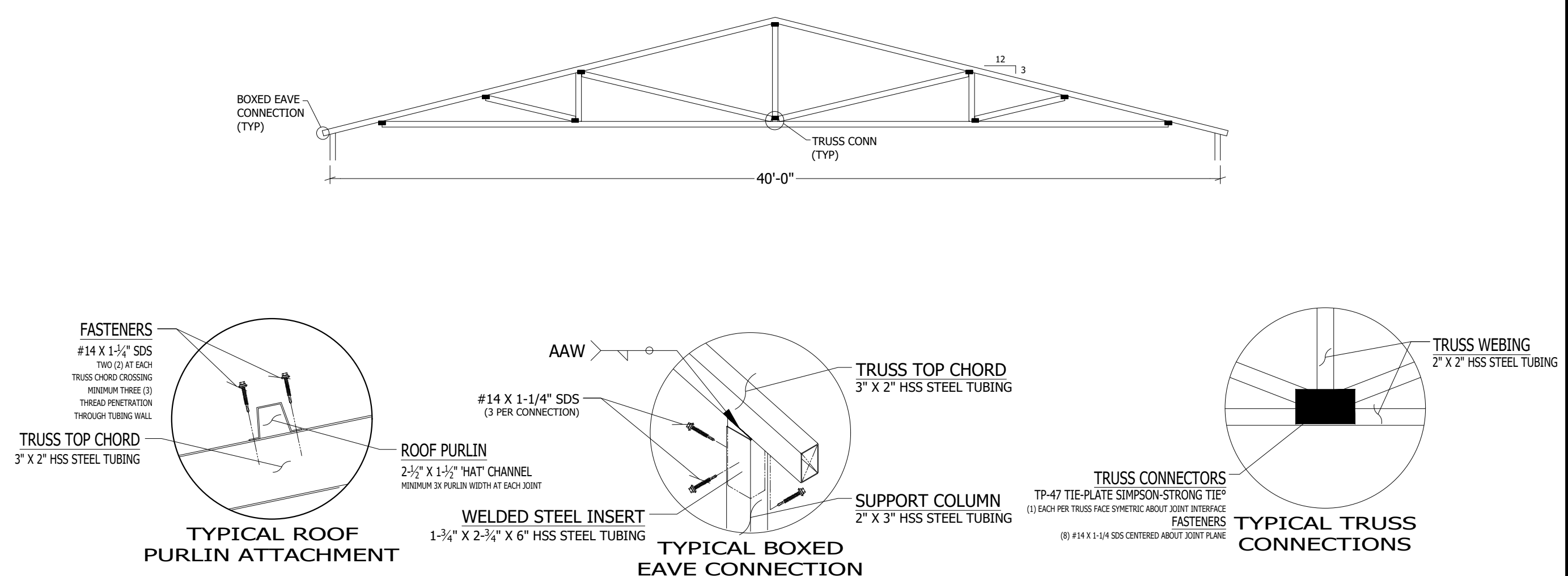
Condition Status:	Name	Short Comments	Status	Apply Date	Severity	Action By
Scheduled/Pending Inspections:	Inspection Type	Scheduled Date	Inspector	Status	Comments	
Resulted Inspections:	Inspection Type	Inspection Date	Inspector	Status	Comments	





**TRUSS CONFIGURATIONS**

PROPORTIONAL SCALE



**WELDING TABLE**

PRELIFT	1/8"
SQUARE	1/8"
BEVEL	1/8"

**COMPONENTS AND CLADDING (exp=B, gcpi=+/-0.18 (Enclosed))**

VELOCITY ULTIMATE	PRESSURE (PSF)					
	ROOF			WALLS		
	1	2	3	4/5 AVG NORMAL	4/5 AVG PARALLEL	
140 MPH	-17.6	-24.7	-38.1	+17.7	-20.8	+17.5 -20.6

**FLORIDA PRODUCT APPROVAL CHART**

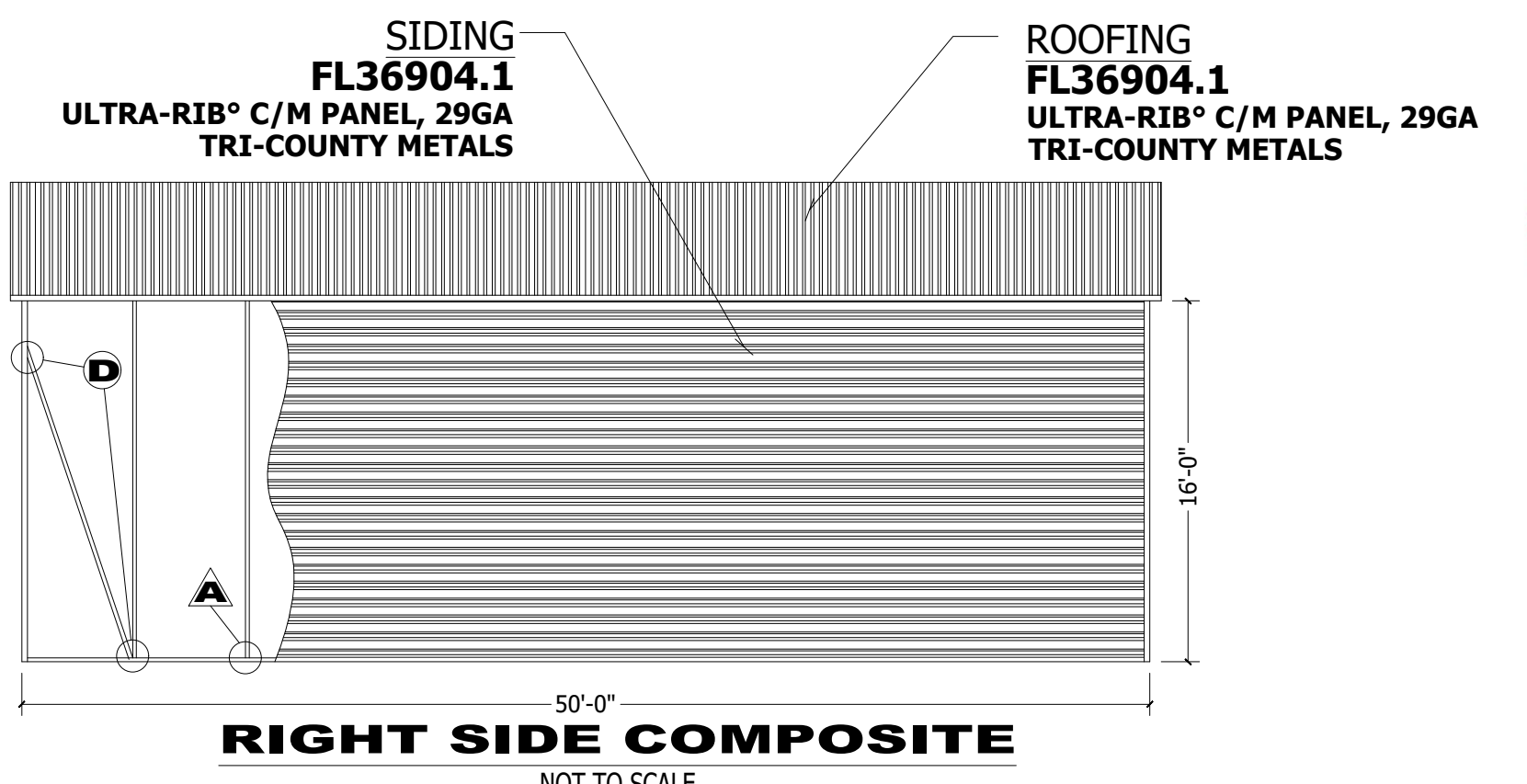
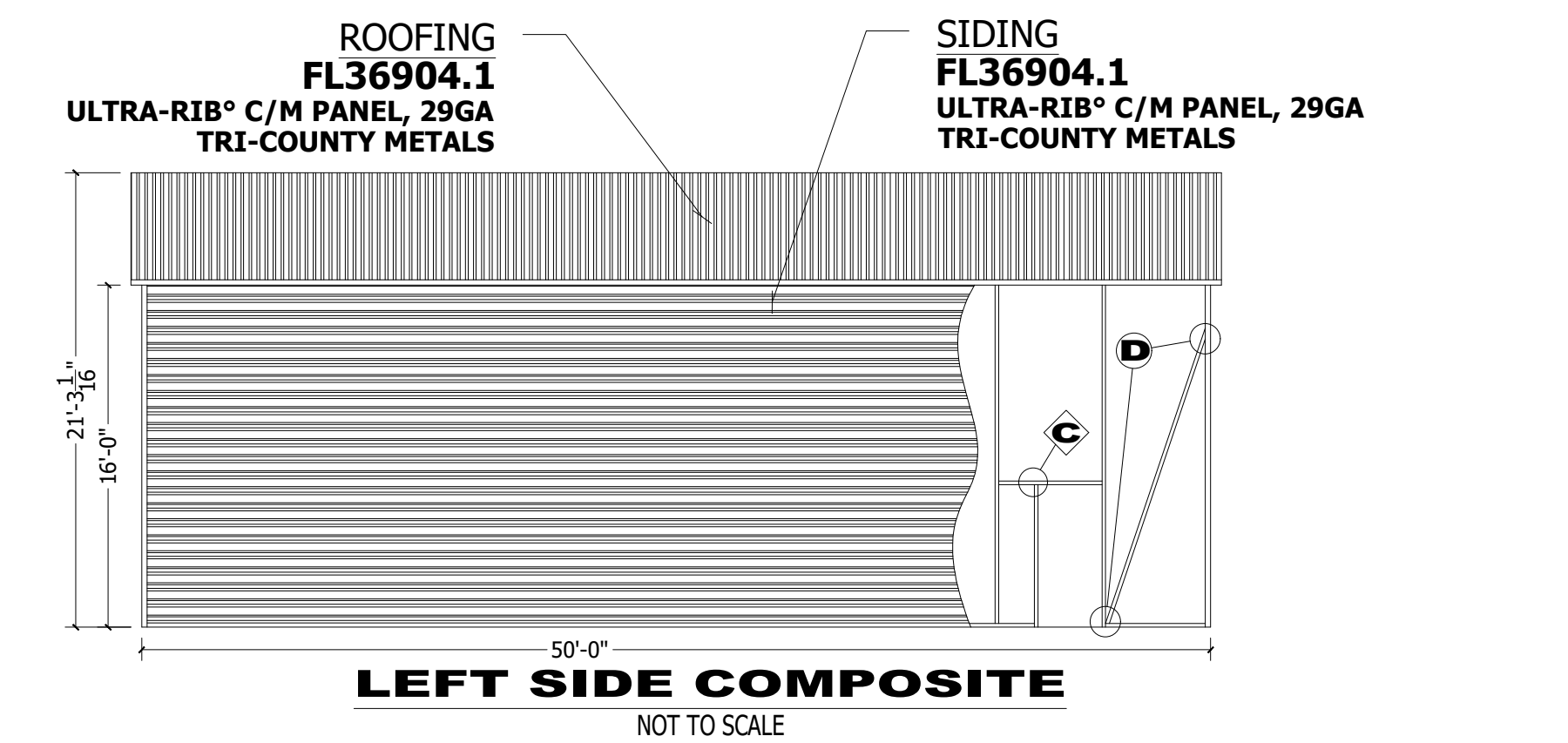
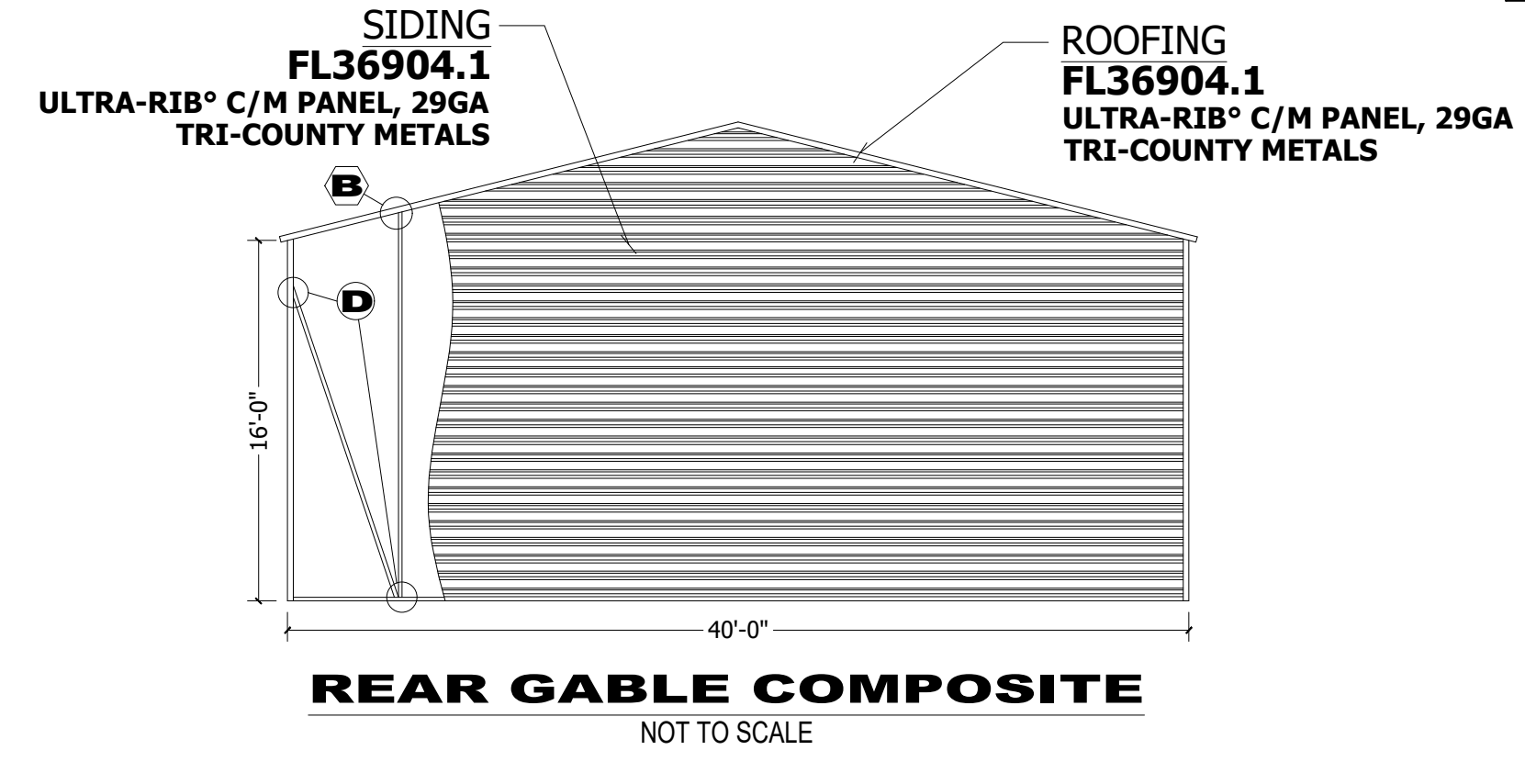
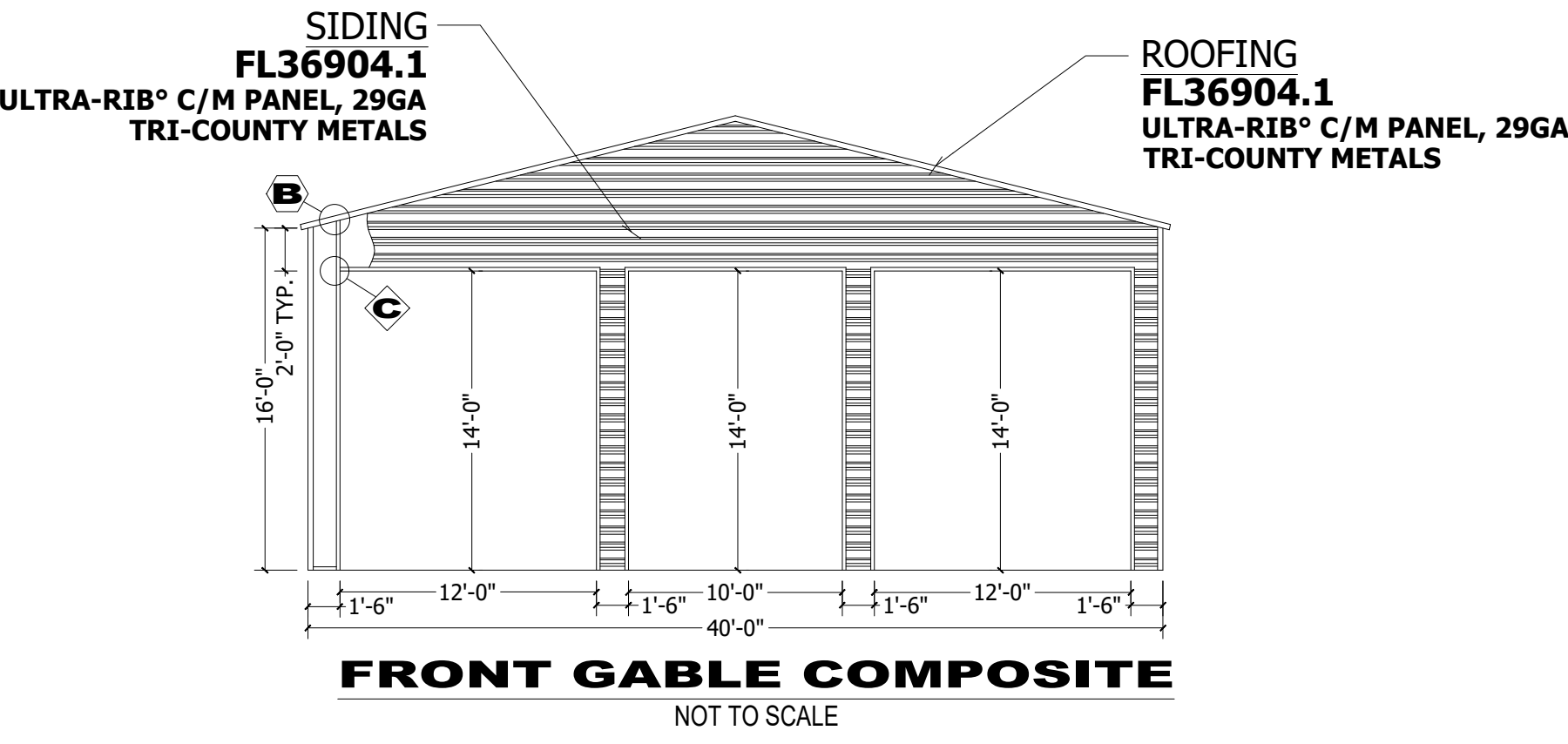
PRODUCT APPROVAL NUMBER	MANUFACTURER	DESCRIPTION
FL 36904.1	TRI-COUNTY METALS	29 GA ULTRA-RIB C/M PANEL

**NOTES**

- ALL HAT CHANNEL SHALL BE A MIN. OF 18 GA.
- ALL STRUCTURAL TUBING SHALL BE A MIN. OF 14 GA.
- ALL UNIVERSAL STEEL SHALL BE A MIN. OF 29 GA STRUCTURAL STEEL PANELS AND HAVE A YIELD STRENGTH OF 80 KSI OR ANOTHER FBC APPROVED PANEL.

**WIND SPEED VS. LEG SPACING AND CLADDING TABLE**

DESIGN VELOCITY ULTIMATE	4' ON CENTER	5' ON CENTER
140 MPH	29 GA.	29 GA.



IF THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY MICHAEL J. WOJTUNIAK, P.E. ON ANY ELECTRONIC COPIES, THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES. UNLESS THE RAISED SEAL HAS BEEN UTILIZED.

**DESIGN STATEMENT:**  
THESE PLANS WERE DESIGNED FOLLOWING THE 2023 8TH EDITION FLORIDA BUILDING CODE AND ASCE 7-22, INCLUDING CHAPTER 16 ON STRUCTURAL DESIGN, AN ULTIMATE WIND SPEED OF 140 MPH, (3 SECOND GUST) IN WIND EXPOSURE CATEGORY "B". THIS STRUCTURE HAS BEEN DESIGNED AS RISK CATEGORY II. THE COMPONENTS AND CLADDING WERE DESIGNED BASED ON A WIND PRESSURE. THIS STRUCTURE HAS BEEN DESIGNED AS EITHER AN OPEN/ENCLOSED OR PARTIALLY ENCLOSED STRUCTURE AS PER NOTED.

**ENGINEERING** • **PLANNING** • **PERMITTING**

**REVISIONS:**

NO.	DATE	DESCRIPTION

**PROJECT:** CENTRAL FLORIDA STEEL BUILDINGS (140 MPH)  
**SHEET TITLE:** CONVENTIONAL ROOF ENCLOSED

**ENGINEER:** MICHAEL J. WOJTUNIAK, P.E.  
P.E. NO. 60934  
EMAIL: mw@tunak@epieng.net

**DATE:** 7-21-24

**SHEET NO.:** A-1

\*\*\*THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY MICHAEL J. WOJTUNIAK, P.E. ON ANY ELECTRONIC COPIES, THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES. UNLESS THE RAISED SEAL HAS BEEN UTILIZED. USING A SHA AUTHENTICATION CODE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES. UNLESS THE RAISED SEAL HAS BEEN UTILIZED.\*\*\*



Polk County  
Polk County Land Use Hearing Officer

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Agenda Item

11/12/2024

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**SUBJECT**

LDLVAR-2024-48 (5th St W Variance)

**DESCRIPTION**

The applicant is requesting a reduction in the accessory rear setback from fifteen (15) feet to one (1) foot for a shed and pool. The subject site is located 120 W 5th St, west of Rifle Range Rd, east of Avenue A W, north of 6th St W, west of the city of Winter Haven in Section 17, Township 29, Range 26.

**RECOMMENDATION**

Conditional Approval

**FISCAL IMPACT**

No Fiscal Impact

**CONTACT INFORMATION**

Aleya Inglima

Land Development Division

330 W. Church Street

Bartow, FL 33830

(863) 534-6764

aleyainglima@polk-county.net

**POLK COUNTY  
LAND USE HEARING OFFICER  
STAFF REPORT**

<b>DRC Date:</b>	October 17, 2024	<b>CASE #:</b>	LDLVAR-2024-48 (5th St W Variance)
<b>LUHO Date:</b>	November 12, 2024	<b>LDC Section:</b>	Section 209.G

**Request:** The applicant is requesting a reduction in the accessory rear setback from fifteen (15) feet to one (1) foot for a shed and pool.

**Applicant:** Ryan White

**Property Owner:** Alvaro Romero Aguilar, Danielle Romero Aguilar

**Location:** 120 W 5th St, west of Rifle Range Rd, east of Avenue A W, north of 6th St W, west of the city of Winter Haven in Section 17, Township 29, Range 26.

**Parcel ID#:** 262917-6895000-018420

**Size:** ±0.65 acres

**Land Use Designation:** Residential Suburban-X (RSX)

**Development Area:** Suburban Development Area (SDA)

**Case Planner:** Aleya Inglima, Planner II

**Summary:**

The applicant is requesting a reduction in the accessory rear setback from fifteen (15) feet to one (1) foot for a shed and pool. The owner purchased the property September 2020. This parcel was recorded via warranty deed on December 31, 1968, prior to the Land Development Code and Comprehensive Plan. The property is located off 5<sup>th</sup> St W, a local road and is in a Residential Suburban (RS) future land use. The rear setbacks established in RS land use districts are set at fifteen feet for accessory structures. Table 2.2 states that RS land use density is 1 du/5 ac. The size of this parcel (0.65 acres) significantly limits the amount of buildable space without some relief from the setbacks. The proposed request necessitates public hearing and approval from the Land Use Hearing Officer (LUHO), in accordance with Chapter 9, Section 931 of the Land Development Code (LDC).

The applicant was cited by Code Enforcement for building without a permit for the pool and seeks to come into compliance. The Code Enforcement Special Magistrate has found it to be a violation. CMA-2022-553 is pending as the owner is seeking approval for the pool to be located one foot off the rear property line. The applicant has also applied for a building permit (BT-2024-12664). Staff finds this request will cause no harm to the community or neighbors. The subject parcel is surrounded by a cluster of lots up to (1) one acre.

Staff recommends approval of LDLVAR-2024-48 as the request meets the following criteria listed in Section 931:

- The request **will not be injurious to the area involved or otherwise detrimental to the public welfare** because it is in character with the surrounding developed lots, many have accessory structures.
- The **special conditions and circumstances present in the request do not result from the actions of the applicant** the lot is smaller than the Residential Suburban (RS) land use designation.

### **Development Review Committee**

The Development Review Committee, based on the criteria for granting variances, the submitted application, and a recent site visit, finds that the applicant's request as written **IS CONSISTENT** with Section 931 of the Polk County Land Development Code (LDC) and recommends **APPROVAL of LDLVAR-2024-48.**

### **CONDITIONS OF APPROVAL:**

1. The applicant is requesting a reduction in the accessory rear setback from fifteen (15) feet to one (1) foot for a shed and pool. Further additions or structures placed on the property shall be required to meet the setback requirements of Table 2.2 of the Polk County Land Development Code or re-apply for another variance approval from the Land Use Hearing Officer.
2. The applicant shall have one (1) year from the date the Land Use Hearing Officer's Final Order is rendered to apply for all necessary building permits and pay all associated fees for the proposed addition.
3. This variance does not authorize any encroachments into easements, and the applicant shall be responsible to make certain there are no encroachments unless approval is granted by the easement holder and/or any applicable permitting agencies. The property owner(s) is also responsible for compliance with any restrictions of record pertaining to lots and/or land and this approval shall not be used to supersede authority over those restrictions.

### **GENERAL NOTES**

*NOTE: This staff report was prepared without the benefit of testimony and evidence submitted by the public and other interested parties at a public hearing.*

*NOTE: Approval of this variance shall not constitute a waiver or an additional variance from any applicable development regulation unless specifically noted in the conditions of approval and consistent with LDC.*

*NOTE: All conditions of approval, unless otherwise specified, shall be met prior to the effectiveness and validity of the variance approval.*

*NOTE: All written commitments made in the application and subsequent submissions of information made during the application review process, which are on file with the Land Development Division, shall be considered to be binding upon the applicant, provided such commitments are not at variance with the Comprehensive Plan, LDC or other development regulations in effect at the time of development.*

*NOTE: Issuance of a development permit by the county does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the county for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.*

**DEMONSTRATIONS OF THE CRITERIA FOR GRANTING VARIANCES SUMMARIZED BELOW:**

1. *Whether granting the variance will be in accordance with the general intent and purpose of this Code, and that the variance will not be injurious to the area involved or otherwise detrimental to the public welfare;*

The subject site was recorded on December 31, 1968. This lot and many of the surrounding homes in this community were developed prior to the Land Development Code and Comprehensive Plan. The applicant is requesting a reduction in the accessory rear setback from fifteen (15) feet to one (1) foot for a pool and shed on the subject property. This request is associated with Code Enforcement Special Magistrate case CMA-2022-553. The size of this parcel (0.65 acres) significantly limits the amount of buildable space without some relief from the setbacks. The granting of this variance is not expected to be injurious to the area or detrimental to the public welfare as several other homes in this area have accessory detached structures and do not meet setbacks due to the narrowness of the lots.

2. *Whether special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the applicable land use district;*

The parcel is approximately 70 feet in depth making it difficult to place multiple accessory structures. This property is located in the RS land use district and is approximately 0.65 acres. According to Table 2.2 of the LDC, minimum lot sizes in RS are 1 du/5 ac. The lot was recorded via warranty deed on December 31, 1968, prior to the Land Development Code and Comprehensive Plan. The rear setbacks established by RS land use is fifteen feet.

3. *Whether provided the special conditions and circumstances present in the request do not result from the actions of the applicant;*

The homes within this community started to develop prior to the 1960s. Accessory structures are common in this community. To the south of the subject site and homes within this community have accessory structures close to the property line. The relatively large setbacks on small lots established within this development were not actions of the individual property owners. Pools are allowed pursuant to Section 211.

4. *Whether granting the requested variance will not confer on the applicant any special privilege that is denied by the provisions of this Code and will constitute unnecessary and undue hardship on the applicant;*

Every variance approval is a special privilege, but no other variances have been requested in this community. There are similar accessory structures from neighboring properties.

5. *Whether the variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure;*

The applicant is requesting a variance from the required fifteen rear setback for a pool and shed. The lot size of the subject site is 0.65 and the variance request, if approved, would make possible reasonable use of the land.

6. *Whether that in no case shall a variance be granted which will result in a change of land use that would not be permitted in the applicable land use designation;*

Granting this variance will not result in a change of land use. The proposed structure is considered a part of the primary residence. Therefore, the request will remain residential and does not result in a change of land use.

7. *Whether that in no case shall the Land Use Hearing Officer or the Planning Commission grant a variance which would result in creation of any residual lot or parcel which does not meet the requirements of this Code; and*

Granting this request will not result in the creation of a lot or parcel that does not meet the requirements of the Code. This variance request will not change the size, shape, or use of the property.

8. *Whether that the granting of the variance does not circumvent a condition or the intent of a condition placed on a development by the Planning Commission or the BoCC.*

Granting this variance will not circumvent a condition or the intent of a condition placed on the development by the Planning Commission or the BoCC.

**Surrounding Future Land Use Designations and Existing Land Use Activity:**

The table to follow provides details of abutting uses and their regulatory parameters.

<b>Northwest:</b> Mobile Home Residential Suburban (RS)	<b>North:</b> Vacant Residential Suburban (RS)	<b>Northeast:</b> Vacant Residential Suburban (RS)
<b>West:</b> Mobile Home Residential Suburban (RS)	<b>Subject Property:</b> Mobile Home Residential Suburban (RS)	<b>East:</b> Mobile Home Residential Suburban (RS)
<b>Southwest:</b> Mobile Home Residential Suburban (RS)	<b>South:</b> Mobile Home Residential Suburban (RS)	<b>Southeast:</b> Mobile Home Residential Suburban (RS)

The subject property has a Future Land Use district of Residential Suburban (RS) within the Suburban Development Area (SDA). The subject site is surrounded by mobile homes, many having accessory structures. Based on the surrounding neighborhood, a recent site visit, and the variance application provided by the applicant, staff believes that the proposed variance is compatible with the surrounding development.

**Comments from other Governmental Agencies:**

None.

**Exhibits:**

Exhibit 1 –Location Map

Exhibit 2 – Future Land Use

Exhibit 3 – Aerial Context

Exhibit 4 – Aerial Close-up

Exhibit 5 – Applicant Site Plan

Exhibit 6 – Applicant’s Justification

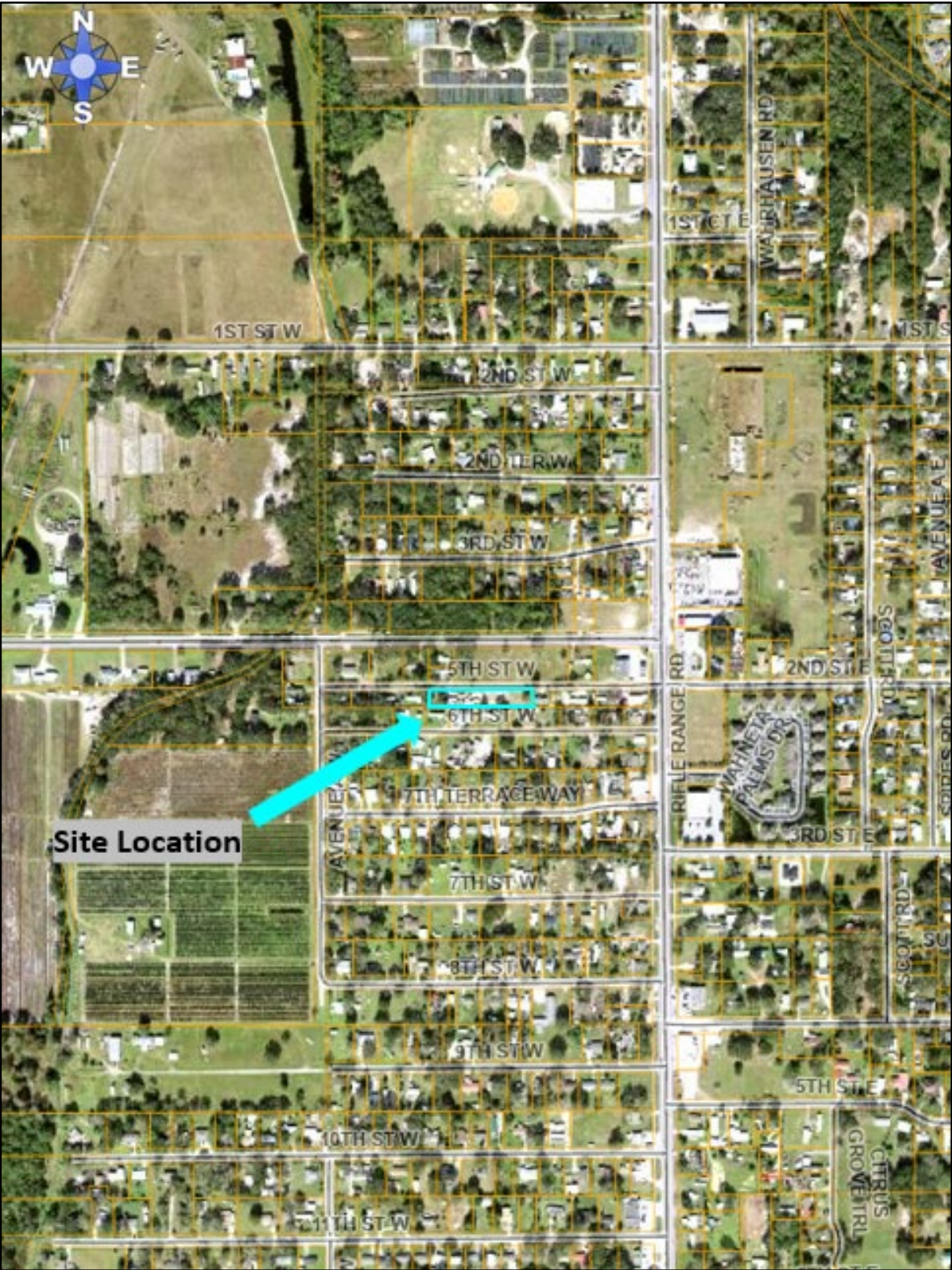




# Location Map



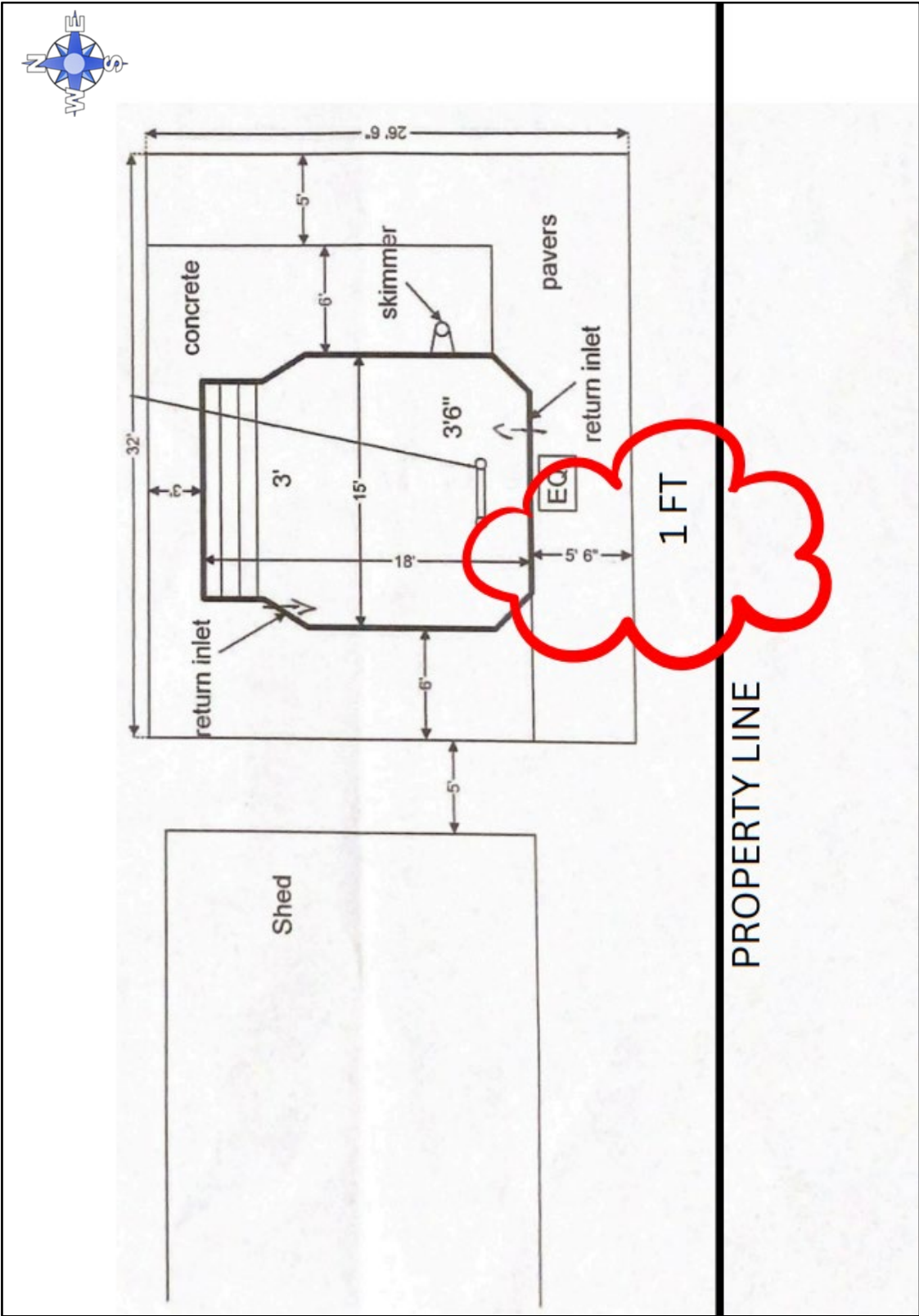
# Future Land Use Map



# Aerial Context



## Aerial Close-Up



Site Plan

## CRITERIA FOR GRANTING VARIANCE

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

No

What special conditions exist that are peculiar to the land, structure, or building involved?

None

When did you buy the property and when was the structure built? Permit Number?

bt-2024-12664

What is the hardship if the variance is not approved?

pool already built

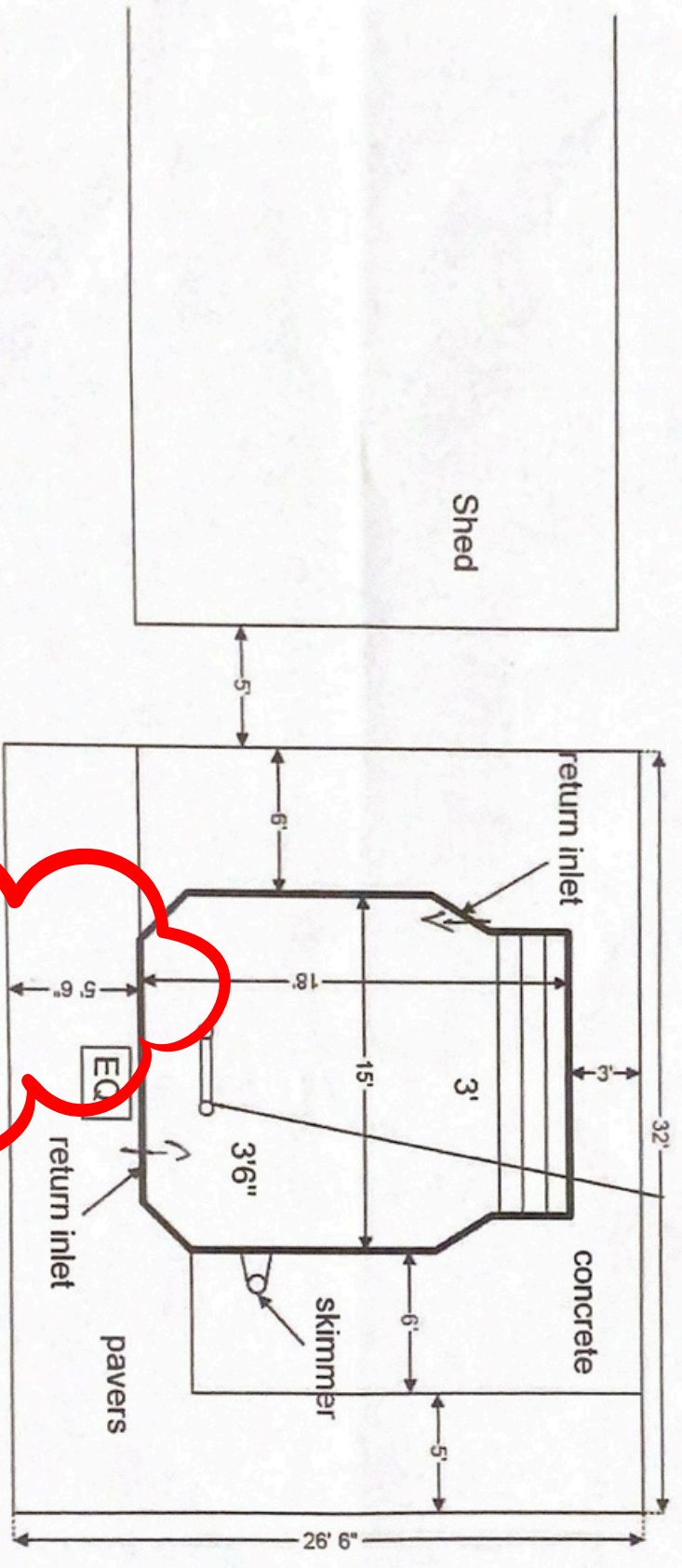
Is this the minimum variance required for the reasonable use of the land?

4ft

Do you have Homeowners Association approval for this request?

none

## Applicant's Justification



PROPERTY LINE

1 FT





# LDLVAR-2024-48 - Romero Variance

Menu Reports Help

Application Name: [Romero Variance](#)

File Date: [08/26/2024](#)

Application Type: [LUHO - Variance](#)

Application Status: [Approved For Hearing](#)

Application Comments: View ID Comment Date

Description of Work: [setback reduction for rear](#)

Application Detail: [Detail](#)

Address: [120 W 5TH ST, WINTER HAVEN, FL 33880](#)

Parcel No: [262917689500018420](#)

Owner Name: [AGUILAR ALVARO ROMERO](#)

Contact Info:	Name	Organization Name	Contact Type	Contact Primary Address	Status
	<a href="#">Ryan P White</a>		Applicant	<a href="#">Mailing</a>	Active

Licensed Professionals Info:	Primary	License Number	License Type	Name	Business Name	Business License #
Job Value:	<a href="#">\$0.00</a>					
Total Fee Assessed:	<a href="#">\$541.00</a>					
Total Fee Invoiced:	<a href="#">\$541.00</a>					
Balance:	<a href="#">\$0.00</a>					

Custom Fields: LD\_GEN\_BOA  
GENERAL INFORMATION  
Expedited Review

Number of Lots  
-

Will This Project Be Phased

Acreage  
[0.65](#)

DRC Meeting Time

DRC Meeting  
[10/17/2024](#)

Rescheduled DRC Meeting

Rescheduled DRC Meeting Time

Green Swamp

Number of Units

[No](#)

Is this Polk County Utilities

Case File Number

One Year Extension

FS 119 Status  
[Non-Exempt](#)

### PUBLIC HEARINGS

Development Type

Application Type  
[Variance](#)

[Land Use Hearing](#)

[Officer](#)

Variance Type

Brownfields Request

[Dimensions](#)

[Table](#)

[Affordable Housing](#)

### ADVERTISING

Advertising Board

Legal Advertising Date

[Land Use Hearing](#)

[Officer](#)

### MEETING DATES

LUHO Hearing Date

[11/12/2024](#)

### ALCOHOL BEVERAGE DIST REQ

COMMUNICATION TOWER

CRITERIA FOR GRANTING VARIANCE

Will the variance be injurious to the area involved or detrimental to the public welfare?  
[no](#)

What special conditions exist that are peculiar to the land, structure, or building involved?  
[none](#)

When did you buy the property and when was the structure built? Permit Number?  
[bt-2024-12664](#)

What is the hardship if the variance is not approved?  
[pool already built](#)

Is this the minimum variance required for the reasonable use of the land?  
[4ft](#)

Do you have Homeowners Association approval for this request?  
[none](#)

LD\_GEN\_BOA\_EDL

[Opening DigEplan List...](#)

DigEplan Document List

-

PLAN REVIEW FIELDS

TMPRecordID

[POLKCO-24EST-00000-40982](#)

RequiredDocumentTypesComplete

[Yes](#)

DocumentGroupforDPC

[DIGITAL PROJECTS LD](#)

AdditionalDocumentTypes

[Applications.AutoCad File.Binding\\_Site\\_Plans\\_\(PDs\\_Yes\\_and\\_CUs\).CSV.Calculations.Correspondence.Desi gn\\_Drawings.Flood/Traffic\\_Studies.Impact\\_Stateme nt\\_Inspections.Miscellaneous.Plats.Record\\_Drawin gs\\_Response\\_Letter\\_Resubmittal\\_Complete.Staff\\_R eport/Approval\\_Letter.Survey.Title\\_Opinion](#)

DigitalSigCheck

[Yes](#)

RequiredDocumentTypes

-

Activate DPC

Activate FSA

[Yes](#)

PLAN UPLOAD ACKNOWLEDGEMENT

Upload Plans Acknowledgement

[y](#)

LAND USE

[Selected Area Plan LU Code](#)

NOR

[Neighborhood Organization Registry \(NOR\)](#)

PUBLIC MAILERS

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

Posting Board	Number of Boards (Number)	Number of Mailers (Number)	Date Mailed	Date Posted	NOR
<a href="#">LUHO</a>	1	30	10/21/2024	10/28/2024	

Workflow Status:	Task	Assigned To	Status	Status Date	Action By
	<a href="#">Application Submittal</a>	Lisa Simons-Iri...	Application ...	09/13/2024	Lisa Simons-Iri...
	<a href="#">Roads and Drainage Review</a>	Phil Irven	Approve	09/16/2024	Phil Irven
	<a href="#">Planning Review</a>	Aleya Inglima	Approve	09/26/2024	Aleya Inglima
	<a href="#">Review Consolidation</a>	Lisa Simons-Iri...	Approved for...	10/03/2024	Lisa Simons-Iri...
	<a href="#">Public Notice</a>				
	Hearing Officer				
	Final Order				
	Archive				

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

330 West Church Street  
PO Box 9005 • Drawer GM03  
Bartow, Florida 33831-9005



PHONE: 863-534-6792  
FAX: 863-534-6407  
www.polk-county.net

LAND DEVELOPMENT DIVISION

AUTHORIZATION FORM

LAND DEVELOPMENT PROJECTS LOCATED IN POLK COUNTY, FLORIDA

I, Alvaro Romero Aguilar (print owner's name), as the owner of the real property described as follows, 120 5th St W Winter Haven 33880, do hereby authorize to act as my/our agent Michael White + Ryan White (print agent's name) to execute all applications, petitions and other documents necessary to affect the application approval requested and to appear on my/our behalf before all County boards and committees considering this application and to act in all respects as our agent in matters pertaining to the application.

Alvaro Romero A  
Property Owner Signature

Alvaro Romero Aguilar  
Property Owner Printed Name

8/29/24  
Date

Parcel Identification Numbers and Addresses (use additional sheet if needed):

26-29-17-689500-018420

State of Florida County of Polk

I certify that the forgoing instrument was acknowledged before me this 28 day of August, 2024, by

Personally known  Produced Identification \_\_\_\_\_ Type of Identification produced and verified: \_\_\_\_\_

[Signature]  
Notary Public Signature



Laura Fitzgerald  
Notary Public Printed Name

5/2/24  
My Commission Expires

**Request for Extension of Processing Time**  
Polk County  
Office of Planning and Development

For Official Use Only:	
Date Received: _____	Meeting Date: _____
Project Number: _____	Approved/Denied: _____

**Contact Information:**

**Name of Applicant/Property Owner/Agent:** Ryan White / Michael White  
**Mailing Address:** 6039 Cypress Gardens Blvd #284 Winter Haven 33884  
**Phone:** 863-307-6875 **Email:** Formmastersllc@gmail.com  
**Location of Property:** 120 5th St W Winter Haven FL 33880

Per F.S. 125.022(1), the County must process applications for development orders and development permits pursuant to the time frames set forth in the statute. Specifically, the County must review and issue a letter to each applicant indicating the application is complete or specifying deficiencies within 30 days after receipt of the application. If deficiencies are identified, applicants have 30 days to submit the required additional information. Within 120 days after an application is deemed complete, or 180 days for an application that requires final action through a quasi-judicial or public hearing, the County must approve, approve with conditions or deny each application. These limits may be reasonably extended by mutual agreement of the applicant and the County, and it is the policy of the OPD to automatically agree to any reasonable extension. Additionally, per F.S. 125.022(2), when reviewing an application for a development permit or development order that is certified by a professional listed in F.S. 403.0877, the County may not request additional information from the applicant more than three times, unless the applicant waives the limitation in writing.

To request an extension of processing time and waiver of the limitation on requests for additional information, please fill out and sign this form and return it to OPD staff. Applicants may request an extension of processing time at the time of filing an initial application or at any time an application is pending before final action. Please be advised that the Applicant may incur additional advertising fees.

**As the Applicant/Agent for Applicant for a development order or development permit from Polk County, I hereby request (check all that apply):**

- A complete waiver of all statutory processing time limits
- An extension of \_\_\_\_\_ days for the County to issue final action approving, approving with conditions or denying an application for development permit or development order (**up to 180 additional days**)
- A waiver of the limitation on requests for additional information per F.S. 125.022(2)
- Decline the waiver and agree to comply with the time frames set forth in F.S. 125.022(1)

\_\_\_\_\_  
**Signature of Applicant/Agent for Applicant**

\_\_\_\_\_  
**Date**

8/29/24

\*Not applicable to Comprehensive Plan Amendments, LDC text amendments, or the Green Swamp Area of Critical State Concern



Polk County  
Polk County Land Use Hearing Officer

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Agenda Item

11/12/2024

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**SUBJECT**

LDLVAR-2024-51 (Pasco Road ADU Variance)

**DESCRIPTION**

The applicant is requesting to reduce the rear accessory setback from five (5) feet to four (4) feet for an Accessory Dwelling Unit (ADU) located at 116 Pasco Road, south of Wakulla Drive, north of Okaloosa Drive, west of Overlook Drive, east and north of Winter Haven in Section 34, Township 28, Range 26.

**RECOMMENDATION**

Approval

**FISCAL IMPACT**

No Fiscal Impact

**CONTACT INFORMATION**

Ian Nance  
Land Development  
(863) 534-7621  
ivannance@polk-county.net

**POLK COUNTY  
LAND USE HEARING OFFICER  
STAFF REPORT**

<b>DRC Date</b>	<b>November 12, 2024</b>	<b>CASE #:</b>	<b>LDLVAR-2024-51 (Pasco Road ADU Variance)</b>
<b>LUHO Date</b>	<b>October 10, 2024</b>	<b>LDC Section:</b>	<b>Table 2.2</b>

**Request:** The applicant is requesting to reduce the rear accessory setback from five (5) feet to four (4) feet for an Accessory Dwelling Unit (ADU).

**Applicant:** Patrick Duggan, DCR Tampa LLC

**Property Owner:** Ronald & Leslie Mount

**Location:** 116 Pasco Road, south of Wakulla Drive, north of Okaloosa Drive, west of Overlook Drive, east and north of Winter Haven in Section 34, Township 28, Range 26.

**Parcel ID#:** 262834-659500-005951

**Size:** 0.31 +/- acres

**Land Use Designation:** Residential Low-3 (RL-3)

**Development Area:** Urban Growth Area (UGA)

**Case Planners:** Ian Nance

**Summary:**

The applicant is requesting to reduce the rear accessory setback from five (5) feet to four (4) feet for an Accessory Dwelling Unit (ADU). An ADU is defined in the Land Development Code (LDC) as an accessory residential living unit on the same parcel as a single-family dwelling which provides complete independent living facilities for one or more persons. The applicant is converting an existing detached shed into a 1,428 sq. ft. ADU in the footprint of the original structure which was found to be within the rear setback during the Building Permit review process.

Staff recommends approval of this request, finding that the variance will not be injurious to the area involved or otherwise detrimental to the public welfare. The original structure was placed prior to the ownership of the current resident and sits at an angle relative to the home on an irregularly shaped lot. The proposed structure will meet all other setbacks onsite and only requires the setback reduction at its closest point to the rear property line, rather than long the entire vertical plane of the structure. A six-foot PVC fence surrounds the rear yard providing screening, and ADUs are allowable accessory uses in Residential Low-3 (RL-3) land use districts. It is smaller than the primary structure and is situated to the rear of the home, as required by LDC standards. The need to remodel and reclassify this structure as an ADU was the reason for triggering this variance review.

## **Development Review Committee**

The Development Review Committee, based on the criteria for granting variances, the submitted application, and a recent site visit, finds that the applicant's request as written **IS CONSISTENT** with Section 931 of the Polk County Land Development Code (LDC) and recommends **APPROVAL of LDLVAR-2024-51**.

### **CONDITIONS OF APPROVAL:**

1. Approval of this variance is to reduce the rear accessory setback from five (5) feet to four (4) feet for an Accessory Dwelling Unit (ADU), as described in the application and staff report. Further additions or structures placed on the property shall be required to meet the requirements of the Polk County Land Development Code or re-apply for another variance approval from the Land Use Hearing Officer.
2. This variance does not authorize any encroachments into easements, and the applicant shall be responsible to make certain there are no encroachments unless approval is granted by the easement holder and/or any applicable permitting agencies. The property owner(s) is also responsible for compliance with any restrictions of record pertaining to lots and/or land and this approval shall not be used to supersede authority over those restrictions.
3. The applicant shall have three (3) years from the date the Land Use Hearing Officer's Final Order is rendered to apply for all necessary building permits and pay all associated fees for the proposed structure.

### **GENERAL NOTES**

*NOTE: This staff report was prepared without the benefit of testimony and evidence submitted by the public and other interested parties at a public hearing.*

*NOTE: All conditions of approval, unless otherwise specified, shall be met prior to the effectiveness and validity of the variance approval.*

*NOTE: All written commitments made in the application and subsequent submissions of information made during the application review process, which are on file with the Land Development Division, shall be considered to be binding upon the applicant, provided such commitments are not at variance with the Comprehensive Plan, LDC or other development regulations in effect at the time of development.*

*NOTE: Issuance of a development permit by the county does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the county for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.*

*NOTE: Approval of this variance shall not constitute a waiver or an additional variance from any applicable development regulation unless specifically noted in the conditions of approval and consistent with the LDC.*



**DEMONSTRATIONS OF THE CRITERIA FOR GRANTING VARIANCES  
SUMMARIZED BELOW:**

1. *Whether granting the variance will be in accordance with the general intent and purpose of this Code, and that the variance will not be injurious to the area involved or otherwise detrimental to the public welfare;*

The applicant is converting an existing detached shed into a 1,428 sq. ft. ADU, largely inside the footprint of the original structure which was found to be in violation of the setbacks during the Building Permit review process. The original structure was permitted in 2017 (BLD-H-364552) as a 24 x 40 metal garage with a 10-foot lean-to. Based on the site plan provided, the ADU will be expanded slightly towards the home. The overall height of the structure will be 13 feet, which does not change what was originally approved.

The setbacks for detached accessory structures in RL-3 are five (5) feet on the side and rear property lines. The site plan shows the structure sits at an angle relative to the property lines and that it will reach four (4) feet from the rear at the very southwest corner of the structure, and not along the entire vertical plane of the building (Exhibit 5). Other setbacks will be maintained. A six-foot PVC fence surrounds the rear yard providing screening. It is smaller than the primary structure and is situated to the rear of the home, as required by LDC standards. The need to remodel and reclassify this structure as an ADU was the reason for triggering this variance review.

The subject property is within a plat, but no easements are noted on this lot. The nearest home or enclosed building from the proposed ADU is approximately 60 feet to the west. Given that the need for this variance on one corner is so minimal, granting it will not detract from the ability of the neighbors to add accessory structures onto their properties without creating issues with the Fire Code.

Given that this is a change of use from a relatively benign storage shed to being used as a dwelling, there could be concerns regarding privacy so close to a neighboring property line, though ADU setbacks are the same as any other accessory structure. Windows will be located on the side and rear of the building but will not exceed the height of the surrounding six-foot PVC fence to create a privacy issue for neighbors (Exhibit 7). Finally, though the applicant has not raised the issue, there are concerns with ADUs being used for Short-Term Rentals. LDC Section 206.A.6 expressly prohibits ADUs from being used for this purpose.

As a result of this information, staff finds the request will not be injurious to the area involved or otherwise detrimental to the public welfare.

2. *Whether special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the applicable land use district;*

The subject property is recorded as Lot 596 and the northeasterly 20 feet of Lot 595 of the Eloise Woods East Lake Mariam Unit subdivision (BK 13027 PGS 1597-1598). The property is 80-feet-wide, but the depth decreases from 175 feet on the northern property line to 161 feet on the southern property line. The lack of uniformity in depth likely resulted in the incorrect placement of the original structure. The primary home (2,196 sq. ft.) was built in 1964 at an angle relative to the property lines which might have caused confusion, too. Again, though, the four-foot setback is only applicable at the corner of the structure.

Most of it meets setbacks.

3. *Whether provided the special conditions and circumstances present in the request do not result from the actions of the applicant;*

The property has been under the current ownership since 2024. The original structure was permitted in 2017 (BLD-H-364552) as a 24 x 40 metal garage with a 10-foot lean-to. The conversion of this shed into an ADU triggered the variance review. The physical structure will change slightly, though the use is different.

4. *Whether granting the requested variance will not confer on the applicant any special privilege that is denied by the provisions of this Code and will constitute unnecessary and undue hardship on the applicant;*

Aside from this reduction in the rear setbacks, granting this variance will not allow anything else that would otherwise violate RL-3 standards. ADUs are regulated as Accessory Uses in LDC Section 206.A. They may be permitted as accessory uses to single-family detached homes and mobile homes in all residential districts and lots of record for residential purposes subject to the applicable district regulations. ADUs may be rented, leased, or serve as housing for living assistants, guests, or family members but may not be subdivided from the parent property or placed under separate ownership from the primary dwelling. As accessory structures, they must be in the side or rear yard and remain subordinate in size to the principal structure. This ADU meets these standards.

5. *Whether the variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure;*

The requested variance is believed to be the minimal variance necessary to optimize the use of the owner's land and build the structure as requested. The existing building is being renovated, and any expansion will occur towards the primary structure and away from property lines. Permitting the accessory structure at the same setback and over the existing slab makes sense for the property owner. The reduction is for one foot at the southwest corner of the structure.

6. *Whether that in no case shall a variance be granted which will result in a change of land use that would not be permitted in the applicable land use designation;*

Granting this variance will not result in a change of land use. This is a residential accessory structure in a RL-3 future land use designation.

7. *Whether that in no case shall a variance be granted which would result in creation of any residual lot or parcel which does not meet the requirements of this Code; and*

Granting this request is not going to result in the creation of a lot or parcel that does not meet the requirements of the Code.

8. *Whether that the granting of the variance does not circumvent a condition or the intent of a condition placed on a development by the Planning Commission or the BoCC.*

This site is not subject to any Planning Commission or BoCC conditions. It is not within a Planned Unit Development or Planned Development.

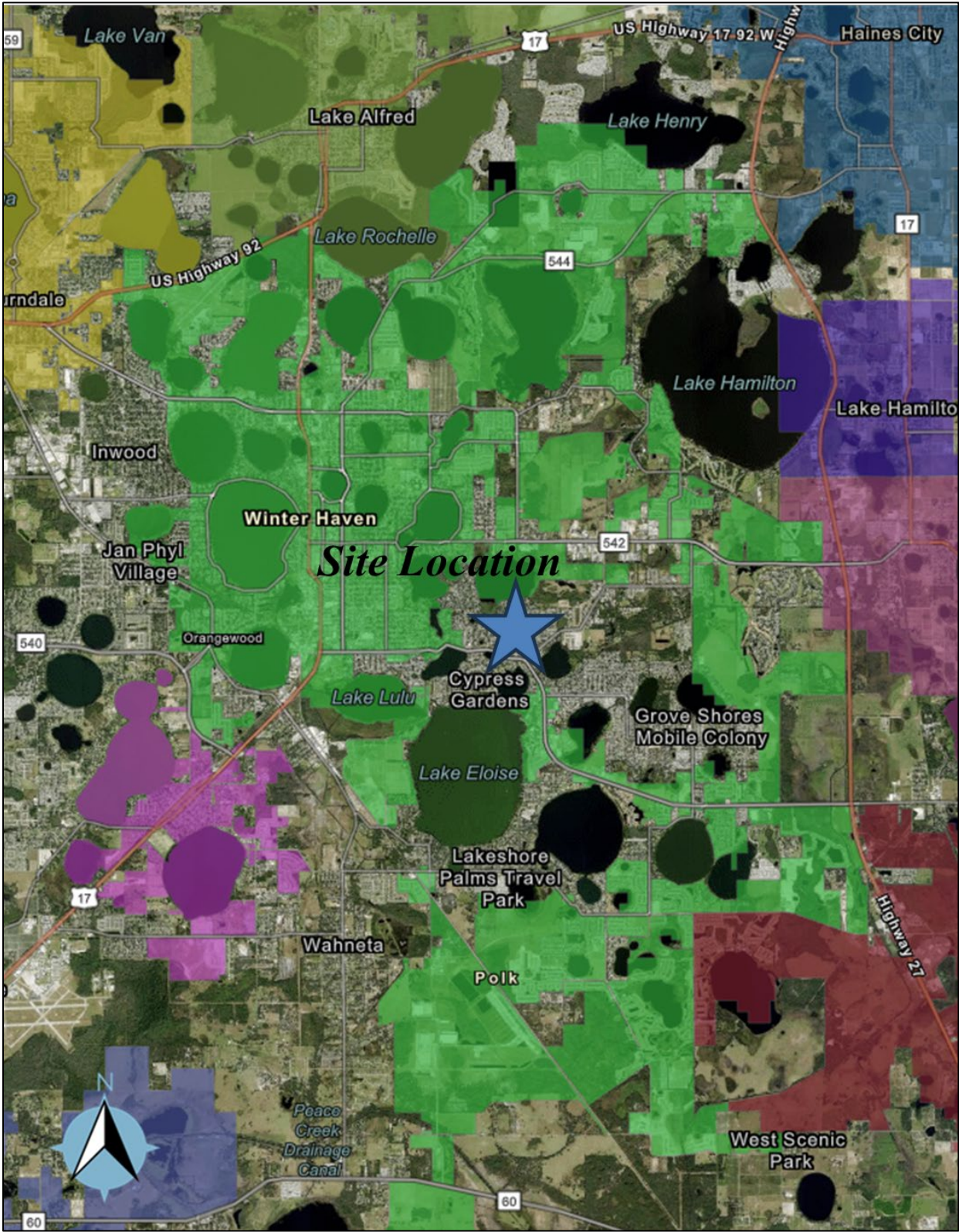
**Surrounding Future Land Use Designations and Existing Land Use Activity:**

<p><b>Northwest:</b> Pasco Road RL-3 Single-Family Home</p>	<p><b>North:</b> RL-3 Single-Family Home</p>	<p><b>Northeast:</b> RL-3 Single-Family Home</p>
<p><b>West:</b> Pasco Road RL-3 Single-Family Home</p>	<p><b>Subject Property:</b> RL-3 Single-Family Home</p>	<p><b>East:</b> RL-3 Single-Family Home</p>
<p><b>Southwest:</b> Pasco Road RL-3 Single-Family Home</p>	<p><b>South:</b> RL-3 Single-Family Home</p>	<p><b>Southeast:</b> RL-3 Single-Family Home</p>

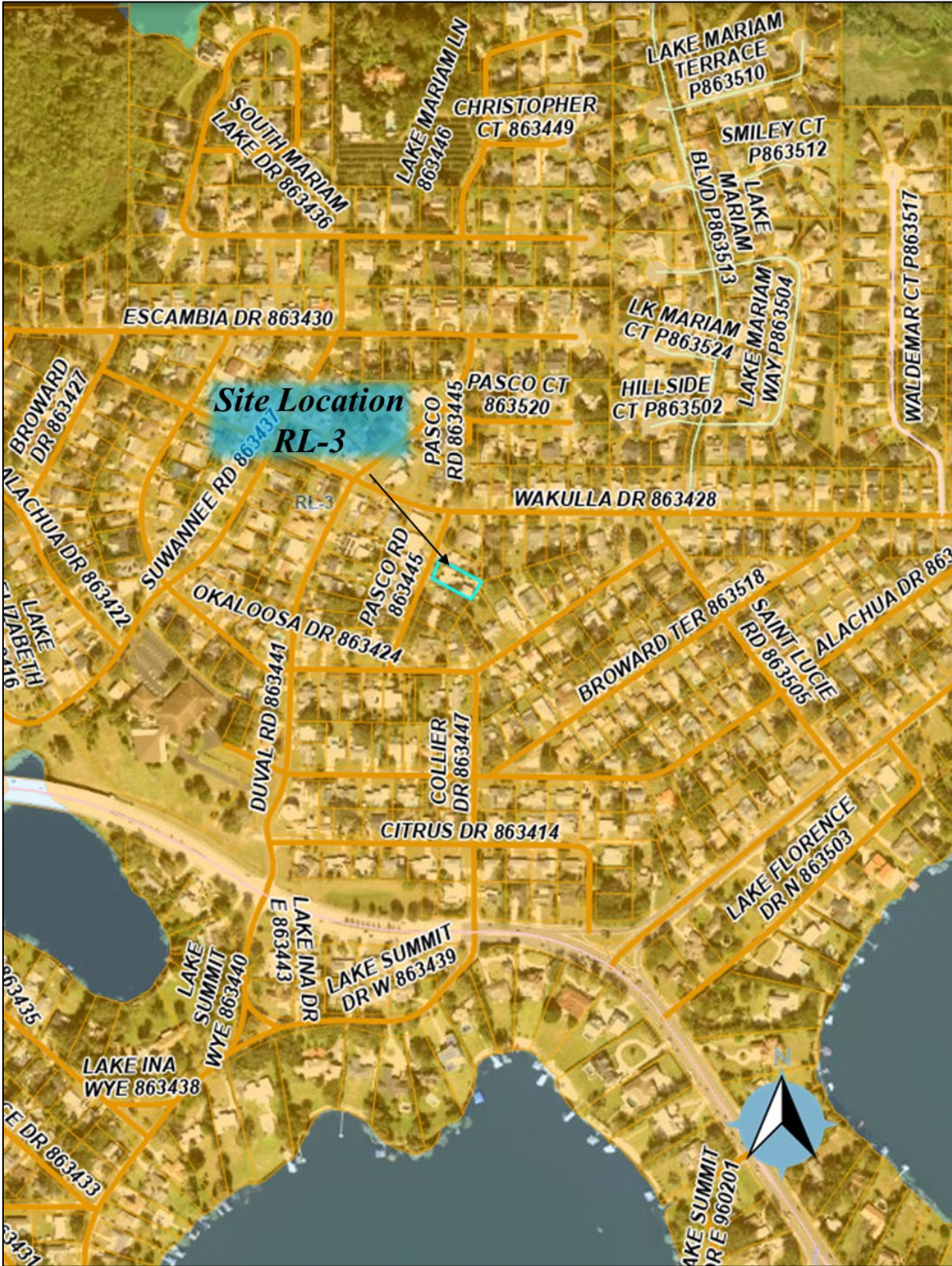
The subject property is recorded as Lot 596 and the northeasterly 20 feet of Lot 595 of the Eloise Woods East Lake Mariam Unit subdivision (BK 13027 PGS 1597-1598). This subdivision was originally platted on December 22, 1925. The surrounding uses are all site-built single-family homes built mostly in the 1960s, prior to any of the County’s zoning or land development regulations. It is within the RL-3 land use designation, and lot sizes are within the scope of this designation (min. 10,000 sq. ft.). No similar variances were found for accessory structures within this subdivision.

**Exhibits:**

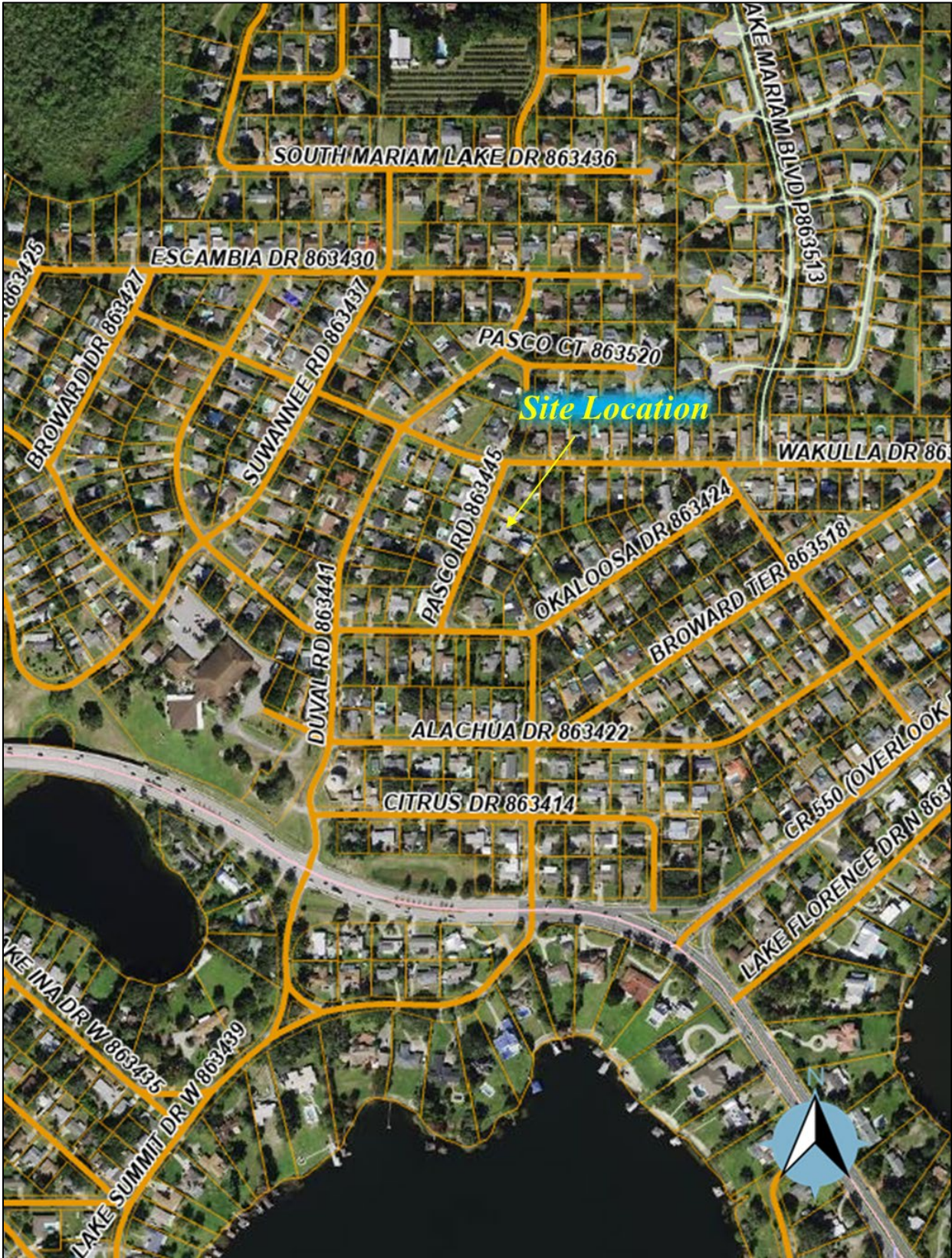
- Exhibit 1      Location Map
- Exhibit 2      Future Land Use Map
- Exhibit 3      Aerial Image – Context
- Exhibit 4      Aerial Image – Close
- Exhibit 5      Site Plan
- Exhibit 6      Floor Plan
- Exhibit 7      Elevations



Location Map



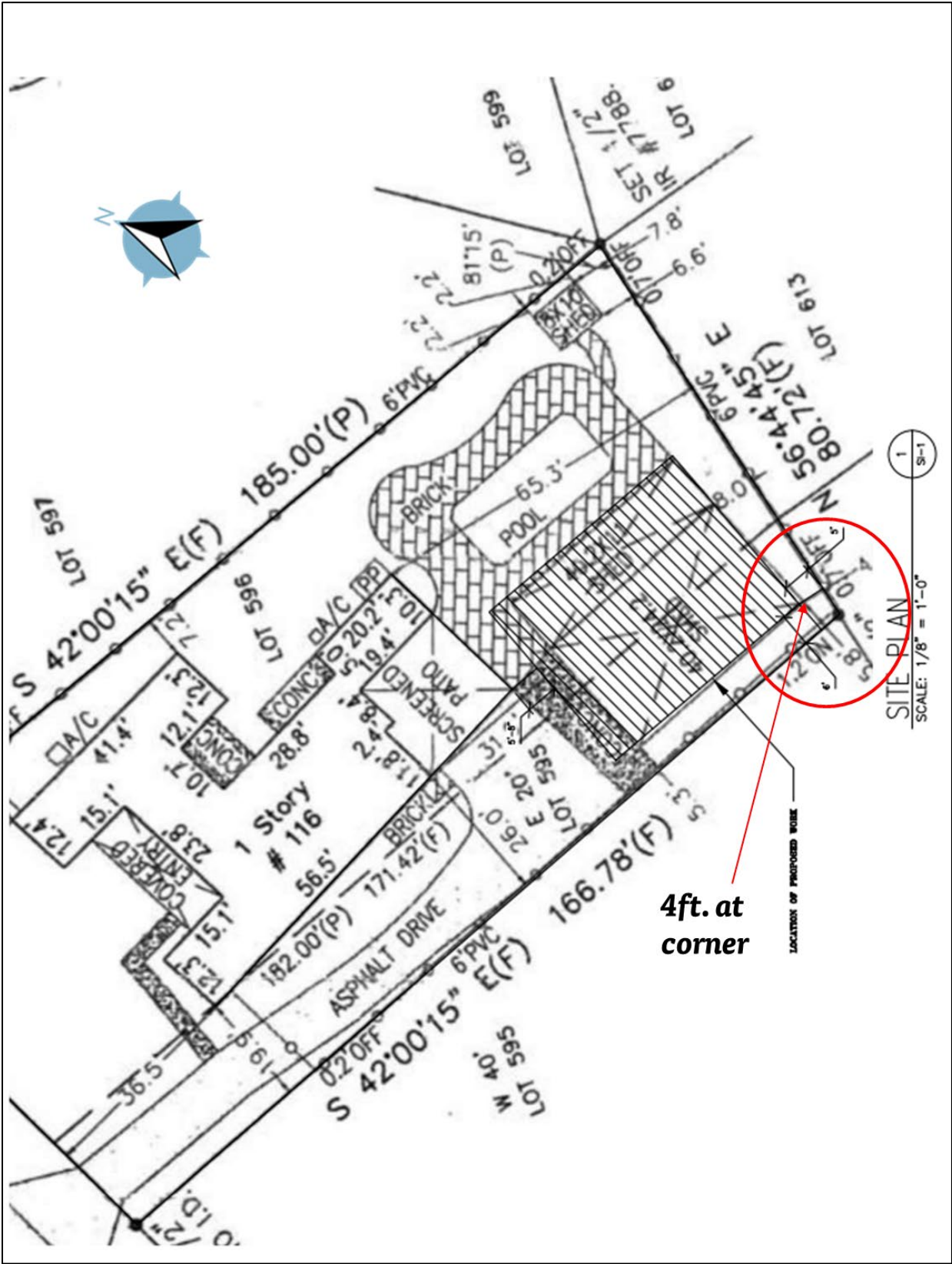
### Future Land Use Map



Aerial Image – Context

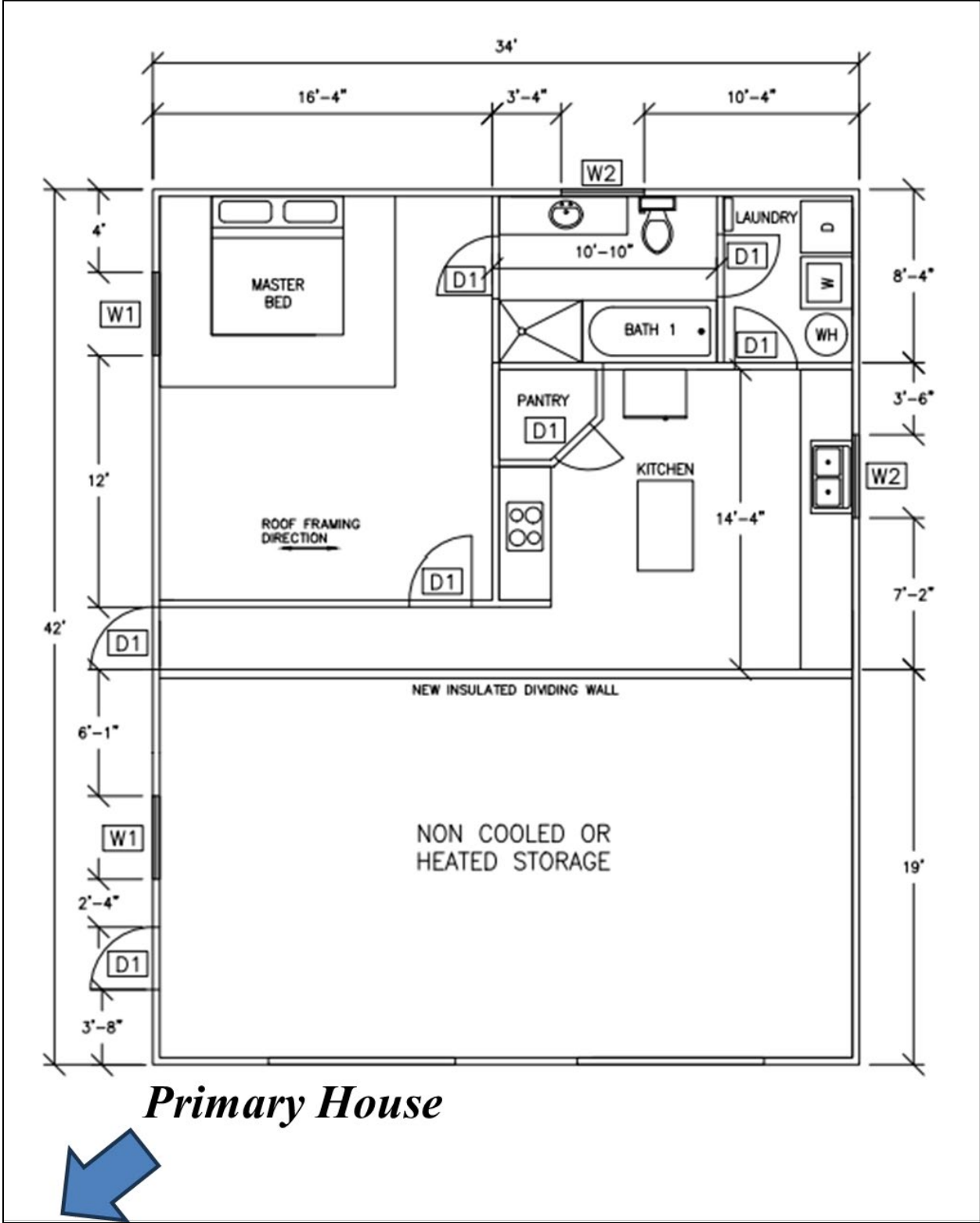


Aerial Image - Close



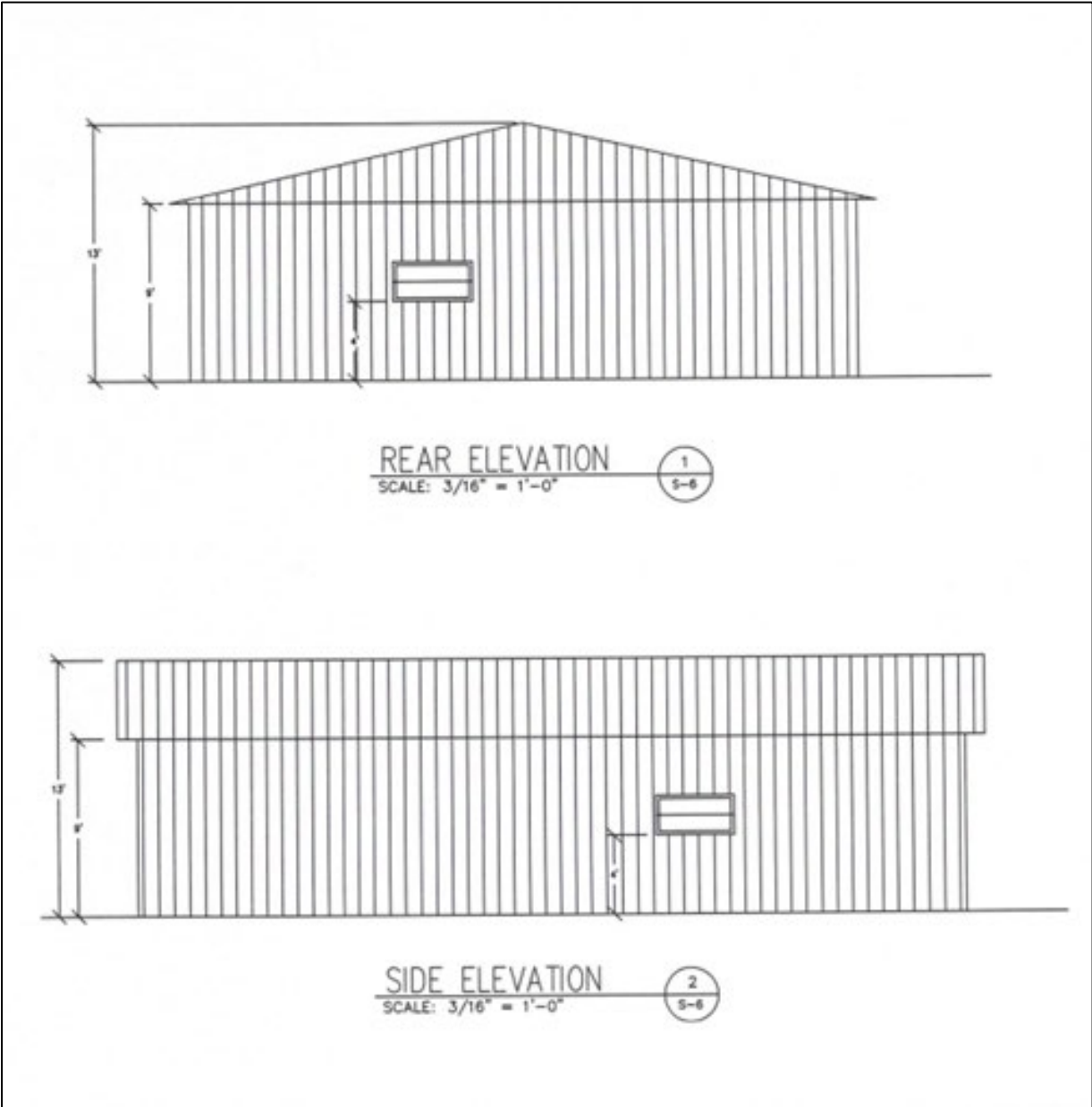
Site Plan





*Primary House*

Floor Plan



Elevations

# LDLVAR-2024-51 - 116 Pasco

Menu Reports Help

Application Name: [116 Pasco](#)

File Date: [09/06/2024](#)

Application Type: [LUHO - Variance](#)

Application Status: [In Review](#)

Application Comments: 

View ID	Comment	Date
---------	---------	------

Description of Work: [metal building built by previous homeowner and contractor permit number BLD-H-364552 was built 12 inch into the 5 foot setback. please allow a 12 inches variance into foot set back on the southwest corner](#)

Application Detail: [Detail](#)

Address: [116 SE PASCO RD, WINTER HAVEN, FL 33884](#)

Parcel No: [26283465950005951](#)

Owner Name: [MOUNT RONALD BRIAN](#)

Contact Info:	Name	Organization Name	Contact Type	Contact Primary Address	Status
	<a href="#">Patrick Duggan</a>	<a href="#">DCR TAMPA LLC</a>	Applicant	<a href="#">Mailing_4515 George R...</a>	Active

Licensed Professionals Info:	Primary	License Number	License Type	Name	Business Name	Business License #

Job Value: [\\$0.00](#)

Total Fee Assessed: [\\$541.00](#)

Total Fee Invoiced: [\\$541.00](#)

Balance: [\\$0.00](#)

Custom Fields: LD\_GEN\_BOA

GENERAL INFORMATION

Expedited Review

Number of Lots

-

Will This Project Be Phased

Acreage

[0.31](#)

DRC Meeting Time

DRC Meeting

[10/10/2024](#)

Rescheduled DRC Meeting

Rescheduled DRC Meeting Time

Green Swamp

Number of Units

[No](#)

-

Case File Number

Is this Polk County Utilities

-

One Year Extension

FS 119 Status

[Non-Exempt](#)

-

PUBLIC HEARINGS

Development Type

Application Type

[Land Use Hearing](#)

[Variance](#)

[Officer](#)

Variance Type

Brownfields Request

[Dimensions](#)

-

[Table](#)

Affordable Housing

ADVERTISING

Advertising Board

Legal Advertising Date

[Land Use Hearing](#)

-

[Officer](#)

MEETING DATES

LUHO Hearing Date

[11/12/2024](#)

ALCOHOL BEVERAGE DIST REQ

Type of Business

Type of License

-

-

Hours of Operation

-

Give Name & address of any school(s)/Church(s) within 2500 ft to the requesting property boundary

-

COMMUNICATION TOWER

Are there other sites beyond the one mile radius that are available to accomodate the proposed tower

CRITERIA FOR GRANTING VARIANCE

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

[no](#)

What special conditions exist that are peculiar to the land, structure, or building involved?

[36 by 48 metal building is already built by previous homeowner and contractor by the permit number BLD-H-364552](#)

When did you buy the property and when was the structure built? Permit Number?

[the property is purchased by homeowner by 2024 and the structure was built 2014 BLD-H-364552](#)

What is the hardship if the variance is not approved?

[metal building is already built](#)

Is this the minimum variance required for the reasonable use of the land?

[yes](#)

Do you have Homeowners Association approval for this request?

[N/A](#)

LD\_GEN\_BOA\_EDL

[Opening DigEplan List...](#)

DigEplan Document List

-

PLAN REVIEW FIELDS

TMPRecordID

[POLKCO-24EST-00000-43045](#)

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, Plats, Record Drawings, Response Letter Resubmittal Complete, Staff Report/Approval Letter, Survey, Title Opinion](#)

DigitalSigCheck

[Yes](#)

RequiredDocumentTypes

-

Activate DPC

Activate FSA

[Yes](#)

PLAN UPLOAD ACKNOWLEDGEMENT

Upload Plans Acknowledgement

[y](#)

LAND USE

Selected Area Plan LU Code

NOR

Neighborhood Organization Registry (NOR)

PUBLIC MAILERS

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

Workflow Status:	Task	Assigned To	Status	Status Date	Action By
	<a href="#">Application Submittal</a>	Lisa Simons-Iri...	Application ...	09/13/2024	Lisa Simons-Iri...
	<a href="#">Roads and Drainage Review</a>	Phil Irven	Approve	09/16/2024	Phil Irven
	<a href="#">Planning Review</a>	Ivan Nance	Approve	09/25/2024	Ivan Nance
	<a href="#">Review Consolidation</a>				
	Public Notice				
	Hearing Officer				
	Final Order				
	Archive				

Record Details

Condition Status:	Name	Short Comments	Status	Apply Date	Severity	Action By
	<a href="#">DRC Disclaimer</a>	Note: The applicant/ow...	Informati...	09/25/2024		
Scheduled/Pending Inspections:	Inspection Type	Scheduled Date	Inspector	Status	Comments	
Resulted Inspections:	Inspection Type	Inspection Date	Inspector	Status	Comments	

# CONSTRUCTION DRAWINGS

## TABLE OF CONTENTS

NO	SHEET TITLE	NO	SHEET TITLE
1	TITLE SHEET	8	ELEVATIONS
2	SITE PLAN	9	NOTES
3	STRUCTURAL LAYOUT	10	NOTES
4	STRUCTURAL LAYOUT	11	NOTES
5	STRUCTURAL DETAILS	12	ELECTRICAL
6	STRUCTURAL DETAILS	13	PLUMBING
7	ELEVATIONS		

SITE ADDRESS:  
116 PASCO RD.  
WINTER HAVEN, FL 33884

REV. 0	07/09/24	ORIGINAL SET
REV 1	08/21/24	BLDG. DEPT. COMM.

CLIENT NAME: PATRICK DUGGAN  
ADDRESS: 116 PASCO RD.  
WINTER HAVEN, FL 33884

DESCRIPTION: METAL HOUSE  
OCCUPANT TYPE: R3  
REFERENCE CODES  
BUILDING: 2023 FLORIDA BUILDING CODE, 8TH ED.  
BUILDING: 2023 FBC, RESIDENTIAL  
BUILDING: 2023 FBC, EXISTING BUILDING  
MECHANICAL: 2023 FBC, MECHANICAL  
PLUMBING: 2023 FBC, PLUMBING  
ELECTRICAL: 2023 NEC

USE GROUP CLASSIFICATION: LEVEL II  
TYPE OF CONSTRUCTION: V-B  
FLOOR CONSTRUCTION: CONCRETE SLAB  
ROOF CONSTRUCTION: WOOD/METAL TRUSS

DESIGN LOADS:

ROOF LIVE LOAD	20 PSF.
FLOOR LIVE LOADS	40 PSF.
DECK LIVE LOADS	60 PSF.
ROOF DEAD LOAD	15 PSF.
FLOOR DEAD LOADS	30 PSF.
PRESUMPTIVE BEARING CAPACITY	2,000 PSF.
WIND SPEED	140 MPH
RISK CAT.	II
EXPOSURE CAT.	B
WIND LOADS	25 PSF.



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GGEACH@THESEENGINEERS.COM

GEOFFREY GEACH, P.E.  
P.E. # 94456

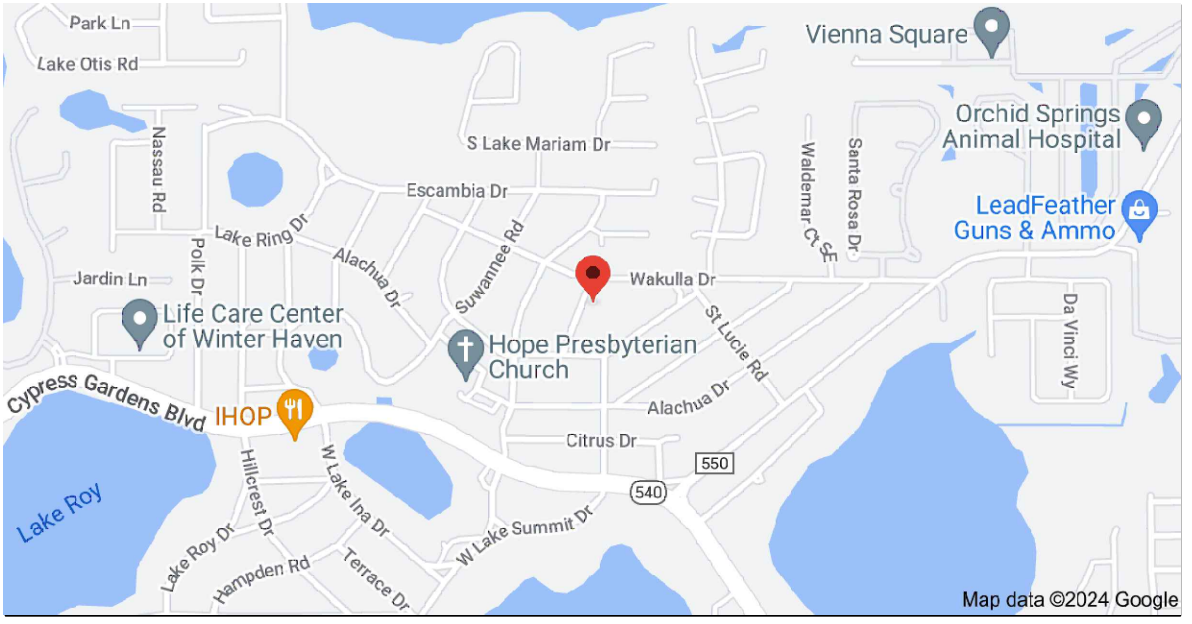
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7/9/2024

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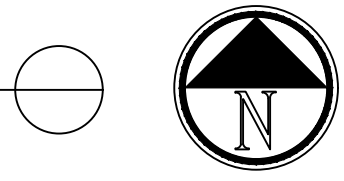
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TITLE SHEET

Sheet No.  
1 OF 13

Drawing No.  
T-1

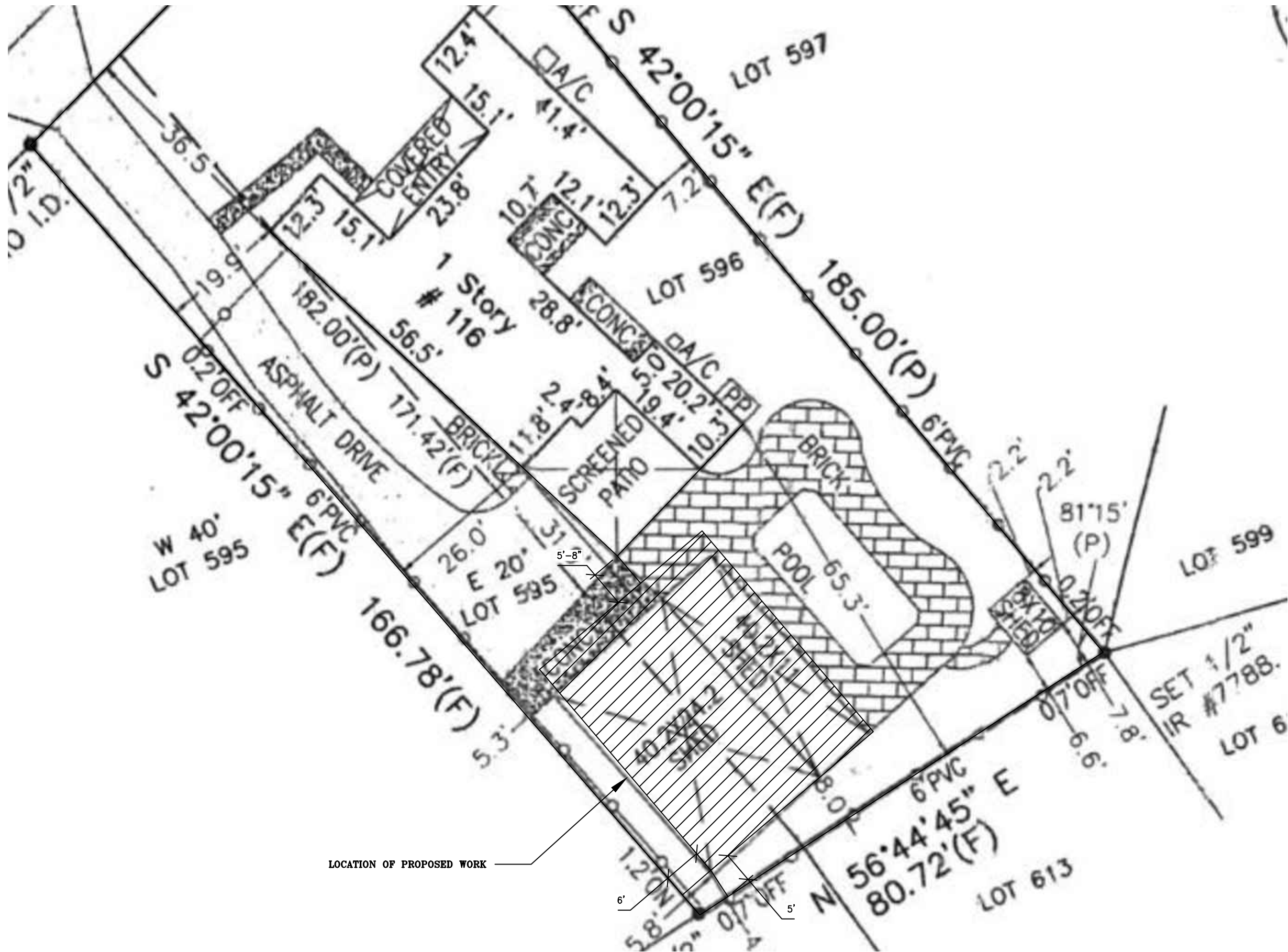


SITE LOCATION



PROJECT DATA

\*THESE DRAWINGS ARE VALID FOR 1 YEAR FROM DATE OF SEAL



LOCATION OF PROPOSED WORK

SITE PLAN  
SCALE: 1/8" = 1'-0"

1  
SI-1

SITE ADDRESS:

116 PASCO RD.  
WINTER HAVEN, FL 33884

REV. 0	07/09/24	ORIGINAL SET
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This item has been digitally signed and sealed by Geoffrey Geach on the date indicated here. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

GEOFFREY GEACH, P.E.  
P.E. # 94456

Date 7/9/2024

Scale AS SHOWN

SHEET DESCRIPTION: SITE PLAN

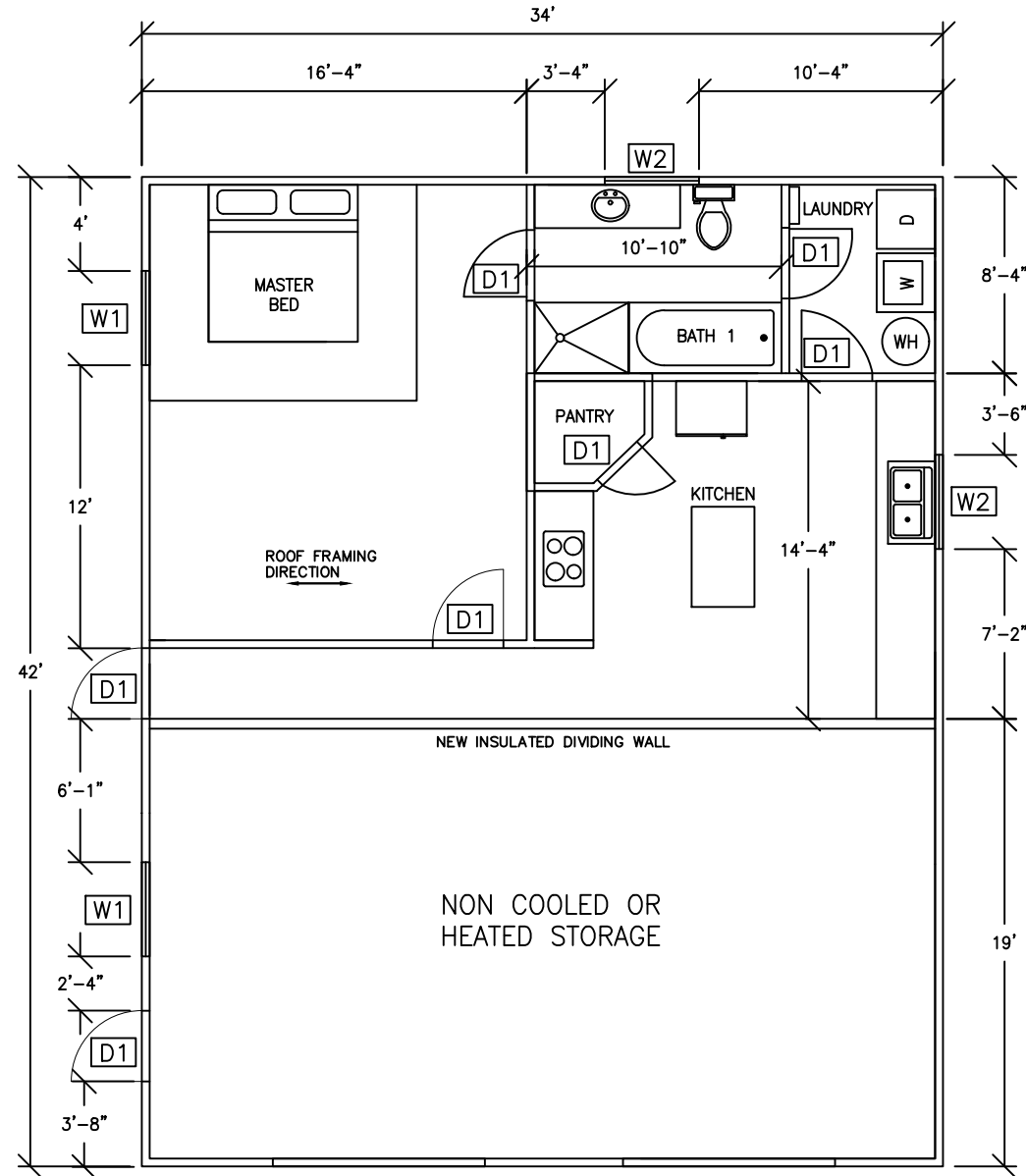
Sheet No. 2 OF 13

Drawing No. SI-1 175

# SCOPE OF WORK

1. EXISTING METAL BUILDING WITH NEW WOOD WALLS AND CEILING
2. PLUMBING AND ELECTRICAL ADDED TO HOUSE
3. 2 TON HVAC SYSTEM IN ATTIC. HVAC BLOWER ADDED TO CLOSET

DOOR & WINDOW SCH.			
NO	WIDTH X HEIGHT	NO	CATEGORY
1	4'-0" X 3'-0"	W1	CASEMENT
2	4'-0" X 2'-0"	W2	CASEMENT
3	3'-0" X 6'-8"	D1	SINGLE DOOR



FIRST FLOOR PLAN 1  
SCALE: 1/8" = 1'-0" S-1

SITE ADDRESS:

116 PASCO RD.

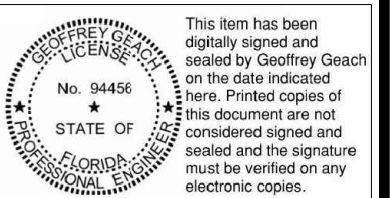
WINTER HAVEN, FL 33884

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REV 1	08/21/24	BLDG. DEPT. COMM.



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Date  
7/9/2024

Scale  
AS SHOWN

SHEET DESCRIPTION:  
LAYOUT

Sheet No.  
3 OF 13

Drawing No.  
S-1



SITE ADDRESS:

116 PASCO RD.

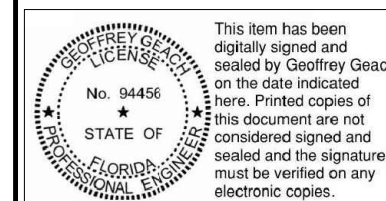
WINTER HAVEN, FL 33884

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REV 1	08/21/24	BLDG. DEPT. COMM.



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7/9/2024

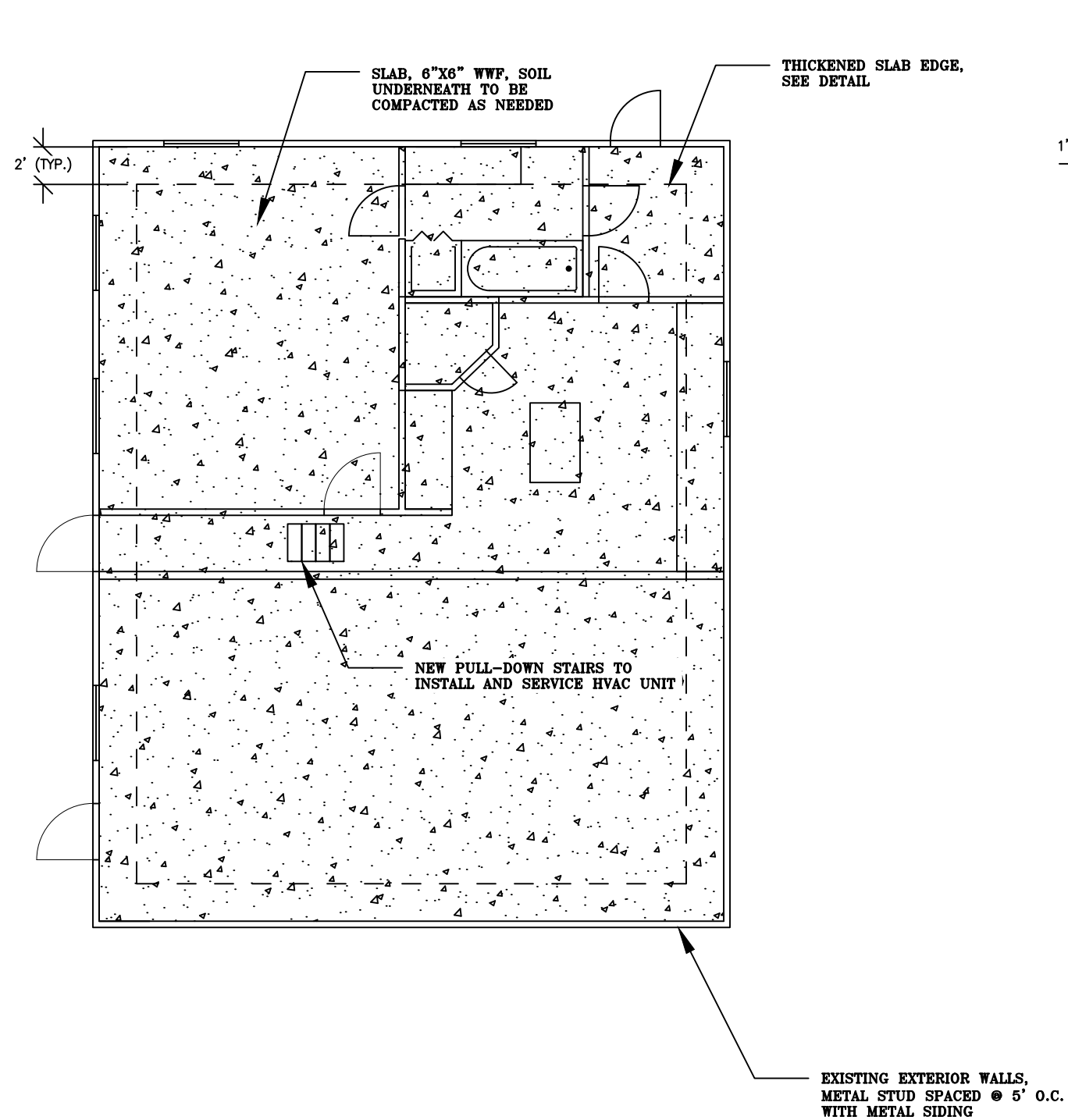
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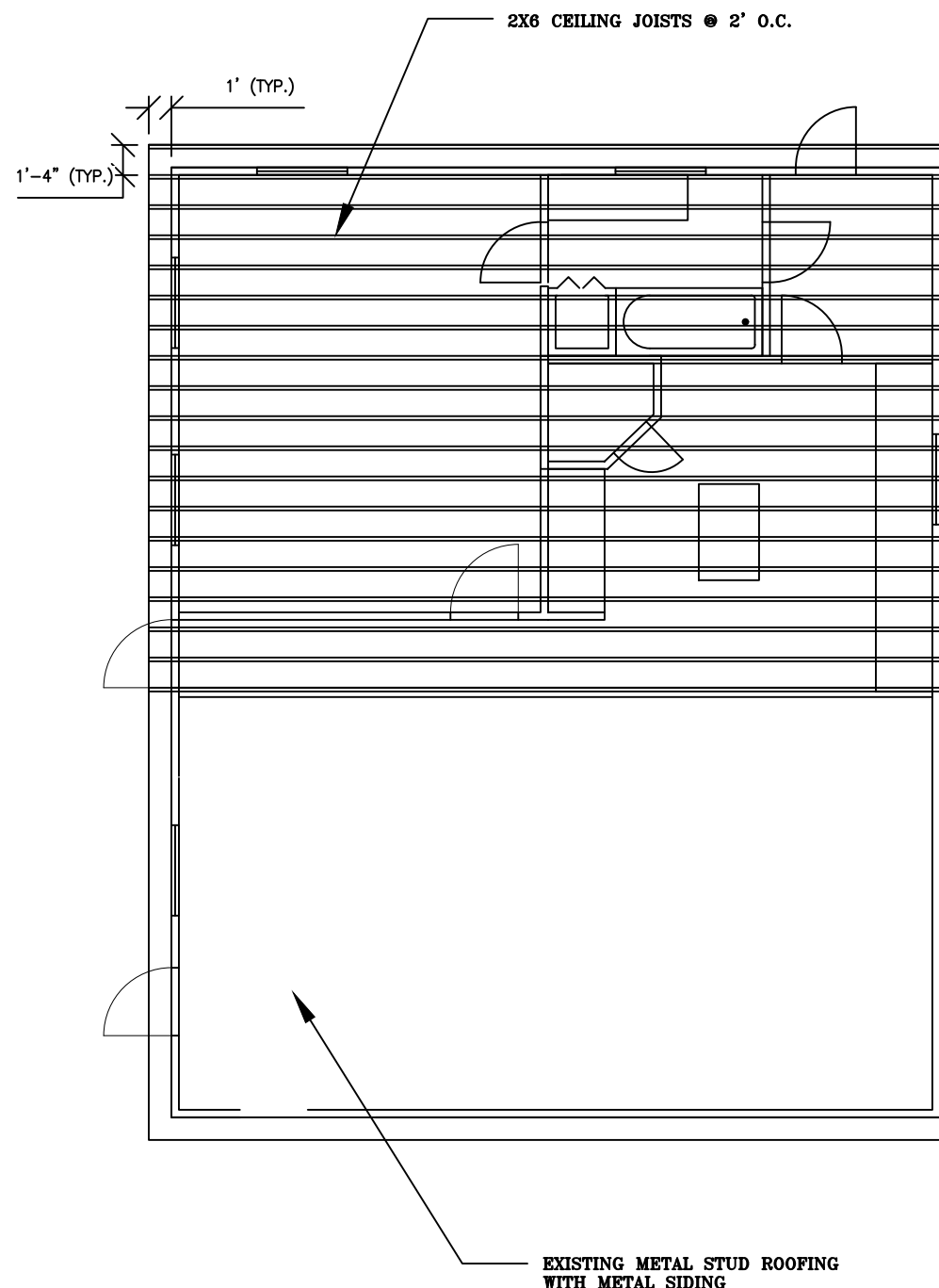
Sheet No.  
4 OF 13

Drawing No.

S-2 177



FOUNDATION PLAN (1) S-2  
SCALE: 1/8" = 1'-0"



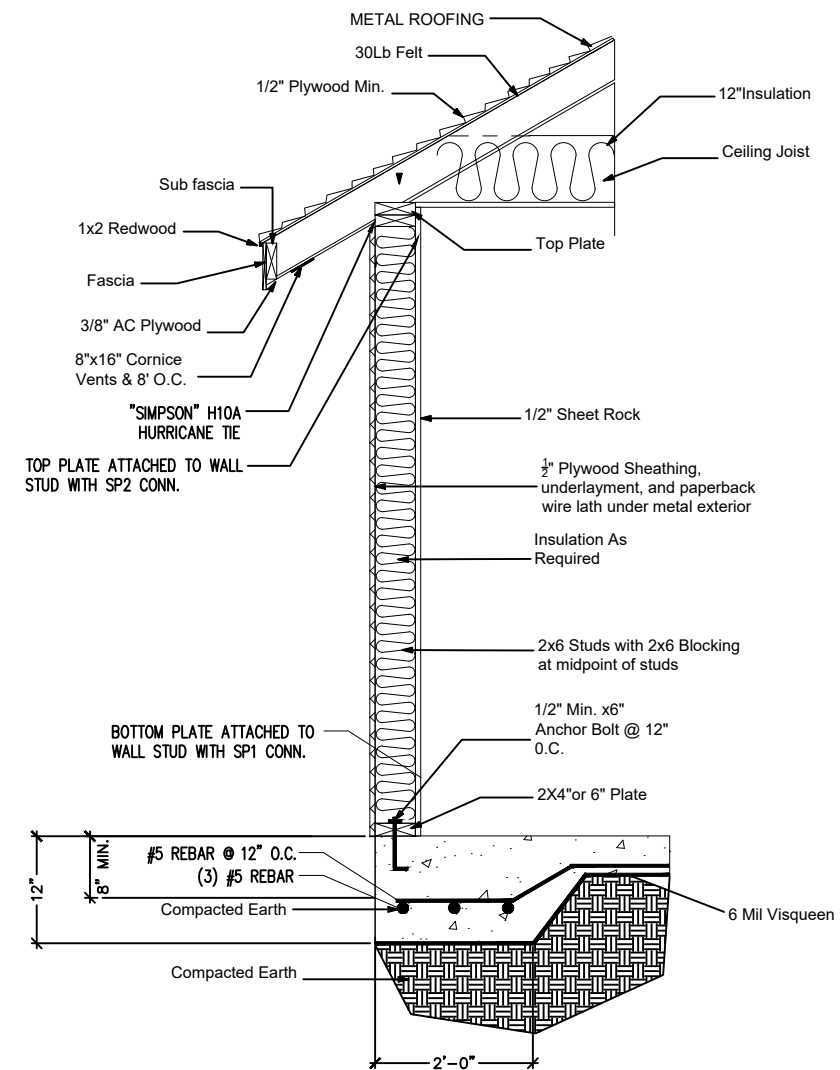
ROOF PLAN (2) S-2  
SCALE: 1/8" = 1'-0"

SITE ADDRESS:

116 PASCO RD.

WINTER HAVEN, FL 33884

REV. 0	07/09/24	ORIGINAL SET
REV 1	08/21/24	BLDG. DEPT. COMM.

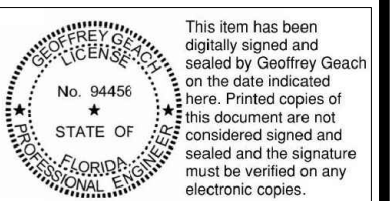


WALL SECTION 1  
 SCALE: 1/8" = 1'-0" S-3



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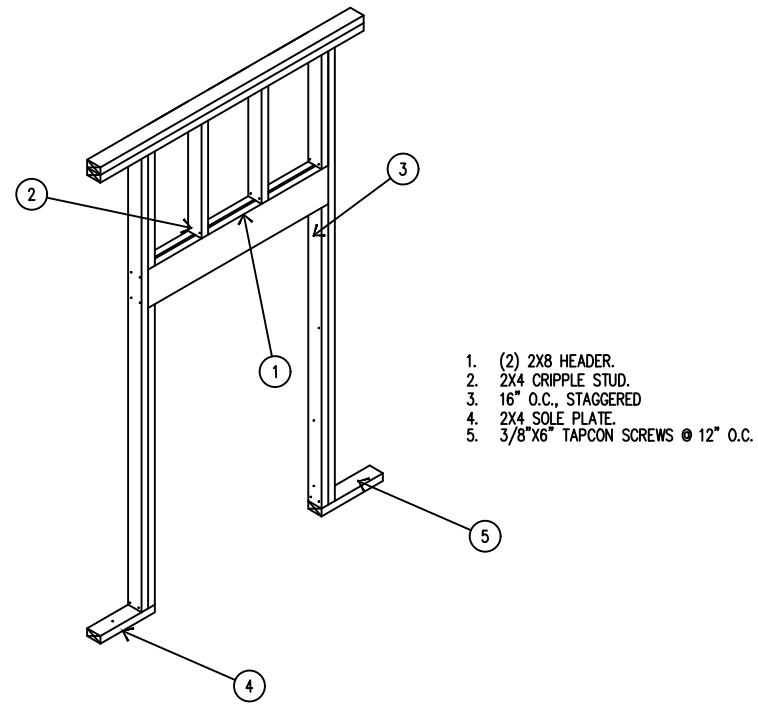
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7/9/2024

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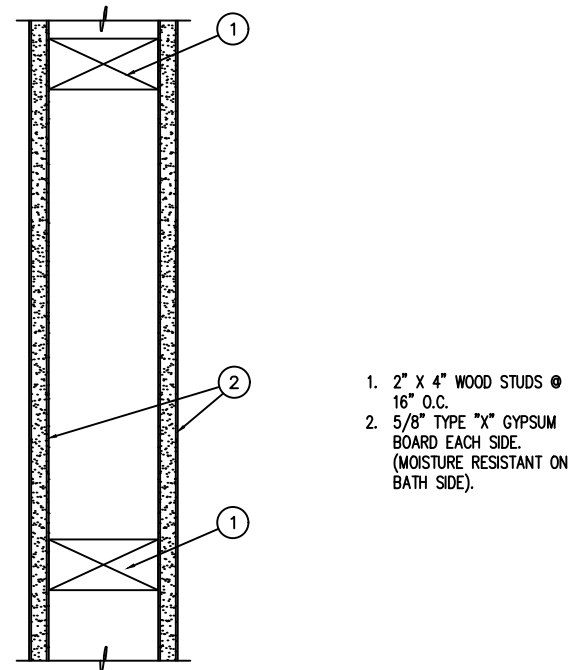
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DETAILS

Sheet No.  
5 OF 13

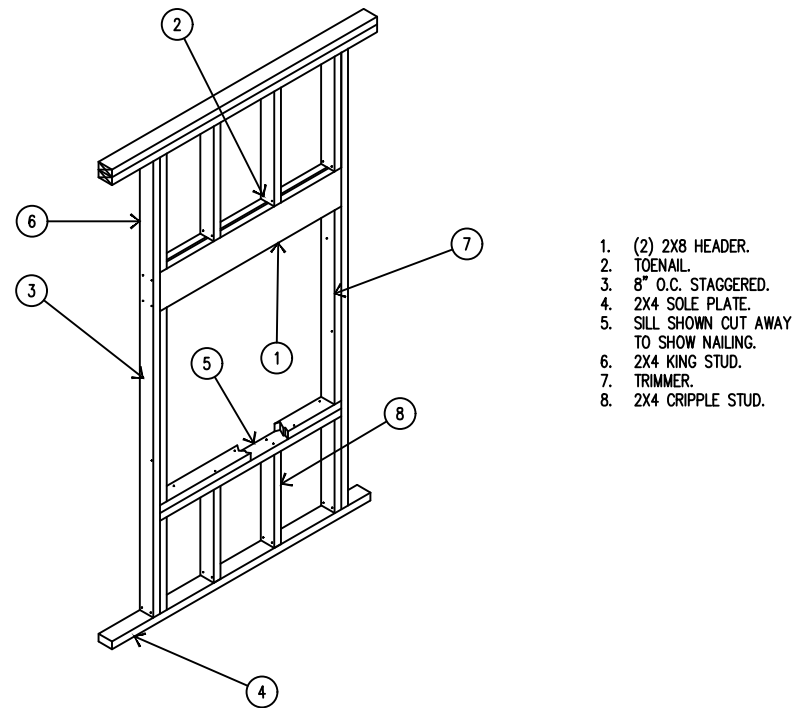
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178



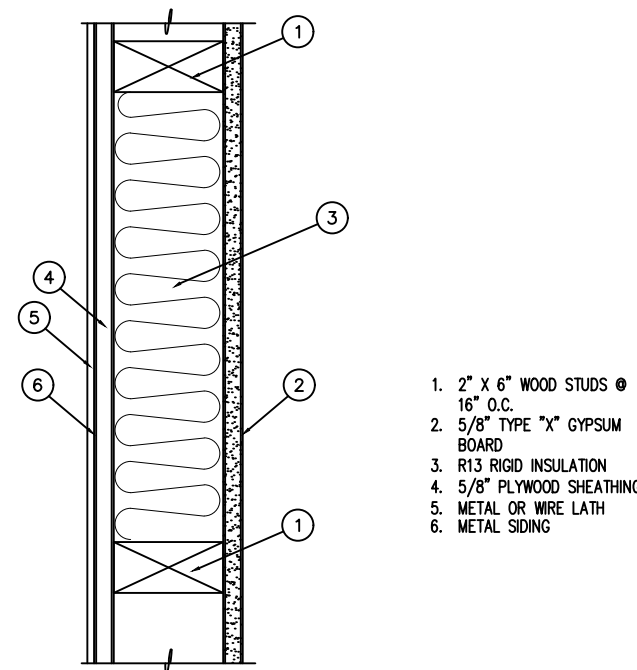
WOOD DOOR 1  
SCALE: 1/8" = 1'-0" S-4



INTERIOR WOOD WALL 2  
SCALE: 1/8" = 1'-0" S-4



WOOD WINDOW 3  
SCALE: 1/8" = 1'-0" S-4



EXTERIOR WALL DETAIL 4  
SCALE: 1/8" = 1'-0" S-4

SITE ADDRESS:

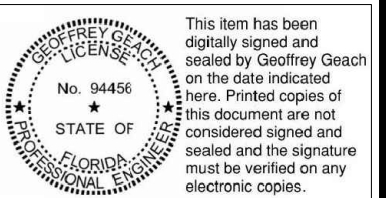
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7/9/2024

Scale  
AS SHOWN

SHEET DESCRIPTION:  
DETAILS

Sheet No.  
6 OF 13

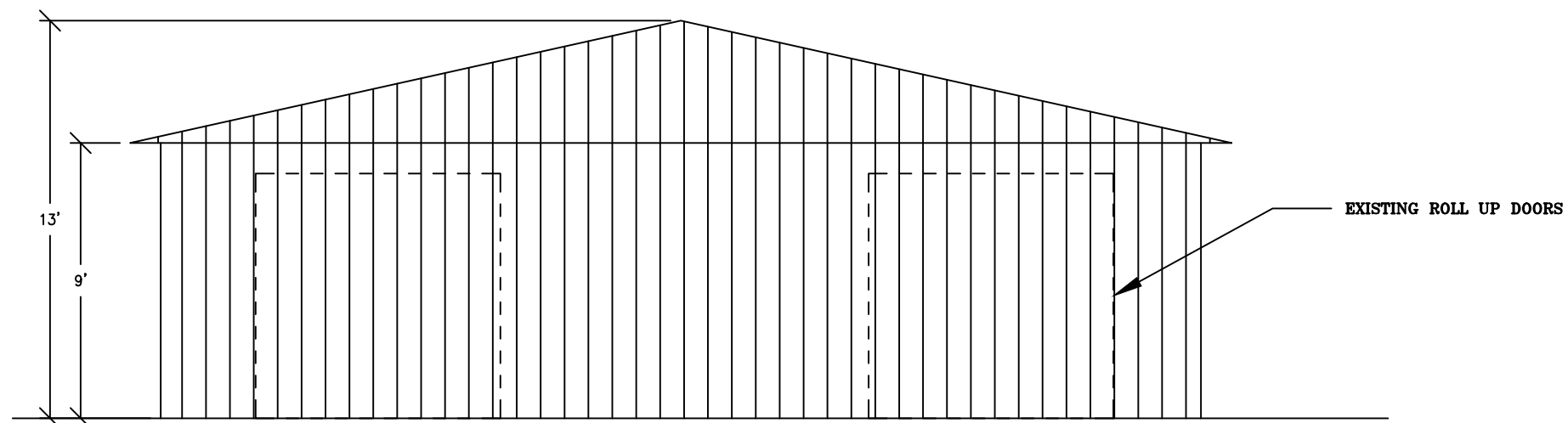
Drawing No.  
S-4

SITE ADDRESS:

116 PASCO RD.

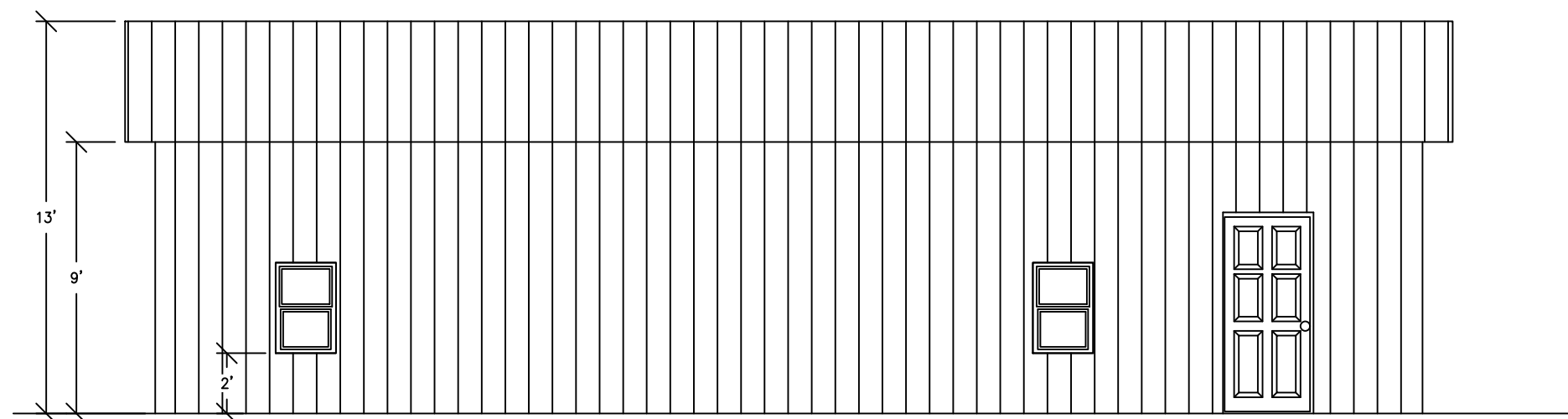
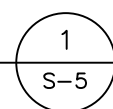
WINTER HAVEN, FL 33884

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REV 1	08/21/24	BLDG. DEPT. COMM.



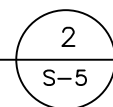
FRONT ELEVATION

SCALE: 3/16" = 1'-0"



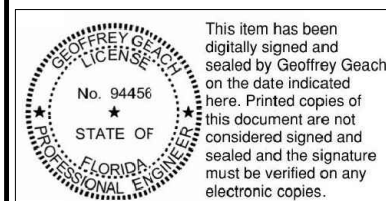
SIDE ELEVATION

SCALE: 3/16" = 1'-0"



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7/9/2024

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SHEET DESCRIPTION:  
ELEVATIONS

Sheet No.  
7 OF 13

Drawing No.

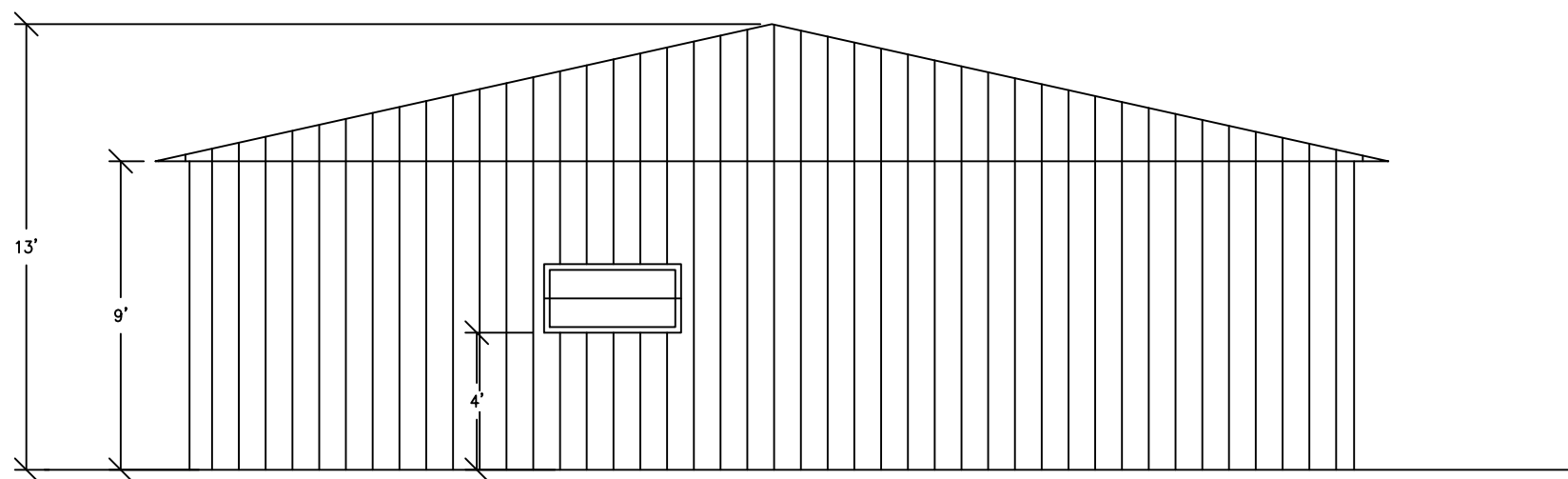
S-5  
180

SITE ADDRESS:

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REAR ELEVATION

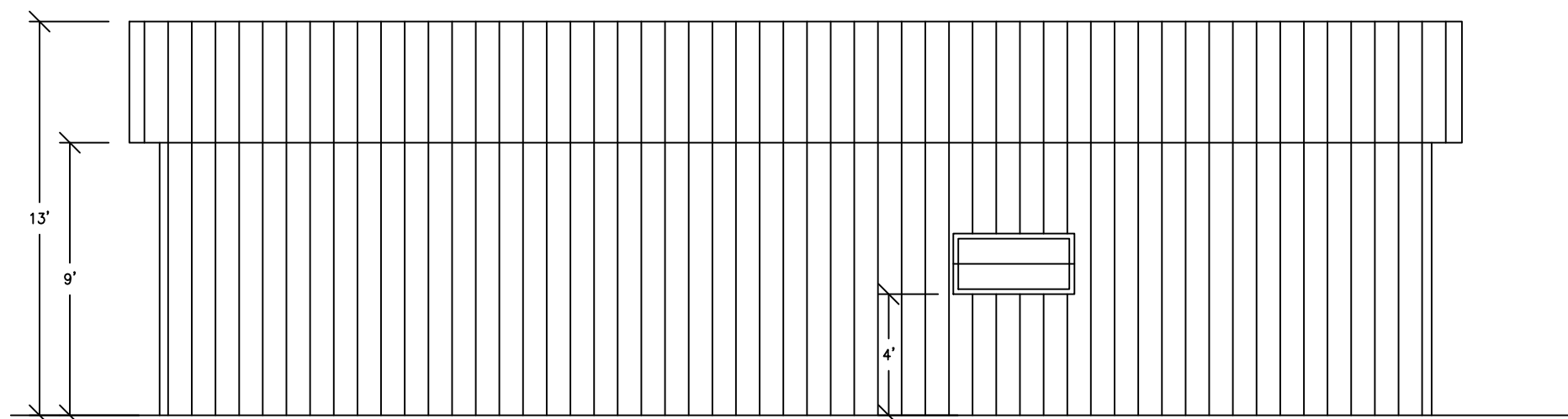
SCALE: 3/16" = 1'-0"

1  
S-6



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SIDE ELEVATION

SCALE: 3/16" = 1'-0"

2  
S-6

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SHEET DESCRIPTION:  
ELEVATIONS

Sheet No.  
8 OF 13

Drawing No.

S-6

SITE ADDRESS:

116 PASCO RD.

WINTER HAVEN, FL 33884

REV. 0 07/09/24 ORIGINAL SET  
REV 1 08/21/24 BLDG. DEPT. COMM.

**GENERAL REQUIREMENTS:**

1. General Contractor shall be responsible for verifying all dimensions and conditions including opening with the architectural and electrical plans.
2. This structure shall be adequately braced for wind loads until the roof, floor and walls have been permanently attached together.
3. Any discrepancy in plans is to be brought to attention of the designer prior to proceeding with work.
4. Contractor shall fully comply with the current edition of the FLORIDA BUILDING CODE requirements and all additional state requirements. Any work knowingly performed by the contractor contrary to such laws, ordinances, or regulations shall assume full responsibility of such work.
5. Contractor shall perform coordination with all utilities and services with state and local authorities and utilities.
5. THE CONTRACTOR ASSUMES FULL LIABILITY FOR THE STRUCTURE DURING CONSTRUCTION EXCEPT IN CASES WHERE THE TEMPORARY BRACING AND CONSTRUCTION METHODS ARE INCLUDED IN THE PLANS
6. CONTRACTOR TO COORDINATE FURNISHINGS, UTILITIES, AND APPLIANCES LAYOUT WITH THE OWNER CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGES AND CLEANING ANY DIRT FROM SURFACES BACK TO ORIGINAL CONDITIONS AFTER COMPLETION OF WORK.

**DESIGN LOADS:**

The contractor shall be responsible for complying with Chapter 4 of the current CABO for all framing execution and for verification of all local design loads.

Roof	Live Load = 20 PSF
Floor	Live Load = 40 PSF
Decks	Live Load = 60 PSF
Garage	Live Load 50 PSF (2000 lb pt. load 1' from
Stairs	Live Load = 100 PSF
Soil Bearing Capacity	2000 PSF (assumed)
Wind	SEE T-1 FOR WIND LOAD INFORMATION
Seismic	NOT REQUIRED FOR RISK CAT. 1 AND 2

**SITE WORK:**

- Earthwork:**
1. Footings to bear on undisturbed soil with min depth Below final grade of 1' 6" for 1 & 2 story and 2'-0" for 3 story, unless noted otherwise.
  2. Do not excavate closer than 1 1/2 = 2 slope below footings.
  3. Backfill shall consist of non-expansive, free-draining, predominately granular material, free of debris and organic material.

**Drainage:**

1. Provide crawl space drain per Section 1506.5, 1804.7, 1806.5.5 and Appendix 3315 current FBC.

**CONCRETE:**

**Accessories:**

1. Foundation vents 16" X 8" with 8-mesh corr. resist screen (closable)- post closable vent notice on electrical panel door.
2. Cover entire ground area of crawl space with mil. black visqueen and extend up to mud sill.
3. Foundation wall to have 1/2" airspace @ sides and ends of beams @ girders.
4. Foundation thickness indicated are minimum.
5. All concrete shall develop a min. 28 day strength OF 3,000 PSI AND INSTALLED IN ACCORDANCE WITH ACI CURRENT CODE

**REINFORCEMENT:**

1. Reinforcement bars to be deformed bars conforming to current ASTM A615 Grade 60. All reinforcement steel shall be detailed, fabricated and placed in accordance with ACI Detailing Manual 315-80.
2. All welded wire fabric shall conform to current ACTM A185 specs.
3. Garage floor to have 6X6X6/6 WWM centered in slab.
4. Reinforcement shall be accurately placed and adequately supported by concrete, metal or other approved chairs, spacers, or ties and secured against displacement during concrete or grout placement. ALL REINFORCEMENT TO BE CORROSION RESISTANT.

**STRUCTURAL STEEL:**

1. All structural steel shall be ASTM A-36 detailed, fabricated and erected in accordance with AISC Manual CURRENT Edition. ALL STEEL TO BE CORROSION RESISTANT.
2. All welding to be done by certified welders in accordance with minimum AWS specifications.
3. All anchor bolts to be ASTM 307.

**STEEL ACCESSORIES:**

1. Foundation bolts to be MIN. 1/2" dia X 10" with not less than 7" embedment into concrete.
2. Holdown at foundation and steel connectors to be Simpson Mfg. or approved equal.
3. ALL STEEL ACCESSORIES ARE TO BE CORROSION RESISTANT.

**MASONRY:**

1. CONCRETE MASONRY UNITS SHALL HAVE F'M OF AT LEAST 1,500 PSI
2. All voids containing reinforcement bars shall be reinforced with 1-#5 vertical bars, placed accurately at centerline of grout cores at 4'-0".
3. Provide 2'-0" x 2'-0" corner bars equal in size and number to horizontal reinforcing at all intersections and corners of brick walls.
4. MASONRY BLOCKS SHALL BE IN ACCORDANCE WITH ASTM C90 AND MORTAR TO BE IN ACCORDANCE WITH ASTM C270. ALL MASONRY CELLS ARE TO BE FILLED WITH GROUT.

**MASONRY or STONE VENEER:**

1. All veneer shall be anchored to structural elements using corrosion resistance anchor ties. The ties shall be minimum 22 ga. x 1" with maximum vertical and horizontal spacing of 16" O.C..

**WOOD**

**Framing Lumber:**

1. All sawn lumber shall be #2 SOUTHERN YELLOW PINE Lumber erected as required by FBC nailing schedule, plan & details and in specifications.
2. ALL EXTERIOR LUMBER TO BE PRESSURE TREATED AND CONNECTED USING GALVANIZED STEEL BOLTS.

**Sheathing Materials:**

1. Plywood Wall sheathing 1/2" thick C-D interior with exterior glue index 32/16 nailed
2. Plywood Floor Sheathing 1/2" min thick C-D interior glued & nailed.
3. Plywood Roof Sheathing 1/2" thick C-D interior with exterior glue index 32/16 nailed
4. Particle Board Underlayment 1/2" thick CS-236-66 mat formed type 1-B-2.
5. Water Resistant Particle Board 1/2" thick phenolic resin treated type 2-B-2. Installed at kitchen and bathroom.

**Interior Decking:**

1. Use 2-4-1 T&G D/F plywood Subfloor over post & beam.

**Exterior Decking:**

1. Open decking and weather exposed material to be pressure treated.

**Pre-Engineered Roof Trusses:**

1. Trusses shall conform to all provisions of the current edition of of FBC (or local Code requirements) for standards for design and materials.

**Pressure Treated Lumber:**

1. All wood in permanent contact with concrete to be pressure treated or decay resistant

**CONSTRUCTION ACCESSORIES:**

1. Building Paper---"Tyvek" Housewrap
2. Provide hurricane ties at eaves per current edition of FBC or local code requirements.
3. Provide earthquake ties as necessary as per earthquake zone

**Insulation: Prescriptive Path One**

1. Roof Vaulted R-30 with vapor barrier on warm side (winter).  
Roof Flat R-38 with vapor barrier on warm side (winter).
2. Wall (ext) R-13 with vapor barrier on warm side (winter).
3. Floors over unheated spaces R-25 with vapor on warm side (winter).
4. Basement floor slab on grade R-15 in 24" at perimeter.
5. Furnace ducts in unheated spaces R-8.

**Flashings:**

1. Provide 26 ga. metal at roof counter-flashing, penetration flashing and base flashing.
2. Gutters and downspouts to be 25 ga. pre-finish metal.

**Caulking and Sealants:**

1. Caulk and/or seal all exposed interior and exterior joints above and below grade and all those interior and exterior joints and appendages concealed by other building materials, flashing, etc. with caulking and/or sealant material abutting natural or painted finishes.

**WINDOWS and DOORS:**

1. All windows to be U40 insulated glass or better. Provide tempered glass at sliding doors, windows within 12" of any door and windows less than 18" above finish floor.
2. All skylites to be U50 insulated, tempered glass.
3. All exterior wood doors to be solid core wood as selected by owner, or prefinished steel doors with wood frames. Main entry doors to be U54, all other exterior doors to be U20. All interior doors to be hollow core, wood frame.
4. Each bedroom to have at least one window with min. clear opening of 5.7 Sq. Ft., min., height opening of 24", min., width opening of 20" and max. 44" sill height above finish floor.
5. ALL EXTERIOR GLASS SHALL BE IMPACT RESISTANT OR UTILIZE HURRICANE SHUTTERS

**FINISHES:**

**Gypsum Wallboard:**

1. Provide gypsum wallboard of type and thickness as indicated on drawings. Gypsum board work and materials shall meet requirements on ANSI No. 97-1 for the "Application and finish of Wallboard". Joint compound system mixed, applied and finished in compliance with MFG printed directions, to be invisible after finish, including all metal corner beads and trim.
2. Provide 1/2" thick gypsum wallboard at all interior walls, except at tub and shower recess, walls to have 1/2" waterproof gypsum wallboard with hard moisture resistant surface up min. 6'-0". Walls between garage and residence to have 5/8" gypsum X Type Fire rated wallboard to roof or on all walls and ceiling or as indicated by drawings or local codes.

**MECHANICAL:**

1. General plumbing: Per current plumbing code. Use ABS/PVC plastic waste and vent piping. Use copper water supply piping.
2. Exhaust fans, range hood and clothes dryer to vent outside.

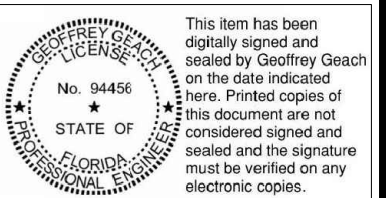
**ELECTRICAL:**

1. General Electrical: Per current electrical code and as notes on drawings.
2. Smoke detectors shall be connected to house power and interconnected floor to floor.



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P.E. # 94456

Date 7/9/2024

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SHEET DESCRIPTION: NOTES

Sheet No. 9 OF 13

Drawing No. N-1

**Shearwall Schedule**

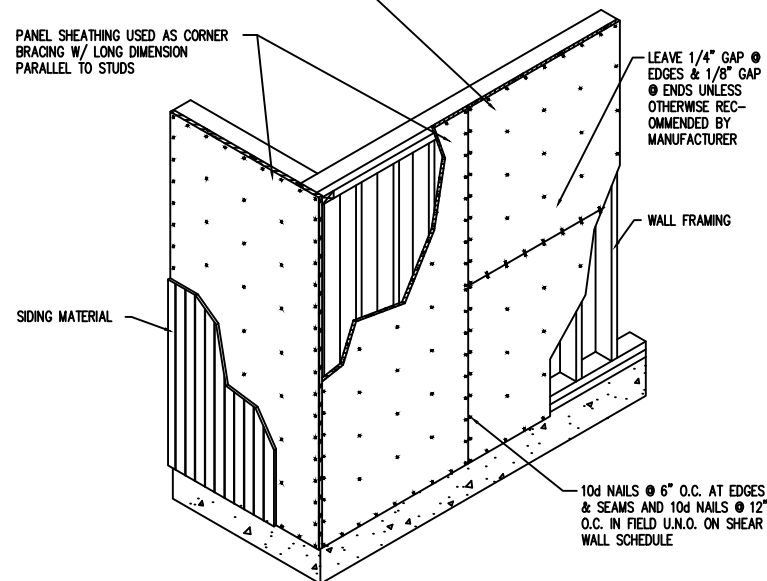
- 7/16" plywood with all edges to be nailed 8D @ Max. 4" O.C..
- 7/16" plywood with all edges to be nailed 8D @ Max. 4" O.C., provide strapping around all windows and doors.
- ALL EXTERIOR WALLS TO BE CONSTRUCTED AS SHEAR WALLS

**NOTE:**

- 7/16" particle board or OSB may be used in lieu of plywood in shearwalls.
- Applications: Grade w/ exterior glue.
- Should staples be substituted for nails in shearwall application, use 14ga. staples in lieu of 8D nails.
- Provide 3x blocking along all unsupported plywood panel edges unless otherwise noted.
- Nail sheathing to holdown stud w/ panel edge nailing per above shearwall schedule.
- Use Simpson Anchor Bolts as indicated at foundation locations. Where multiple studs are substituted for 4x and 6x members nail studs together w/ 16D @ 4" O.C. (Staggered along entire length. Provide required bolts and nuts to secure Simpson holdowns) (See Simpson catalog for proper installation of holdowns).

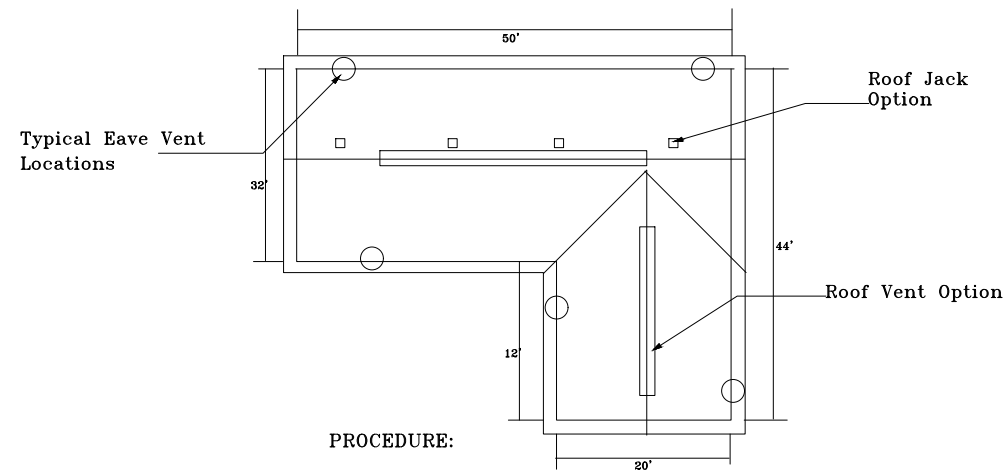
CDX PLYWOOD SHEAR WALL INSTALLED W/ LONG DIMENSION ACROSS STUDS. STAGGER VERTICAL JOINTS

PANEL SHEATHING USED AS CORNER BRACING W/ LONG DIMENSION PARALLEL TO STUDS



**TYPICAL SHEAR WALL**  
N.T.S.

**ROOF VENTILATION REQUIREMENTS**

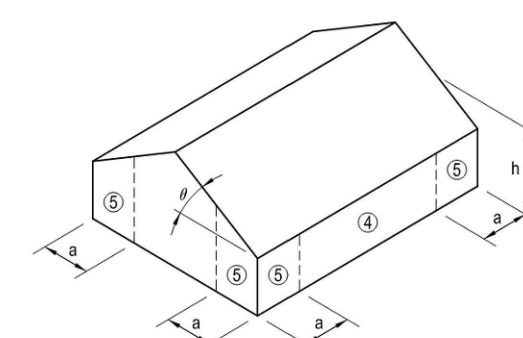
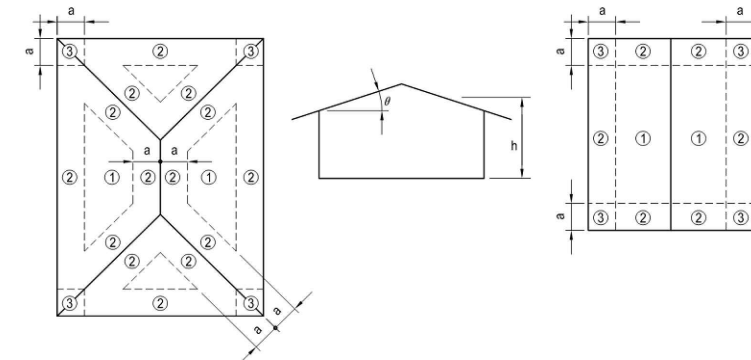


- Ceiling Area:**  
Example:  $(32 \times 50) + (12 \times 20) = 1840 \text{ sf}$
- Vent Area Required**  
Example: 1sf Vent PER 300 sf ceiling area  
 $1840 \text{ sf Ceiling Area} \div 300 = 6.13 \text{ sf Total Vent Area Required}$
- Distribution Vents**  
Example: 50% (3sf) at Ridge  
50% (3sf) at Eave
- Number of Vents:**  
Eave Vents:  $\frac{3 \text{ sf}}{0.9 \text{ sf Net Free Area Per Vent}} = 3-4 \text{ Vents}$   
Ridge Vents:  $\frac{3 \text{ sf Required Area}}{0.6 \text{ sf Net Free Area Per Vent}} = 5 \text{ Vents}$   
or  
Continuous Ridge Vents:  
 $\frac{18 \text{ sq.in. PER Lin Ft}}{144 \text{ sq.in. PER Sq. Ft}} = .125 \text{ sq.ft PER lin ft.}$   
 $\frac{3 \text{ sf REQUIRED AREA}}{0.125 \text{ sf}} = 24 \text{ Lin Ft}$

NOTE: VENT RATIO MUST BE INCREASED TO 1/150 IF VENTS ARE ALL ON ONE LEVEL.

**FOUNDATION NOTES:**

- FOOTINGS ARE TO BEAR ON UNDISTURBED LEVEL SOIL DEVOID OF ANY ORGANIC MATERIALS AND STEPPED AS REQUIRED TO MAINTAIN THE REQUIRED DEPTH BELOW THE FINAL GRADE.
- SOIL BEARING PRESSURE ASSUMED TO BE 2000 PSI.
- ANY FILL UNDER GRADE SUPPORTED SLABS TO BE A MINIMUM OF 4" GRANULAR MATERIAL COMPACTED TO 95%.
- CONCRETE: 3000 PSI
- CONCRETE SLABS TO HAVE CONTROL JOINTS AT 20' (MAXIMUM) INTERVALS EACH WAY.
- CONCRETE SIDEWALKS TO HAVE TOOLED JOINTS AT 5' O.C. (MINIMUM)
- REINFORCED STEEL TO BE A-815 GRADE 40. WELDED WIRE MESH TO BE A-185.
- EXCAVATE THE SITE TO PROVIDE A MINIMUM OF 18" CLEARANCE UNDER ALL GIRDERS.
- COVER ENTIRE CRAWLSPACE WITH 6 MIL BLACK "VISQUEEN" AND EXTEND UP FDTN. WALLS TO P.T. MUDSILL.
- PROVIDE A MINIMUM OF 1 SQ. FT. OF VENTILATION AREA FOR EACH 150 SQ.FT. OF CRAWLSPACE AREA. VENTS ARE TO BE CLOSABLE WITH OPENINGS IN CORROSION RESISTANT SCREEN. POST NOTICE RE: OPENING VENTS ARE THE ELECTRICAL PANEL.
- ALL WOOD IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED OR PROTECTED WITH SILL PLATE.
- BEAM POCKETS IN CONCRETE TO HAVE 1/2" AIRSPACE AT SIDES AND ENDS WITH A MINIMUM BEARING OF 3".
- PROVIDE CRAWLSPACE DRAIN AS PER 2910 OF FBC.
- WATERPROOF BASEMENT WALLS BEFORE BACKFILLING PROVIDING A 4" PERFORATED DRAIN TILE BELOW THE TOP OF THE FOOTING.
- BACKFILL FORMS, SHORING AND POURING METHODS MUST CONFORM TO UP TO DATE A.C.I STANDARDS.
- DAY STRENGTH AND NOT BEFORE STRUCTURAL FLOOR FRAMING (INCLUDING SUB-FLOOR) IS IN PLACE. (FRAMING MUST BE FULLY NAILED AND ANCHORED)
- ALL CONCRETE IN FOUNDATION SHALL DEVELOP A MIN. COMPRESSION STRENGTH OF 3000 PSI IN 28 DAYS.
- SINGLE STORY AND TWO STORY STRUCTURES SHALL HAVE A FOOTING 12" BELOW THE FINISHED GRADE LINE. A THREE STORY STRUCTURE SHALL HAVE A FOOTING AT 18" BELOW FINISHED GRADE



GC <sub>p</sub>						Zone	Roof Pressure, p ( psf )					
Effective Wind Area							Effective Wind Area					
10 ft <sup>2</sup>	20 ft <sup>2</sup>	50 ft <sup>2</sup>	100 ft <sup>2</sup>	200 ft <sup>2</sup>	500 ft <sup>2</sup>	10 ft <sup>2</sup>	20 ft <sup>2</sup>	50 ft <sup>2</sup>	100 ft <sup>2</sup>	200 ft <sup>2</sup>	500 ft <sup>2</sup>	
+0.50	+0.44	+0.36	+0.30	+0.30	+0.30	1	+17	+15	+13	+12	+12	+12
-0.90	-0.87	-0.83	-0.80	-0.80	-0.80		-26	-26	-25	-24	-24	-24
+0.50	+0.44	+0.36	+0.30	+0.30	+0.30		+17	+15	+13	+12	+12	+12
-1.70	-1.55	-1.35	-1.20	-1.20	-1.20	2	-46	-42	-37	-34	-34	-34
+0.50	+0.44	+0.36	+0.30	+0.30	+0.30		+17	+15	+13	+12	+12	+12
-2.60	-2.42	-2.18	-2.00	-2.00	-2.00	3	-68	-63	-57	-53	-53	-53
GC <sub>p</sub>							Wall Pressure, p ( psf )					
Effective Wind Area						Effective Wind Area						
10 ft <sup>2</sup>	20 ft <sup>2</sup>	50 ft <sup>2</sup>	100 ft <sup>2</sup>	200 ft <sup>2</sup>	500 ft <sup>2</sup>	10 ft <sup>2</sup>	20 ft <sup>2</sup>	50 ft <sup>2</sup>	100 ft <sup>2</sup>	200 ft <sup>2</sup>	500 ft <sup>2</sup>	
+1.00	+0.95	+0.88	+0.83	+0.77	+0.70	4	+29	+27	+26	+25	+23	+21
-1.10	-1.05	-0.98	-0.93	-0.87	-0.80		-31	-30	-28	-27	-26	-24
+1.00	+0.95	+0.88	+0.83	+0.77	+0.70	5	+29	+27	+26	+25	+23	+21
-1.40	-1.30	-1.16	-1.05	-0.94	-0.80		-38	-36	-33	-30	-27	-24

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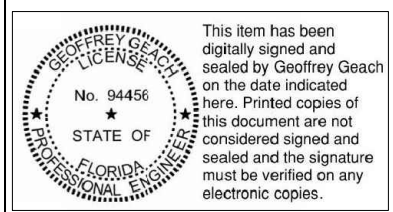
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SHEET DESCRIPTION:  
NOTES

Sheet No.  
10 OF 13

Drawing No.  
N-2  
183

**FLORIDA PRODUCT APPROVAL SCHEDULE**

NO	MODEL/TYPE	MANUFACTURER	FPAN #	REV.	EXP. DATE
1	SH 5500	PGT	1435.2	27	12/31/2032
2	DH 5560	PGT	7058.2	22	12/31/2032
3	HR 5510	PGT	1844.2	29	12/31/2032
4	AR & PW 5520	PGT	5012.4	26	12/31/2032
5	SGD 5570	PGT	21179.2	8	12/31/2032
1	UNDERLAYMENT	POLYGLASS USA	#5259.1	42	12/04/26
2	SHINGLES	GAF	#10124.1	35	12/16/25
3	COBRA RIGID 3	GAF	#6267.1	19	07/12/25
4	V PANEL SOFFIT	AMERIMAX HOME PROD...	#5896.1	6	12/31/24
5	ROOFING	MULE-HIDE PRODUCT CO.	#10497.1	13	03/14/27
6	5V CRIMP	L.V. THOMPSON INC	#16667.1	8	12/31/27

SECTION R318  
PROTECTION AGAINST TERMITES

R318.1 Termite protection.

Termite protection shall be provided by registered termiticides, including soil applied pesticides, baiting systems, and pesticides applied to wood, or other approved methods of termite protection labeled for use as a preventative treatment to new construction. See Section 202, "Registered termiticide." Upon completion of the application of the termite protective treatment, a Certificate of Compliance shall be issued to the building department by the licensed pest control company that contains the following statement: "The building has received a complete treatment for the prevention of subterranean termites. Treatment is in accordance with rules and laws established by the Florida Department of Agriculture and Consumer Services."

R318.1.1 If soil treatment is used for subterranean termite prevention, the initial chemical soil treatment inside the foundation perimeter shall be done after all excavation, backfilling and compaction is complete.

R318.1.2 If soil treatment is used for subterranean termite prevention, soil area disturbed after initial chemical soil treatment shall be retreated with a chemical soil treatment, including spaces boxed or formed.

R318.1.3 If soil treatment is used for subterranean termite prevention, space in concrete floors boxed out or formed for the subsequent installation of plumbing traps, drains or any other purpose shall be created by using plastic or metal permanently placed forms of sufficient depth to eliminate any planned soil disturbance after initial chemical soil treatment.

R318.1.4 If soil treatment is used for subterranean termite prevention, chemically treated soil shall be protected with a minimum 6 mil vapor retarder to protect against rainfall dilution. If rainfall occurs before vapor retarder placement, retreatment is required. Any work, including placement of reinforcing steel, done after chemical treatment until the concrete floor is poured, shall be done in such manner as to avoid penetrating or disturbing treated soil.

R318.1.5 If soil treatment is used for subterranean termite prevention, concrete overpour or mortar accumulated along the exterior foundation perimeter shall be removed prior to exterior chemical soil treatment, to enhance vertical penetration of the chemicals.

R318.1.6 If soil treatment is used for subterranean termite prevention, chemical soil treatments shall also be applied under all exterior concrete or grade within 1 foot (305 mm) of the primary structure sidewalls. Also, a vertical chemical barrier shall be applied promptly after construction is completed, including initial landscaping and irrigation/sprinkler installation. Any soil disturbed after the chemical vertical barrier is applied shall be promptly retreated.

R318.1.7 If a registered termiticide formulated and registered as a bait system is used for subterranean termite prevention, Sections R318.1.1 through R318.1.6 do not apply; however, a signed contract assuring the installation, maintenance and monitoring of the baiting system that is in compliance with the requirements of Chapter 482, Florida Statutes shall be provided to the building official prior to the pouring of the slab, and the system must be installed prior to final building approval.

If the baiting system directions for use require a monitoring phase prior to installation of the pesticide active ingredient, the installation of the monitoring phase components shall be deemed to constitute installation of the system.

2 | 3

R318.1.8 If a registered termiticide formulated and registered as a wood treatment is used for subterranean termite prevention, Sections R318.1.1 through R318.1.6 do not apply. Application of the wood treatment termiticide shall be as required by label directions for use, and must be completed prior to final building approval.

R318.2 Penetration.

Protective sleeves around piping penetrating concrete slab-on-grade floors shall not be of cellulosecontaining materials. If soil treatment is used for subterranean termite protection, the sleeve shall have a maximum wall thickness of 0.010 inch (0.25 mm), and be sealed within the slab using a noncorrosive clamping device to eliminate the annular space between the pipe and the sleeve. No termiticides shall be applied inside the sleeve.

R318.3 Cleaning.

Cells and cavities in masonry units and air gaps between brick, stone or masonry veneers and the structure shall be cleaned of all nonpreservative treated or nonnaturally durable wood, or other cellulosecontaining material prior to concrete placement. Exception: Inorganic material manufactured for closing cells in foundation concrete masonry unit construction or clean earth fill placed in concrete masonry unit voids below slab level before termite treatment is performed.

R318.4 Concrete bearing ledge.

Brick, stone or other veneer shall be supported by a concrete bearing ledge at least equal to the total thickness of the brick, stone or other veneer which is poured integrally with the concrete foundation. No supplemental concrete foundation pours which will create a hidden cold joint shall be used without supplemental treatment in the foundation unless there is an approved physical barrier. An approved physical barrier shall also be installed from below the wall sill plate or first block course horizontally to embed in a mortar joint. If masonry veneer extends below grade, a termite protective treatment must be applied to the cavity created between the veneer and the foundation, in lieu of a physical barrier. Exception: Veneer supported by a structural member secured to the foundation sidewall in accordance with ACI 530/ASCE 5/TMS 402, provided at least a 6 inch (152 mm) clear inspection space of the foundation sidewall exterior exist between the veneer and the top of any soil, sod, mulch or other organic landscaping component, deck, apron, porch, walk or any other work immediately adjacent to or adjoining the structure.

R318.5 Protection against decay and termites.

Condensate lines, irrigation/sprinkler system risers for spray heads, and roof downspouts shall discharge at least 1 foot (305 mm) away from the structure sidewall, whether by underground piping, tail extensions or splash blocks. Gutters with downspouts are required on all buildings with eaves of less than 6 inches (152 mm) horizontal projection except for gable end rakes or on a roof above another roof.

R318.6 Preparation of building site and removal of debris.

R318.6.1 All building sites shall be graded to provide drainage under all portions of the building not occupied by basements.

R318.6.2 The foundation and the area encompassed within 1 foot (305 mm) therein shall have all vegetation, stumps, dead roots, cardboard, trash and foreign material removed and the fill material shall be free of vegetation and foreign material. The fill shall be compacted to assure adequate support of the foundation.

R318.6.3 After all work is completed, loose wood and debris shall be completely removed from under the building and within 1 foot (305 mm) thereof. All wood forms and supports shall be completely removed. This includes, but is not limited to: wooden grade stakes, forms, contraction spacers, tub trap boxes, plumbing supports, bracing, shoring, forms or other cellulose-containing material placed in any location where such materials are not clearly visible and readily removable prior to completion of the work. Wood shall not be stored in contact with the ground under any building.

3 | 3

R318.7 Inspection for termites.

In order to provide for inspection for termite infestation, clearance between exterior wall coverings and final earth grade on the exterior of a building shall not be less than 6 inches (152 mm).

Exceptions:

1. Paint or decorative cementitious finish less than 5

/8 inch (17.1 mm) thick adhered directly to the masonry foundation sidewall.

2. Access or vehicle ramps which rise to the interior finish floor elevation for the width of such ramps only.

3. A 4-inch (102 mm) inspection space above patio and garage slabs and entry areas.

4. If the patio has been soil treated for termites, the finish elevation may match the building interior finish floor elevations on masonry construction only.

5. Masonry veneers constructed in accordance with Section R318.4.

1. A PERMANENT SIGN WHICH IDENTIFIES THE TERMITE TREATMENT PROVIDER AND NEED FOR RE-INSPECTION AND TREATMENT CONTRACT RENEWAL SHALL BE PROVIDED. THE SIGN SHALL BE POSTED NEAR THE WATER HEATER OR ELECTRIC PANEL.

2. CONDENSATE AND ROOF DOWN SPOUTS SHALL DISCHARGE 1'-0" AWAY FROM BUILDING SIDE WALLS.

3. IRRIGATION/SPRINKLER SYSTEM INCLUDING ALL RISERS AND SPRAY HEADS SHALL NOT BE INSTALLED WITHIN 1'-0" OF THE BUILDING SIDE WALLS.

4. TO PROVIDE FOR INSPECTION FOR TERMITE INFESTATION THE DISTANCE BETWEEN WALL COVERING AND FINAL EARTH GRADE SHALL NOT BE LESS THAN 6". EXCEPTION: PAINT OR DECORATIVE CEMENTITIOUS FINISH LESS THAN 5/8" THICK ADHERED DIRECTLY TO THE FOUNDATION WALL.

5. INITIAL TREATMENT SHALL BE DONE AFTER ALL EXCAVATION AND BACKFILL IS COMPLETE. IN ACCORDANCE WITH FLORIDA BUILDING CODE 8TH EDITION 2023 SECTION 1816.1.1

6. SOIL DISTRIBUTED AFTER THE INITIAL TREATMENT SHALL BE RETREATED INCLUDING SPACES BOXED AND FORMED. IN ACCORDANCE WITH FLORIDA BUILDING CODE 8TH EDITION 2023 SECTION 1816.1.2

7. BOXED AREAS IN CONCRETE FLOORS FOR SUBSEQUENT INSTALLATIONS OF TRAPS, ETC., SHALL BE MADE WITH PERMANENT METAL OR PLASTIC FORMS. PERMANENT FORMS MUST BE THE SIZE AND DEPTH THAT WILL ELIMINATE THE DISTURBANCE OF SOIL AFTER THE INITIAL TREATMENT. IN ACCORDANCE WITH FLORIDA BUILDING CODE 8TH EDITION 2023 SECTION 2304.11

8. MINIMUM 6 MIL RETARDER MUST BE INSTALLED TO PROTECT AGAINST RAINFALL DILUTION. IF RAINFALL OCCURS BEFORE VAPOR RETARDER PLACEMENT, RETREATMENT IS REQUIRED. IN ACCORDANCE WITH FLORIDA BUILDING CODE 8TH EDITION 2023 SECTION 2304.11.

9. CONCRETE OVER POUR AND MORTAR ALONG THE FOUNDATION PERIMETER MUST BE REMOVED BEFORE EXTERIOR SOIL TREATMENT. IN ACCORDANCE WITH FLORIDA BUILDING CODE 8TH EDITION 2023 SECTION 2304.11.

10. SOIL TREATMENT MUST BE APPLIED UNDER ALL EXTERIOR CONCRETE OR GRADE WITHIN 1'-0" OF THE STRUCTURE SIDEWALLS. IN ACCORDANCE WITH FLORIDA BUILDING CODE 8TH EDITION 2023 SECTION 2304.11.

11. AN EXTERIOR VERTICAL CHEMICAL BARRIER MUST BE INSTALLED AFTER CONSTRUCTION IS COMPLETE INCLUDING LANDSCAPING & IRRIGATION ANY SOIL DISTRIBUTED AFTER THE VERTICAL BARRIER IS APPLIED, SHALL BE RETREATED. IN ACCORDANCE WITH FLORIDA BUILDING CODE 8TH EDITION 2023 SECTION 2304.11.

12. ALL BUILDING ARE REQUIRED TO HAVE PRE-CONSTRUCTION TREATMENT. IN ACCORDANCE WITH FLORIDA BUILDING CODE 8TH EDITION 2023 SECTION 2304.11.

13. A CERTIFICATE OF COMPLIANCE MUST BE ISSUED TO THE BUILDING DEPARTMENT BY A LICENSED PEST CONTROL COMPANY BEFORE A CERTIFICATE OF OCCUPANCY WILL BE ISSUED. THE CERTIFICATE OF COMPLIANCE SHALL STATE: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. THE TREATMENT IS IN ACCORDANCE WITH THE RULES AND LAWS OF THE FLORIDA DEPARTMENT OF AGRICULTURE & CONSUMER SERVICES." IN ACCORDANCE WITH FLORIDA BUILDING CODE 8TH EDITION 2023 SECTION 2304.11.

14. AFTER ALL WORK IS COMPLETED, LOOSE WOOD AND FILL MUST BE REMOVED FROM BELOW AND WITHIN 1'-0" OF THE BUILDING. THIS INCLUDES ALL GRADE STAKES, TUB TRAP BOXES, FORMS, SHORING OR OTHER CELLULOSE CONTAINING MATERIAL.

15. NO WOOD, VEGETATION, STUMPS, CARDBOARD, TRASH, ETC., SHALL BE BURIED WITHIN 15'-0" OF ANY BUILDING OR PROPOSED BUILDING.

SITE ADDRESS:

116 PASCO RD.

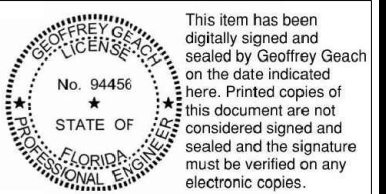
WINTER HAVEN, FL 33884

REV. 0 07/09/24 ORIGINAL SET  
REV 1 08/21/24 BLDG. DEPT. COMM



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This item has been digitally signed and sealed by Geoffrey Geach on the date indicated here. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

GEOFFREY GEACH, P.E.  
P.E. # 94456

Date  
7/9/2024

Scale  
AS SHOWN

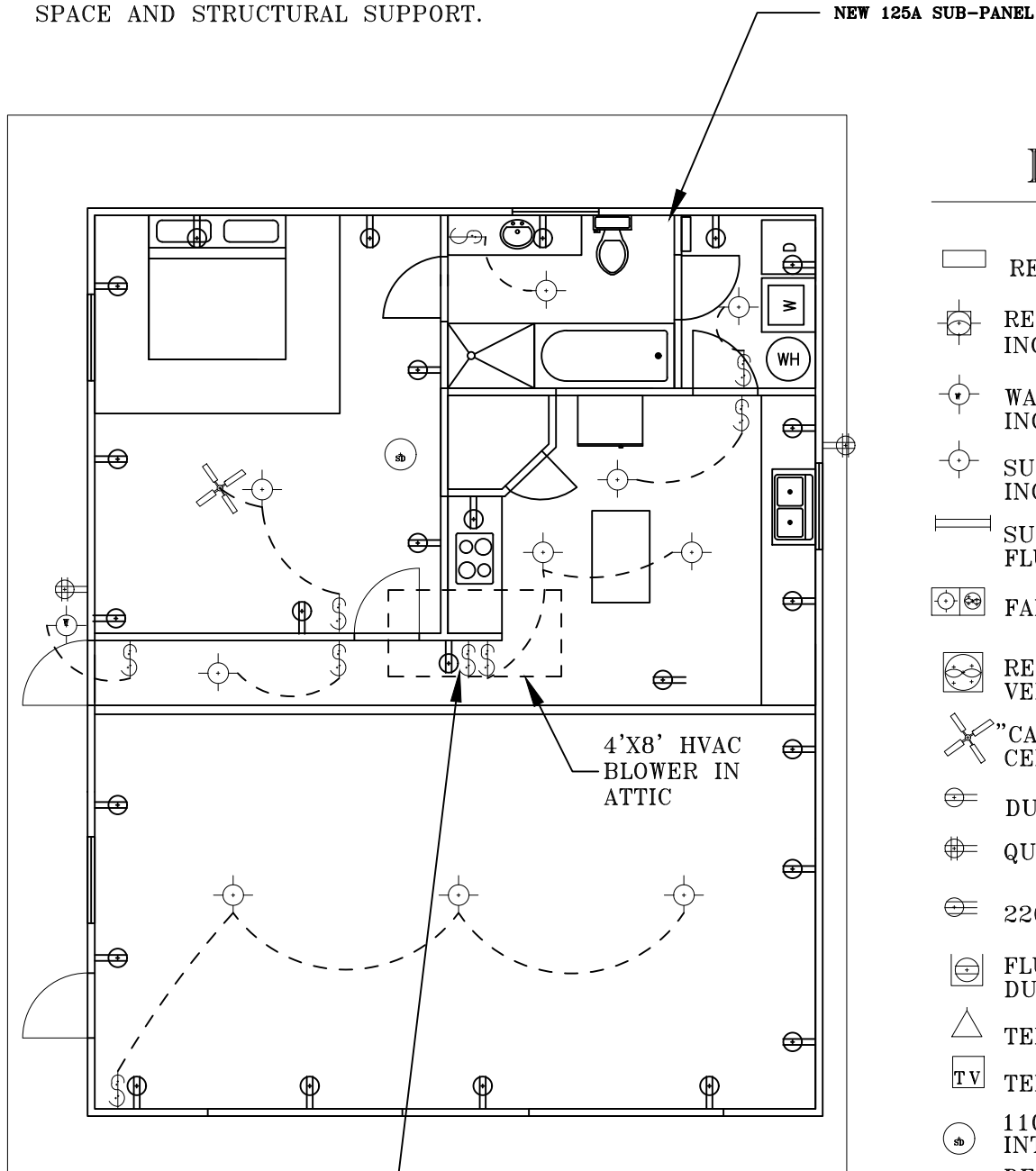
SHEET DESCRIPTION:  
NOTES

Sheet No.  
11 OF 13

Drawing No.  
N-3  
184



NOTE: HVAC CONTRACTOR TO INSTALL 2 TON HVAC SYSTEM IN ATTIC INCLUDING DUCTWORK AND CONDENSOR. HVAC SUBCONTRACTOR TO COORDINATE INSTALLATION WITH ROOF MANUFACTURER FOR SPACE AND STRUCTURAL SUPPORT.



### LEGEND

- RECESSED INCANDESCANT
- RECESSED DIRECTIONAL INCANDESCENT FIXTURE
- WALL MOUNTED INCANDESCENT
- SURFACE MOUNTED INCANDESCENT
- SURFACE MOUNTED FLUORESCENT
- FAN/LITE COMBINATION
- RECESSED EXHAUST FAN VENTED TO THE EXTERIOR
- "CASABLANCA" TYPE CEILING FAN
- DUPLEX OUTLET
- QUADRUPLUX OUTLET
- 220V OUTLET
- FLUSH FLOOR MOUNTED DUPLEX OUTLET
- TELEPHONE OUTLET
- TELEVISION OUTLET
- 110 V. SMOKE DETECTOR INTERCONNECT W/ ALL THE DETECTORS IN HOUSE
- CONNECTION (ELECTRICAL)
- LIGHT SWITCH

1. ALL WORK SHALL BE IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES, AND REGULATIONS ADOPTED BY MUNICIPAL, COUNTY, STATE, AND FEDERAL AUTHORITIES, INCLUDING THE 2020 EDITION OF THE NATIONAL ELECTRICAL CODE (NEC) NFPA 70, AND WITH THE REQUIREMENTS/AMENDMENTS OF THE LOCAL AUTHORITY HAVING JURISDICTION (AHJ).
2. CONTRACT DRAWINGS ARE DIAGRAMMATIC IN NATURE AND ARE INTENDED TO CONVEY SCOPE, DESIGN INTENT, AND GENERAL ARRANGEMENT ONLY. CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL WORK OF ALL TRADES INCLUDING RESOLUTION OF FIELD CONFLICTS THAT MAY ARISE.
3. EACH FEEDER AND BRANCH CIRCUIT SHALL INCLUDE AN INSULATED EQUIPMENT GROUNDING CONDUCTOR. BOND ALL ELECTRICAL EQUIPMENT, OUTLET BOXES, GROUNDING TYPE RECEPTACLES, ETC., IN ACCORDANCE WITH NEC ARTICLE 250.
4. TROUGHS, JUNCTION AND PULL BOXES ARE NOT NECESSARILY INDICATED, BUT SHALL BE PROVIDED WHERE MANDATED BY THE NEC, AND AS REQUIRED FOR EASE OF INSTALLATION. BOXES SHALL BE SIZED (MINIMUM) IN ACCORDANCE WITH NEC ARTICLE 314. TROUGHS SHALL BE SIZED PER NEC ARTICLE 366.
5. FEEDER AND BRANCH CIRCUIT WIRING ARE DEPICTED BY ASSIGNMENT OF CIRCUIT NUMBERS, INTERCONNECTING WIRING AND HOMERUNS, OR HOMERUNS ONLY (FOR SINGULAR LOADS). ALL FEEDERS AND BRANCH CIRCUITS ARE NEW TO BE PROVIDED UNDER THIS CONTRACT UNLESS OTHERWISE NOTED. INTERIOR WIRING SHALL BE INSTALLED IN RIGID METALLIC CONDUIT AND/OR EMT, 3/4" MINIMUM. FLEXIBLE METAL CONDUIT, LIQUID-TIGHT FLEXIBLE METAL CONDUIT, MC CABLE SHALL BE UTILIZED IN LIMITED LENGTHS AS NECESSARY, OR AS REQUIRED/ALLOWED BY CODE.
6. ALL NEW 600V OVER-CURRENT PROTECTIVE DEVICES SHALL HAVE INTERRUPTING CAPABILITIES OR RATINGS (AIC OR AIR) IN RMS AMPERES SYMMETRICAL. ALL DEVICES SHALL BE FULLY RATED FOR AVAILABLE FAULT CURRENT.
7. ALL BUILDING WIRE SHALL BE COPPER CONDUCTORS, TYPE THHN/THWN-2 (DUAL LISTED) 90 DEGREE CELSIUS RATED INSULATION, #12 AWG MINIMUM. UTILIZE #10 AWG WIRE FOR ANY 15A OR 20A, 120V CIRCUIT THAT EXCEEDS 100 FEET FROM SOURCE TO LAST DEVICE OR OUTLET. 8. CONTRACTOR SHALL PROVIDE AND INSTALL AN APPROVED, UL LISTED, FIRE STOP SEALANT, TOTALLY ENCLOSING ALL PENETRATIONS THROUGH RATED CEILINGS, WALLS, ROOFS, FLOORS, ETC. ALL FLOOR PENETRATIONS SHALL BE CORE-DRILLED, SLEEVED AND SEALED WITH AN APPROVED FIRE RATED SEALANT. CONTRACTOR SHALL SUBMIT LETTER TO OWNER THAT THE REQUIRED FIRE SEALANT WAS INSTALLED PER MANUFACTURER'S REQUIREMENTS. ALL EXISTING CERTIFIED AND NOTARIZED PENETRATIONS BETWEEN FLOORS AND WALLS MUST BE CLOSED TO MAINTAIN FIRE RATING.
9. THE CONTRACTOR SHALL PERFORM THE WORK AS INDICATED ON THE DRAWINGS. ANY DEVIATIONS FROM THE DRAWINGS SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW AND APPROVAL IN WRITING. IF CHANGES ARE MADE WITHOUT THE ENGINEER'S WRITTEN CONSENT, THE CONTRACTOR SHALL BE LIABLE FOR ANY ISSUES THAT MAY ARISE DUE TO THE CHANGES.
10. UNLESS OTHERWISE NOTED, ALL WIRE SIZES SHALL BE BASED ON THE FOLLOWING: a. #12 THROUGH #1 OR 100A OR LESS - NEC TABLE 310.16 60' COLUMN b. #1/0 AND GREATER OR 101A OR GREATER - NEC TABLE 310.16 75' COLUMN c. OTHER ALLOWANCES OF NEC 110.14(C)
12. UNLESS OTHERWISE NOTED, ALL CONDUIT SIZES SHALL BE BASED ON EMT, RMC, OR RNC (PVC SCHEDULE 40).
13. ALL ELECTRICAL MATERIALS, DEVICES, APPLIANCES, AND EQUIPMENT SHALL BE NEW, LABELED AND LISTED BY A NATIONALLY RECOGNIZED TESTING LABORATORY OR AGENCY (E.G. UL), UNLESS OTHERWISE NOTED.
14. ELECTRICAL CONTRACTOR SHALL FOLLOW ALL MANUFACTURER'S INSTRUCTIONS FOR INSTALLATION OF ALL EQUIPMENT IF NOT INDICATED ON DRAWINGS. IF THERE IS A DISCREPANCY, MANUFACTURER'S INSTRUCTIONS TAKE PRECEDENCE.
15. THE ELECTRICAL CONTRACTOR SHALL FURNISH ALL EQUIPMENT, LABOR, SERVICES, AND MATERIALS REQUIRED FOR COMPLETE INSTALLATION OF THE WORK INDICATED. UNLESS OTHERWISE NOTED, ALL MATERIALS SHALL BE NEW.
16. DO NOT SCALE DRAWINGS. CONTRACTOR SHALL VERIFY AND CONFIRM ALL DIMENSIONS IN THE FIELD AND NOTIFY THE ENGINEER OF ANY AND ALL DISCREPANCIES ON THE DRAWINGS. COPIES OF THIS DRAWING WITHOUT A PROFESSIONAL ENGINEER'S SEAL AND ORIGINAL SIGNATURE SHALL NOT BE CONSIDERED VALID AND ARE FOR CONVENIENCE TO THE USER AT THEIR OWN RISK.
17. FURNISH ALL NECESSARY MATERIALS, TOOLS AND LABOR AND INSTALL A COMPLETE AND FULLY OPERABLE WIRING SYSTEM AS INDICATED OR REASONABLY IMPLIED. UNLESS NOTED OTHERWISE, ALL MATERIALS SHALL BE NEW, FREE OF DEFECTS AND BE UL LISTED.
18. ALL SMALL MOTORS UNDER 1 HORSEPOWER SHALL HAVE INTEGRAL OVERLOAD PROTECTION PER NEC 430.32 AND 430.53(A) IF PLANNING TO BE INSTALLED ON ONE BRANCH CIRCUIT DUE TO SMALL LOADS.
19. MEANS AND METHODS EMPLOYED SHALL MEET ALL DESIGN STANDARDS REQUIRED BY ALL CONTRACT DOCUMENTS AND THE CODES ADOPTED BY THE LOCAL AUTHORITY HAVING JURISDICTION.
20. THE CONTRACTOR SHALL COORDINATE ALL HVAC EQUIPMENT LOCATIONS IN FIELD.
21. UNLESS OTHERWISE NOTED, ALL CIRCUIT BREAKERS ARE BASED ON INVERSE TIME TYPE AND ALL FUSES ARE BASED ON DUAL ELEMENT TIME-DELAY TYPE.
22. ALL ELECTRICAL DRIVEN EQUIPMENT PROVIDED OR FURNISHED BY THE MECHANICAL CONTRACTOR SHALL INCLUDE MOTORS, PUSH BUTTONS, RELAYS, CONTACTORS, DISCONNECTS & ALL OTHER CONTROLLING DEVICES REQUIRED FOR PROPER AND SATISFACTORY OPERATION OF THE EQUIPMENT. ELECTRICAL CONTRACTOR SHALL INSTALL EQUIPMENT AS REQUIRED FROM THE LINE SIDE OF THE LAST DISCONNECTING MEANS (INCLUDING SUPPLIED DISCONNECT) BACK TO POWER SOURCE.
23. CONTRACTOR SHALL VISIT SITE AND BECOME FAMILIAR WITH ALL EXISTING CONDITIONS THAT MAY EFFECT HIS WORK. THE CONTRACTOR SHALL NOT BE ENTITLED TO CHANGE ORDER(S) DUE TO FAILURE TO COMPLY.
24. PRIOR TO ACCEPTANCE OF THE SPACE, ALL SYSTEMS SHALL BE TESTED, BALANCED AND OPERATED TO DEMONSTRATE TO THE OWNER THAT THE INSTALLATION AND PERFORMANCE OF THE INSTALLED SYSTEMS AND/OR PARTS THEREOF CONFORM TO THE DESIGN INTENT AS DEFINED BY ALL CONSTRUCTION DOCUMENTS.
25. ANY DEFECTS IN WORKMANSHIP, MATERIALS, MALFUNCTION OF EQUIPMENT OR UNSATISFACTORY PERFORMANCE, AND ALL OTHER PARTS OF THE BUILDING DAMAGED THEREBY, SHALL BE REPAIRED, REPLACED OR OTHERWISE REMEDIATED WITHOUT EXPENSE TO THE OWNER. SUCH REPAIRS OR REPLACEMENTS SHALL BE MADE IN A TIMELY MANNER AND AT THE CONVENIENCE OF THE OWNER. 26. ALL ITEMS MARKED WITH A (R) ON PLAN SHALL BE DISCONNECTED AND REMOVED BY THE CONTRACTOR UNLESS OTHERWISE NOTED. REMOVE EXISTING CONDUCTORS/CABLES WHERE NO LONGER REQUIRED. REMOVE WIRE FROM ALL ABANDONED CONDUIT. RECONNECT DISTURBED FACILITIES WHICH ARE TO REMAIN IN PLACE AND OPERATING CONDITION.
27. UPON COMPLETION OF THE CONTRACT, THE CONTRACTOR SHALL PROVIDE THE OWNER WITH THREE (3) COMPLETE SETS OF MANUFACTURERS' OPERATING, MAINTENANCE AND PREVENTIVE MAINTENANCE INSTRUCTIONS (IN BOUND BOOK FORM AND ON (3) USB) INCLUDING PARTS LIST, AND COMPLETE PROCUREMENT INFORMATION SPECIFYING EQUIPMENT NUMBERS AND DESCRIPTIONS. OPERATING STAFF PERSONNEL SHALL BE INSTRUCTED AS TO PROPER OPERATING AND SERVICE REQUIREMENTS OF THE SYSTEMS AND EQUIPMENT.
28. CONTRACTOR SHALL UPON COMPLETION OF THE WORK, SUBMIT A SET OF RECORD DRAWINGS SHOWING ALL BURIED OR CONCEALED EQUIPMENT OF PARTS OF THE WORK.
29. UPON COMPLETION OF ALL WORK, THOROUGHLY CLEAN ALL SYSTEMS OF OBSTRUCTIONS, DEBRIS, SCALE, DUST, DIRT, ETC. AND PLACE SYSTEMS IN OPERATION.
30. THE CONTRACTOR SHALL APPLY FOR AND PAY FOR ALL REQUIRED PERMITS, INSPECTIONS, ETC.
31. ALL NEW CIRCUIT BREAKERS WITHIN EACH EXISTING PANELBOARD SHALL BE THE SAME MANUFACTURER TYPE, STYLE AND A.I.C. RATING OF EXISTING PANELBOARD.
32. ALL ELECTRICAL EQUIPMENT AND RECEPTACLES SHALL BE LABELED WITH BRANCH CIRCUIT INFORMATION (PANEL: CIRCUIT NUMBER)

OUTLET AND SWITCH FOR SERVICING HVAC UNIT

ELECTRICAL LAYOUT 1  
SCALE: 1/8" = 1'-0" E-1

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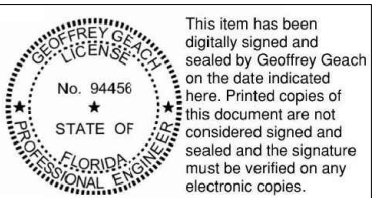
116 PASCO RD.  
WINTER HAVEN, FL 33884

REV. 0	07/09/24	ORIGINAL SET
REV 1	08/21/24	BLDG. DEPT. COMM.



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GEOFFREY GEACH, P.E.  
P.E. # 94456

Date 7/9/2024

Scale AS SHOWN

SHEET DESCRIPTION: ELECTRICAL

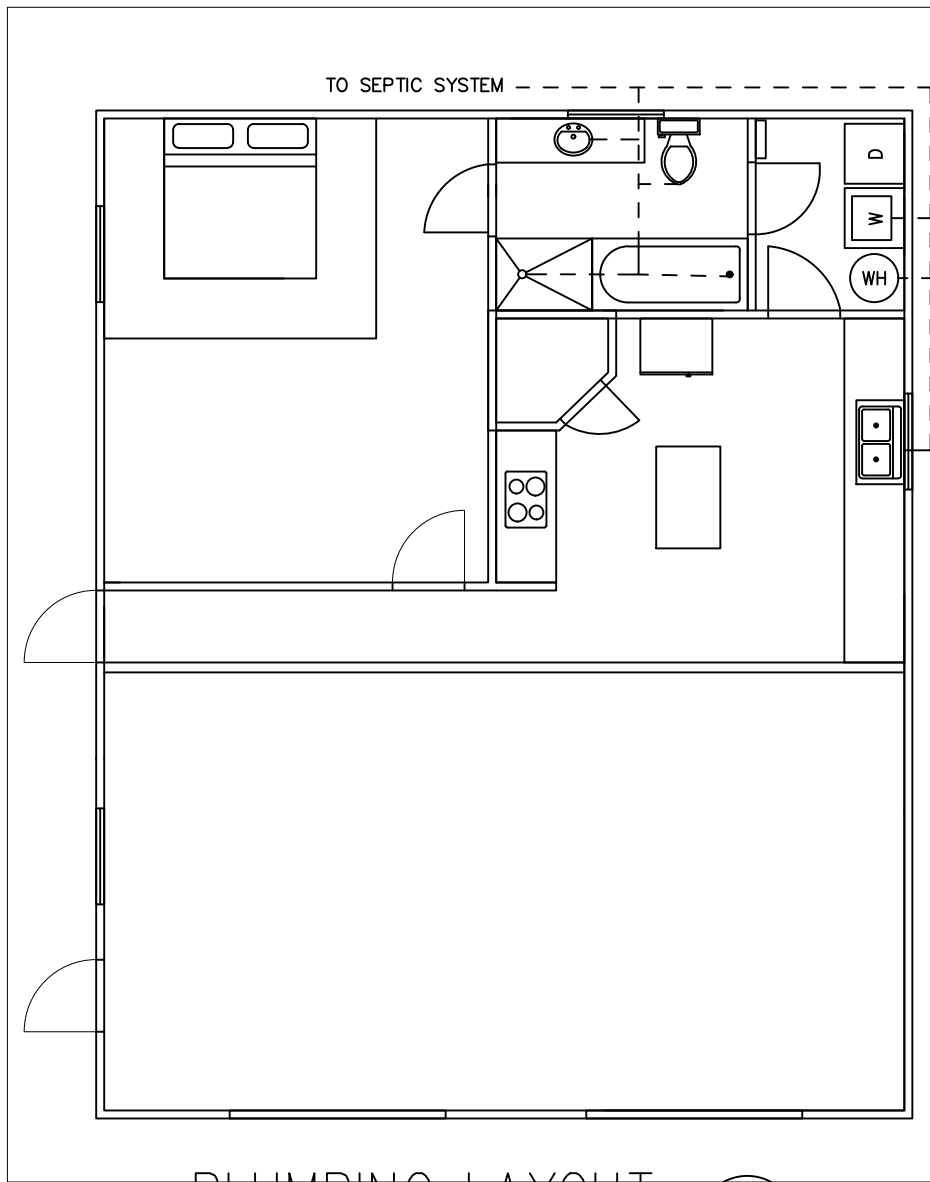
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Drawing No. E-1

SITE ADDRESS:

116 PASCO RD.  
WINTER HAVEN, FL 33884

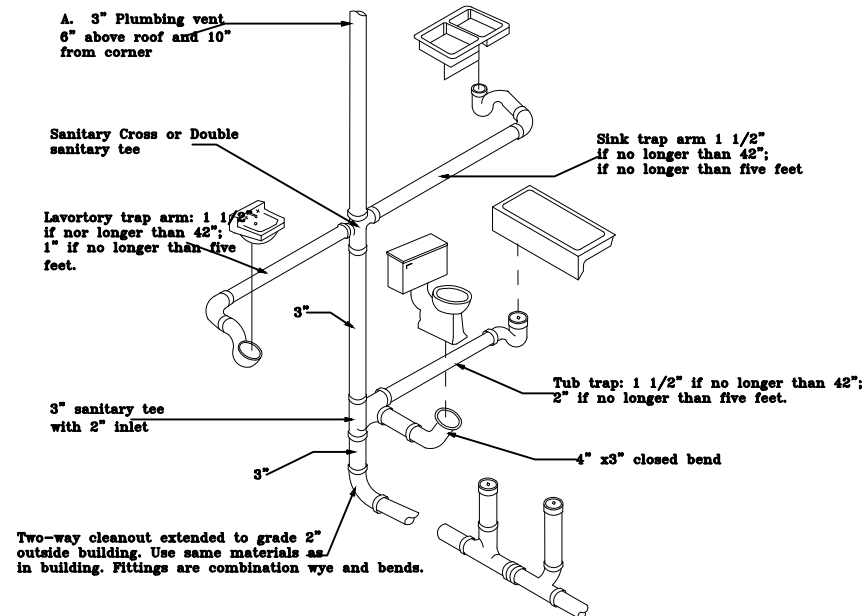
REV. 0  
REV 1 07/09/24  
08/21/24 ORIGINAL SET  
BLDG. DEPT. COMM.



# PLUMBING LAYOUT

SCALE: 1/4" = 1'-0"

1  
P-1



One Bath Plumbing

## PLUMBING SPECIFICATIONS:

FURNISH LABOR, MATERIALS TO COMPLETE WORK SPECIFIED OR INDICATED ON PLANS, INCLUDING BUT NOT LIMITED TO THE FOLLOWING: DRAINAGE, SEWER WASTE, VENT SYSTEMS, COLD WATER SYSTEM, HOT WATER SYSTEM, PLUMBING FIXTURES, AND WATER SERVICE. MATERIALS, METHODS AND DETAILS OF PLUMBING WORK SHALL CONFORM TO "UNIFORM PLUMBING CODE" AND APPLICABLE STATE AND LOCAL CODES (LATEST EDITION).

### PIPE, PIPING INSTALLATION:

- A. METAL PIPE SHALL BE STRAIGHT, FREE FROM DENTS, SCARS, BURNS, AND DISTORTIONS, END REAMED OUT SMOOTH.
- B. PROVIDE PROPER ALLOWANCES FOR EXPANSION AND CONTRACTION.
- C. CLEAN PIPING WHEN INSTALLED, KEEP CLEAN.
- D. PITCH AND GRADE: 1. SOIL, WASTE DRAINAGE, UNIFORM 1/4" PER FOOT EXCEPT WHERE SHOWN OTHERWISE. 2. HOT AND COLD WATER; LEVEL OR SLIGHTLY PITCHED TOWARD DRAIN POINTS.

### UNIONS:

- A. PROVIDE AT ALL VALVES AND EQUIPMENT WHEREVER NECESSARY TO ALLOW REPAIRS OR REPLACEMENT.
- B. PROVIDE UNION SAME AS THE PIPING IN WHICH THEY ARE BEING INSTALLED.
- C. UNIONS FOR STEEL PIPING 2" AND SMALLER, 150 PSI MALLEABLE IRON GROUND JOINT, BRASS TO IRON SEAT.
- D. UNIONS FOR COPPER PIPING 2" AND SMALLER SHALL BE COPPER TO COPPER TYPE.
- E. INSTALL DIELECTRIC UNIONS WHERE PIPING OF DISSIMILAR MATERIALS ARE JOINED.

### PIPE AND FITTINGS:

- A. SCHEDULE 40, PVC PIPE SHALL BE ACCEPTABLE IN LIEU OF CAST IRON FOR DRAIN, WASTE AND VENT PIPING WHERE APPROVED BY THE LOCAL GOVERNING CODES AND ORDINANCES.
- B. IN LOCATIONS WHERE PVC IS NOT APPROVED FOR USE, PIPING SHALL BE SERVICE WEIGHT CAST IRON FOR SIZED LARGER THAN 1-1/2", OR GALVANIZED SCHEDULE 40 STEEL PIPE WITH MALLEABLE IRON SCREWED VENT FITTINGS FOR SIZES 1-1/2" AND SMALLER.
- C. FITTING TO BE SUITABLE FOR TYPE OF PIPE USED.
- D. ALL DOMESTIC HOT, COLD WATER LINES ABOVE THE BUILDING SLAB TO BE TYPE "L" HARD COPPER IS INSTALLED, JOINTS BETWEEN PIPE AND FITTINGS SHALL BE BRAZED. NO JOINTS WILL BE PERMITTED IN SOFT COPPER UNDER THE SLAB.
- E. ALL CHANGES IN PIPE SIZES IN SOIL PIPE SHALL BE MADE WITH REDUCED FITTINGS. WYE FITTINGS WITH 1/8" OR 1/16" BEND OR COMBINATION WYE AND 1/8" BEND FITTINGS SHALL BE USED WHERE CHANGES IN DIRECTION OCCUR. SANITARY LONG SWEEP BENDS OR TEES MAY BE USED FOR CONNECTIONS TO BRANCH LINES, TO FIXTURES, AND TO ALL VERTICAL RUNS OF PIPE. INSTALL IN ACCORDANCE WITH UPC APPENDIX "D".
- F. SLOPE ALL SEWER PIPING 3" AND SMALLER AT 2% PER FOOT AND 4" AND LARGER AT 1% PER FOOT. ROOF DRAIN PIPING WHERE SHOWN ON DRAWINGS, SHALL BE SAME AS SPECIFIED FOR WASTE PIPING.

### VALVES:

- A. VALVES SHALL HAVE TEST RATING OF NOT LESS THAT 125 PSI.
- B. VALVE MATERIAL: BRONZE MATERIAL FOR SIZE 2" AND SMALLER, IRON BODY BRONZE MOUNTED FOR 2-1/2" AND LARGER.
- C. VALVE ENDS FOR THREADED PIPE: SCREWED FOR SIZE 2-1/2" AND SMALLER.
- D. VALVE ENDS FOR COPPER WATER TUBE TYPE "L"; SOLDER-JOINT TYPE.
- E. GATE VALVES SHALL HAVE SOLID TAPERED WEDGE.
- F. GLOBE VALVES SHALL BE SCREWED BRONZE.
- G. CHECK VALVES, SWING TYPE, SCREWED, BRONZE BODY, COMPOSITION DISC.
- H. CHECK VALVES, SWING TYPE FLANGED, IRON BODY BRASS MOUNTED, BRONZE SEAT, COMPOSITION DISC.
- I. ALL VALVES TO BE BALL VALVES WHERE POSSIBLE.

### CLEANOUTS:

- A. FULL SIZE CLEANOUTS SHALL BE INSTALLED AT THE BASE OF EACH WASTE OR SOIL STACK, AND AT THE END OF EACH HORIZONTAL RUN OF PIPE. THE DISTANCE BETWEEN CLEANOUTS IN HORIZONTAL RUNS OF PIPING SHALL NOT EXCEED 50'-0".
- B. ALL CLEANOUTS SHALL BE INSTALLED IN LOCATIONS EASILY ACCESSIBLE FOR RODDING (IN UNFURNISHED AREAS WHEREVER POSSIBLE) WHERE STACKS OR OTHER PIPING ARE CONCEALED, CLEANOUTS SHALL BE INSTALLED FLUSH WITH FLOOR AND PROVIDED WITH FLANGED CLEANOUT COVER. PROVIDE ACCESS PANELS AS REQUIRED.

### ROOF FLASHING:

- A. VENTS THROUGH ROOF TERMINATE 12" ABOVE THE ROOF OR FIREWALL.
- B. FLASH WITH LONG BOOT LEAD FLASHING AROUND PIPE.
- C. THE BASE OF THE FLASHING SHALL BE MINIMUM 12" X 12" ON THE ROOF.

### SANITARY SYSTEM:

- A. CONTRACTOR TO VERIFY ELEVATIONS OF SEWER MAINS BEFORE STARTING WORK. LAY PIPING TRUE TO LINE AND GRADE UNIFORMLY UNLESS OTHERWISE INDICATED OR DIRECTED, MAINTAIN 36" MINIMUM COVER ABOVE PIPING OUTSIDE BUILDINGS.

### WATER SUPPLY SYSTEMS:

- A. BUILDING PIPING: PROVIDE A COMPLETE PIPING SYSTEM AS SHOWN ON PLANS INCLUDING SHUT-OFF AND DRAIN VALVE ON SERVICE TO ALL FIXTURES AND EQUIPMENT OUTLETS REQUIRING A COLD AND/OR HOT WATER SUPPLY. ALL BRANCH MAINS AND CONNECTIONS TO RISERS SHALL BE VALVED AND DRIP COCKS PROVIDED SO THAT THE ENTIRE SYSTEM MAY BE DRAINED. FIXTURE STOPS SHALL BE INSTALLED ON ALL FIXTURE CONNECTIONS.

### TESTS FOR PLUMBING AND DRAINAGE SYSTEMS:

- A. ALL HOT AND COLD WATER LINES SHALL BE CAPPED OR PLUGGED AND TESTED WITH 125 LBS. HYDROSTATIC TEST AND PROVEN TIGHT BEFORE ANY PIPING IS COVERED OR CONCEALED IN ANY PART OF THE BUILDING.
- B. ALL WASTE AND VENT PIPING SHALL BE TESTED WITH WATER OR AIR FREEZE-PROOF AS REQUIRED BY THE UNIFORM PLUMBING CODE.
- C. GAS PIPING, IF ANY, SHALL BE TESTED AS REQUIRED BY LOCAL OR STATE GAS CODE.
- D. BEFORE FINAL ACCEPTANCE OF THE SYSTEM AS A WHOLE, THIS CONTRACTOR SHALL MAKE ALL ADJUSTMENTS AS REQUIRED AND PLACE THE ENTIRE PLUMBING SYSTEM IN SATISFACTORY OPERATING CONDITION.

### PLUMBING EQUIPMENT:

- A. SILLCOCK: NIBCO FIG. NO. 62-6S, WITH ANTI-SIPHON PROTECTION.
- B. HOSE BIBBS: THREADED END, 3/4" SIZE, ADJUSTABLE FLANGE, INDEXED FOUR ARM HANDLE, BRASS, AMERICAN STANDARD OR EQUAL, WHERE NECESSARY.
- C. STOP VALVES: ALL FIXTURES, SILLCOCKS, YARD HYDRANTS, HOSE BIBBS, ROUGH-INS, ETC. TO BE SUPPLIED WITH STOP VALVES TO PREVENT SHUTTING DOWN ENTIRE WATER SYSTEM WHEN REPLACING FAUCET WASHERS.
- D. VACUUM BREAKERS: PROVIDE LINE SIZE VACUUM BREAKER ON ALL BRANCH LINES TO ALL OUTLETS WITH THREADED OUTLETS WHERE A GARDEN HOSE MAY BE ATTACHED AND WHERE INDICATED IN THE PLANS.

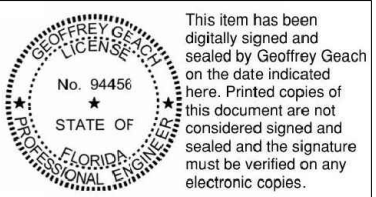
### FIXTURES:

- A. FURNISH AND INSTALL PLUMBING FIXTURES, TYPE "A" QUALITY SPECIFIED IN THE FIXTURE LIST.
- B. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF FIXTURES UNTIL FINAL ACCEPTANCE OF THE BUILDING BY OWNER. ANY DAMAGED FIXTURE SHALL BE IMMEDIATELY REPLACED BY THIS CONTRACTOR REGARDLESS OF WHO CAUSED THE DAMAGE.
- C. ALL EXPOSED METAL PARTS REQUIRED FOR FIXTURE INSTALLATION SHALL BE CHROMIUM PLATED UNLESS A DIFFERENT PLATING OR FINISH IS SPECIFIED. THIS INCLUDES FIXTURE CONNECTIONS, FIXTURE STOPS, TRAPS DRAIN STRAINERS, ETC.
- D. PROVIDE LOW-FLOW PLUMBING FIXTURE DEVICES FOR: WATERCLOSETS 1.6 GPF, URINALS 1.5 GPF, LAVATORIES 2.75 GPM, SINKS 2.75 GPM, AND SHOWERS 3.0 GPM.
- E. BACKFLOW PREVENTER: PROVIDE WATTS SERIES 7 OR #9BD. DOUBLE CHECK VALVE TYPE (VERIFY WITH LOCAL CODES) AT ALL CONNECTIONS TO EQUIPMENT (ICE MAKERS, VENDING MACHINES, COFFEE MAKERS, ETC.)



7901 4TH ST NORTH STE 300  
ST PETERSBURG, FL 33702

OFFICE: (813)-291-2003  
CELL (248) 321-2925  
GGEACH@THESEENGINEERS.COM



GEOFFREY GEACH, P.E.  
P.E. # 94456

Date 7/9/2024

Scale AS SHOWN

SHEET DESCRIPTION:  
PLUMBING

Sheet No. 13 OF 13

Drawing No.

P-1

30 West Church Street  
PO Box 9005 • Drawer GM03  
Tallahassee, Florida 32309-9005



PHONE: 863-534-6792  
FAX: 863-534-6407  
www.polk-county.net

LAND DEVELOPMENT DIVISION

AUTHORIZATION FORM

LAND DEVELOPMENT PROJECTS LOCATED IN POLK COUNTY, FLORIDA

I, Ronald B. Mount (print owner's name), as the owner of the real property described as follows, 116 Pasco Rd, Winter Haven, FL 33884, do hereby authorize to act as my/our agent Patrick Suggan DCR Tampa LLC (print agent's name) to execute all applications, petitions and other documents necessary to affect the application approval requested and to appear on my/our behalf before all County boards and committees considering this application and to act in all respects as our agent in matters pertaining to the application.

[Signature]  
Property Owner Signature

Ronald B. Mount  
Property Owner Printed Name

9 Sept 2024  
Date

Parcel Identification Numbers and Addresses (use additional sheet if needed):

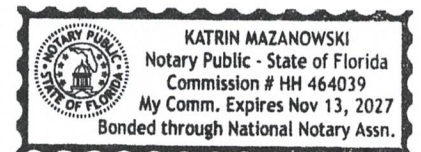
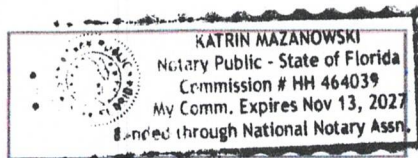
262834659500005951  
116 Pasco Rd, Winter Haven, FL 33884

State of FL County of Polk

I certify that the forgoing instrument was acknowledged before me this 9th day of September, 2024, by

Personally known  Produced Identification \_\_\_\_\_ Type of Identification produced and verified: \_\_\_\_\_

[Signature]  
Notary Public Signature



Katrin Mazanowski  
Notary Public Printed Name

Nov 13, 2027  
My Commission Expires

**Request for Extension of Processing Time**  
**Polk County**  
**Office of Planning and Development**

For Official Use Only:	
Date Received: _____	Meeting Date: _____
Project Number: _____	Approved/Denied: _____

**Contact Information:**

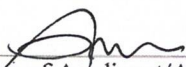
Name of Applicant/Property Owner/Agent: Patrick Duggan DCR Tampa LLC  
Mailing Address: 4515 George Rd. STE 355, Tampa FL 33634  
Phone: 813-282-4000 Email: patrick@dcrtampa.com  
Location of Property: 116 Pasco Rd, Wirta Haven, FL 33884

Per F.S. 125.022(1), the County must process applications for development orders and development permits pursuant to the time frames set forth in the statute. Specifically, the County must review and issue a letter to each applicant indicating the application is complete or specifying deficiencies within 30 days after receipt of the application. If deficiencies are identified, applicants have 30 days to submit the required additional information. Within 120 days after an application is deemed complete, or 180 days for an application that requires final action through a quasi-judicial or public hearing, the County must approve, approve with conditions or deny each application. These limits may be reasonably extended by mutual agreement of the applicant and the County, and it is the policy of the OPD to automatically agree to any reasonable extension. Additionally, per F.S. 125.022(2), when reviewing an application for a development permit or development order that is certified by a professional listed in F.S. 403.0877, the County may not request additional information from the applicant more than three times, unless the applicant waives the limitation in writing.

To request an extension of processing time and waiver of the limitation on requests for additional information, please fill out and sign this form and return it to OPD staff. Applicants may request an extension of processing time at the time of filing an initial application or at any time an application is pending before final action. Please be advised that the Applicant may incur additional advertising fees.

As the Applicant/Agent for Applicant for a development order or development permit from Polk County, I hereby request (check all that apply):

- A complete waiver of all statutory processing time limits
- An extension of 180 days for the County to issue final action approving, approving with conditions or denying an application for development permit or development order (**up to 180 additional days**)
- A waiver of the limitation on requests for additional information per F.S. 125.022(2)
- Decline the waiver and agree to comply with the time frames set forth in F.S. 125.022(1)

  
Signature of Applicant/Agent for Applicant

09/09/2024  
Date

\*Not applicable to Comprehensive Plan Amendments, LDC text amendments, or the Green Swamp Area of Critical State Concern



Polk County  
Polk County Land Use Hearing Officer

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Agenda Item

11/12/2024

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**SUBJECT**

LDLVAR-2024-52 (Laura Court Pole Barn)

**DESCRIPTION**

Esther Chavez Lopez is requesting an accessory structure that is larger than the primary residence in a Residential Low-4X (RL-4X) district. The site is located at 25 Laura court, south of Lone Pine Court, east of Grand Reserve Drive, South of Ronald Reagan Parkway east of I-4, west of U.S. Highway 17/92, in the Lone Pine Subdivision, north of the City of Davenport, in Section 11, Township 26 and Range 27.

**RECOMMENDATION**

Approval.

**FISCAL IMPACT**

No fiscal impact.

**CONTACT INFORMATION**

Erik Peterson, AICP  
Planning Administrator  
(863) 534-6470  
Land Development Division  
[erikpeterson@polk-county.net](mailto:erikpeterson@polk-county.net) <mailto:erikpeterson@polk-county.net>

**POLK COUNTY  
LAND USE HEARING OFFICER  
STAFF REPORT**

<b>DRC Date</b>	<b>October 10, 2024</b>	<b>CASE #:</b>	<b>LDLVAR-2024-52</b>
<b>LUHO Date</b>	<b>November 12, 2024</b>	<b>LDC Section:</b>	<b>Section 209.G</b>
			<b>Laura Court Pole Barn</b>

**Request:** The applicant is requesting an accessory structure that is larger than the primary residence.

**Applicant:** Esther Chavez Lopez

**Property Owner:** Esther Chavez Lopez

**Location:** 25 Laura court, south of Lone Pine Court, east of Grand Reserve Drive, South of Ronald Reagan Parkway east of I-4, west of U.S. Highway 17/92, in the Lone Pine Subdivision, north of the City of Davenport, in Section 11, Township 26 and Range 27.

**Parcel ID#:** 272611-701401-000251

**Size:** 0.5 +/- acres (21,780 square feet)

**Land Use Designation:** Residential Low-4X (RL-4X),  
Ronald Reagan Parkway Selected Area Plan

**Development Area:** Transit Supportive Development Area (TSDA)

**Case Planner:** Erik Peterson, AICP

**Summary:**

The applicant is requesting to construct an 1,800 square-foot carport (30’x 60’ pole barn) in the back yard. The applicant’s home is 840 square feet. Section 209.G of the Land Development Code allows accessory structures to be equal to the size of the home but not greater. An accessory structure is supposed to be incidental and subordinate to the primary use of the property. Carports/Pole Barns are incidental to a residence, but the size requested is not subordinate. The applicant is requesting a variance for an accessory structure that is 214% larger than the standard.

The applicant began to embark on a backyard improvement project soon after purchasing the home in 2019. A 1,250 (25’x50’) patio cover was poured in the backyard in 2020. The applicant covered portions of it with a temporary canvas tent structure. However, this does not provide full coverage of the patio, and it does not hold up to the long-term sun exposure, rains, and other adverse weather conditions in Florida. The applicant would like a more permanent structure. The applicant also needs the roof to cover beyond the slab so that less water lands within the patio area during heavy rains. Plans have yet to be submitted for the structure but based on the span and the need for adequate clearance for vehicles, the structure should not exceed 25 feet in height. The height of

the primary dwelling is approximately 16 feet from average adjacent grade. The lot has a slope of up to three feet from its south side to the north. The unit is slightly higher from grade on the north side.

The property lies within Phase II of the Lone Pine Subdivision (plat book 75, page 45). This development was constructed and recorded in December of 1983. The home was set on the property in 1986. The property was zoned Rural Estates-2 (RE-2) under the original 1971 zoning ordinance amendment that established the different residential districts and standards. The area around the development has changed dramatically over the past three decades. Today the surrounding development is much more urban. Most of the lots on Laura Court are exactly ½ acre like the applicant's lot. The exceptions are around the cul-de-sac. Most of the homes in the subdivision are of the same type (single-wide mobile home) and of similar sizes to the applicant's dwelling. However, there are a significant number of double-wide mobile homes which are often twice the size of the applicant's home. Some of the lots with double-wide homes have pole barns and sheds of similar sizes as proposed by the applicant. A variance was granted to one homeowner nearby in 2022 for a similar situation to the applicant.

Staff finds that the request meets the following criteria listed in Section 931:

- The request is in accordance with the general intent and purpose of this Code and will not be injurious to the area involved or otherwise detrimental to the public welfare because the structure will serve multiple purposes under one roof, and the applicant could achieve the same size structure if it were attached to the dwelling.
- Granting the requested variance will not confer on the applicant any special privilege because there are similar size accessory structures in the neighborhood, and a similar variance was granted for the same situation nearby.

### **Development Review Committee**

The Development Review Committee, based on the criteria for granting Variances, finds that the applicant's request as written **IS CONSISTENT** with **Section 931** of the Polk County Land Development Code.

**Development Review Committee Recommendation:** Based upon the application, and a recent site visit, the Development Review Committee recommends **APPROVAL of LDLVAR-2024-52**, with the following conditions:

### **CONDITIONS OF APPROVAL:**

1. A variance to the standards in Section 209.G of the Land Development Code (LDC) shall be granted for an accessory structure larger than the primary structure not to exceed 1,800 square feet or 25 feet in height.
2. The applicant must apply for all necessary permits within five (5) years of the date for which the Land Use Hearing Officer's Final Order is rendered.
3. This variance does not authorize any encroachments into easements and the applicant shall be responsible to make certain there are no encroachments unless approval is granted by the easement holder and/or any applicable permitting agencies. The property owner(s) is

also responsible for compliance with any restrictions of record pertaining to lots and/or land and this approval shall not be used to supersede authority over those restrictions.

## **GENERAL NOTES**

*NOTE: This staff report was prepared without the benefit of testimony and evidence submitted by the public and other parties at a public hearing.*

*NOTE: Approval of this variance shall not constitute a waiver or an additional variance from any applicable development regulation unless specifically noted in the conditions of approval and consistent with LDC Section 930D.*

*NOTE: All conditions of approval, unless otherwise specified, shall be met prior to the effectiveness and validity of the variance approval.*

*NOTE: All written commitments made in the application and subsequent submission of information made during the application review process, which are on file with the Land Development Division, shall be considered to be binding upon the applicant, provided such commitments are not at variance with the Comprehensive Plan, LDC or other development regulations in effect at the time of development.*

*NOTE: Issuance of a development permit by the county does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the county for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.*

## **DEMONSTRATIONS OF THE CRITERIA FOR GRANTING VARIANCES SUMMARIZED BELOW:**

- 1. Whether granting the variance will be in accordance with the general intent and purpose of this Code, and that the variance will not be injurious to the area involved or otherwise detrimental to the public welfare;*

The applicant's neighborhood is not typical for the area because it was developed and fully built-out before the County experienced the phenomenal urban growth in the area over the past three decades. The lots are relatively large for the area and occupied with a mixture of single-wide and double-wide mobile homes. There are other large accessory structures in the development. Most are accompanied by larger mobile homes, but there has been one variance granted for an accessory larger than the primary. It was for the identical size requested by the applicant and the primary dwelling was smaller than the applicant's dwelling. There are no conflicting deed restrictions or easements within the subdivision plat documents.

The applicant could achieve their requested outcome without a variance if the pole barn structure was attached to the primary residence. Therefore, the issue to consider is not necessarily the size of the structure rather whether or not it should be attached to the home or detached.

The applicant is seeking approval of this pole barn structure for multiple purposes: to protect the owner's vehicles and other incidental items that homeowners often accrue such as patio furniture, and it will also offer some covered recreational space in the back yard for outdoor barbecues and family gatherings. Based on the information gathered and reviewed, staff finds the variance will be in accordance with the general intent and purpose



of this Code, and that the variance will not be injurious to the area involved or otherwise detrimental to public welfare.

2. *Whether special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the applicable land use district;*

There are special conditions or circumstances with this request which are peculiar to the land, structure, or building involved. While the size and shape of the property and home are identical or similar to most of the lots and units within the development, there are several (*approximately seven based on recent aerial photos*) properties within the development with similar large pole barn structures. Most of them have larger primary structures. The applicant's home is only 840 square feet, and their back yard patio slab is 1,250 square feet. To cover the slab and prevent rain infiltration, a pole barn larger than the slab is needed.

3. *Whether provided the special conditions and circumstances present in the request do not result from the actions of the applicant;*

The applicant purchased the home and property in late 2019. The applicant's 840 square foot single-wide mobile home has been on the property since it was set up new in 1986. While the applicant chose the desired size of the patio, it was necessary for their needs at the time. It is not practical for the homeowner to replace it now with a larger home to fit the size of the patio.

The owner has the option of connecting the pole barn to their primary dwelling. However, this will require structural engineering and substantially greater construction costs. The standalone pole barn is the more practical approach.

4. *Whether granting the requested variance will not confer on the applicant any special privilege that is denied by the provisions of this Code and will constitute unnecessary and undue hardship on the applicant;*

The granting of this request will not confer on the applicant any special privilege that is denied by the provisions of this Code. Two structures that were larger than the primary dwelling have been approved on this street, one in November of 2022, and the other one did not require granting of a variance because the owner decided to connect it to the home thereby making it part of the primary structure which has no set size limits. Case number LDLVAR-2022-86 was a request for the same size pole barn as requested by the applicant, and their home was 784 square feet. There are other pole barns of similar sizes in the subdivision, but their associated primary dwelling is larger than the applicant's primary dwelling.

5. *Whether the variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure;*

The applicant began to embark on a backyard improvement project soon after purchasing the home in 2019. A 1,250 (25'x50') patio cover was poured in the back yard in 2020. The applicant covered portions of it with a temporary canvas tent structure. However, this does not provide full coverage of the patio, and it does not hold up to the long-term sun exposure, rains, and other adverse weather conditions in Florida. The applicant would like a more

permanent structure. The applicant also needs the roof to cover beyond the slab so that less water lands within the patio area during heavy rains.

6. *Whether that in no case shall a variance be granted which will result in a change of land use that would not be permitted in the applicable land use designation;*

Granting this variance will not result in a change of land use. The home will remain a residential use in a residential district. The larger pole barn structure is needed to protect the owner’s vehicles and other incidental items that homeowners often accrue such as patio furniture. It will also offer some covered recreational space in the back yard for outdoor barbecues and family gatherings.

7. *Whether that in no case shall the Land Use Hearing Officer or the Planning Commission grant a variance which would result in creation of any residual lot or parcel which does not meet the requirements of this Code; and*

Granting this request will not result in the creation of a lot or parcel that does not meet the requirements of the Code. This variance request will not change the size, shape or use of the property.

8. *Whether that the granting of the variance does not circumvent a condition or the intent of a condition placed on a development by the Planning Commission or the BoCC.*

The subdivision developed under the former Rural Estates (RE-2) zoning district requirements from its origin in the early 1980s and was fully built out by 1995. Accessory structures have always been required to be incidental to the use of the property and subordinate in size since the 1970 zoning ordinance was adopted. A variance to the size of the structure was not permitted until the LDC was amended in 2010 to enable such requests. Granting this request will not circumvent any conditions of approval. The Board realized in 2010 that there were legitimate reasons for a resident to need an accessory structure that is larger than the primary. These included multiple functions consolidated into one structure and the storage of multiple vehicles. The applicant is seeking this pole barn to protect some of his vehicles from the elements and provide some sheltered backyard area for outdoor dining and recreation. It covers an existing concrete slab that was poured back in 2019.

**Surrounding Future Land Use Designations and Existing Land Use Activity:**

The table to follow provides details of abutting structures and lot parameters.

**Table 1**

<p><b>Northwest:</b> RL-4X 672 sq.ft. Mobile Home On a ±21,780 sq.ft. lot</p>	<p><b>North:</b> RL-4X 1,040 sq.ft. Mobile Home On a ±21,780 sq.ft. lot</p>	<p><b>Northeast:</b> RL-4X 1,404 sq.ft. Mobile Home On a ± 34,848 sq.ft. lot</p>
<p><b>West:</b> RL-4X 784 sq.ft. Mobile Home On a ±21,780 sq.ft. lot</p>	<p><b>Subject Property:</b> Residential Low-4X (RL-4X) 840 sq.ft. Mobile Home On a ±21,780 sq.ft. lot</p>	<p><b>East:</b> RL-4X 616 sq.ft. Mobile Home On a ±1.6-acre lot</p>
<p><b>Southwest:</b> RL-4X 728 sq.ft. Mobile Home On a ±21,780 sq.ft. lot</p>	<p><b>South:</b> RL-4X 1,620 sq.ft. Mobile Home On a ±37,897 sq.ft. lot</p>	<p><b>Southeast:</b> RL-4X 616 sq.ft. Mobile Home On a ±1.6-acre lot</p>

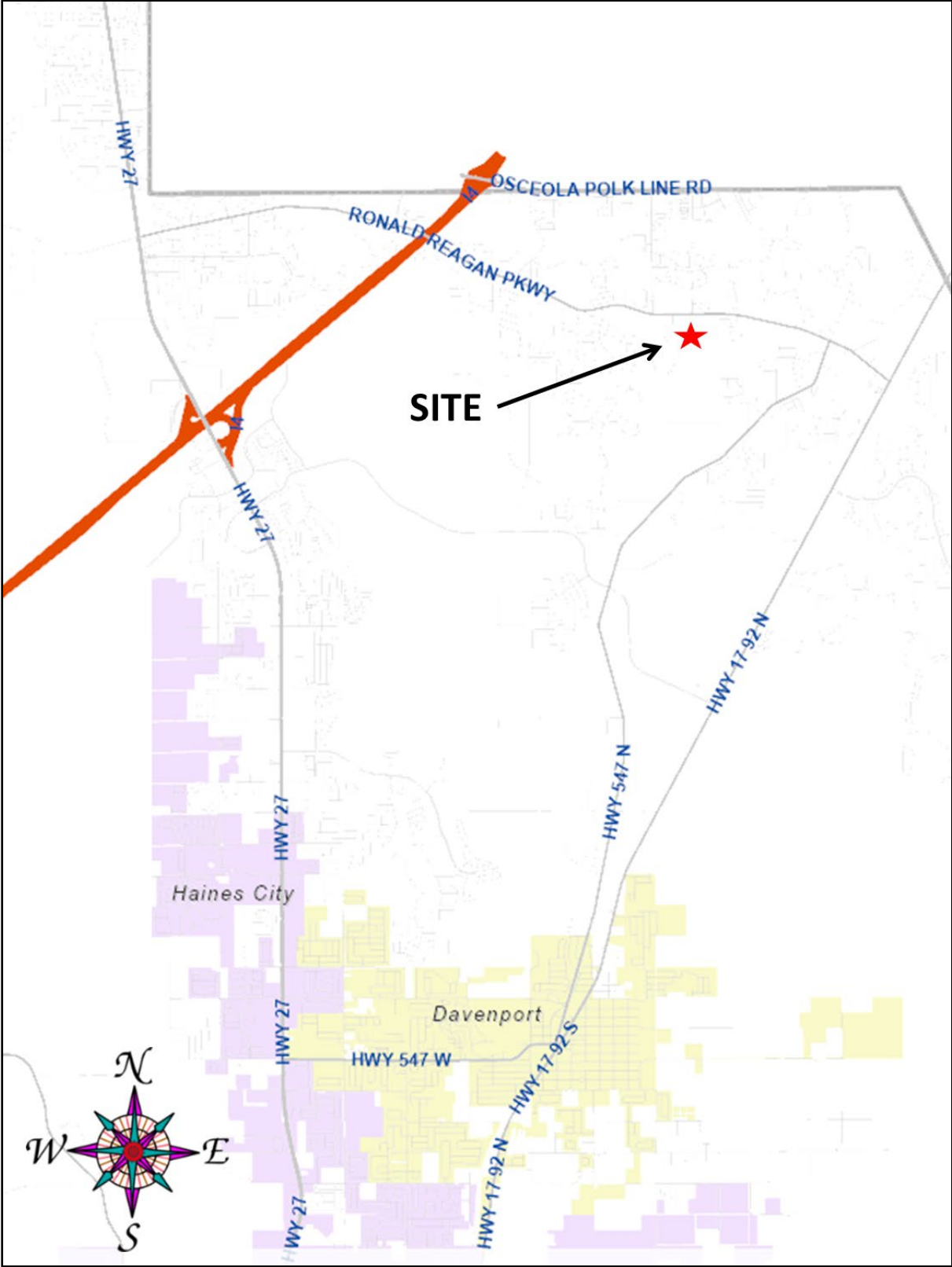
Most of the lots on Laura Court are exactly ½ acre like the applicant’s lot. The exceptions are around the cul-de-sac. The lot to the rear of the applicant’s home is very large, and there is a significant separation between the proposed pole barn and the neighboring residential dwelling. Most of the homes in the subdivision are of the same type (single-wide mobile home) and of similar sizes to the applicant’s dwelling. However, there are a significant number of double-wide mobile homes which are often twice the size of the applicant’s home. Some of the lots with double-wide homes have pole barns and sheds of similar sizes as proposed by the applicant.

**Comments from other Governmental Agencies:**

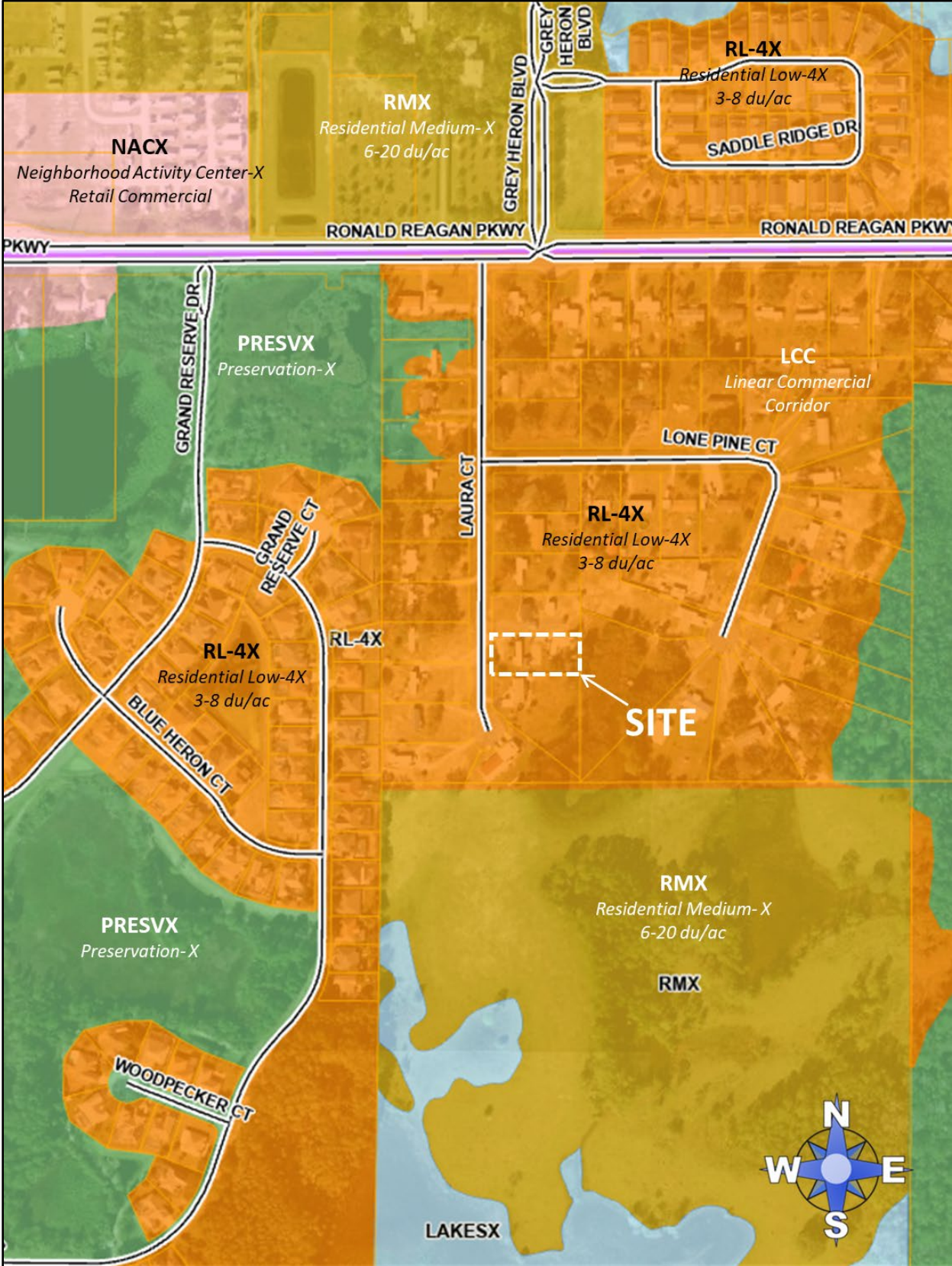
None.

**Exhibits:**

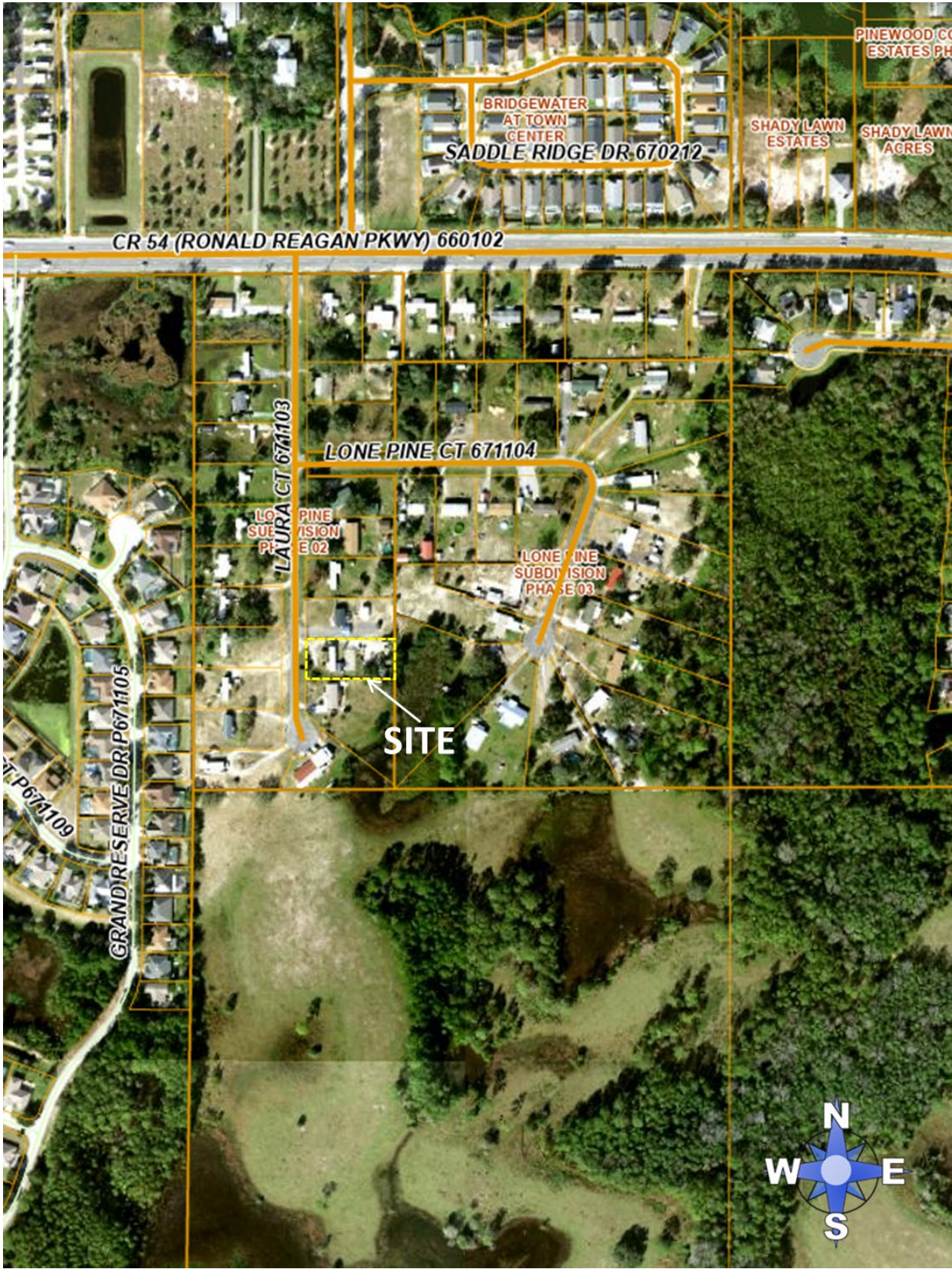
- Exhibit 1 - Location Map
- Exhibit 2 - Future Land Use Map
- Exhibit 3 - 2020 Aerial Photo (context)
- Exhibit 4 - 2023 Aerial Close-up w/ Site Plan
- Exhibit 5 - Applicant’s Site Plan
- Exhibit 6 - Applicant’s Justification



Location Map



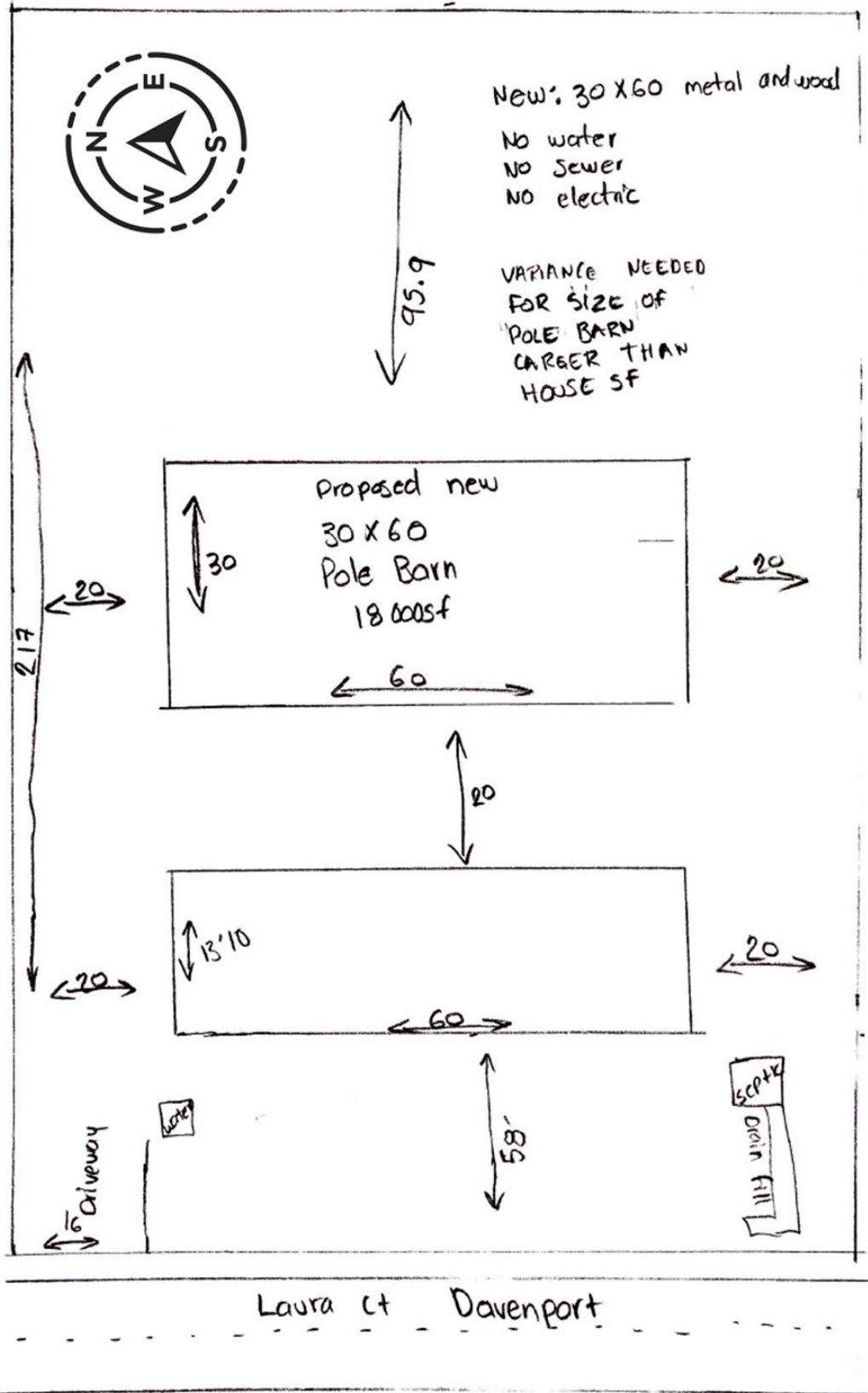
# Future Land Use Map



# 2023 Aerial Photo (context)



2023 Aerial Close-up w/site plan



# Applicant's Site Plan



**CRITERIA FOR GRANTING VARIANCE**

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

none

**What special conditions exist that are peculiar to the land, structure, or building involved?**

none

**When did you buy the property and when was the structure built? Permit Number?**

buy November 2019

structure 1986

**What is the hardship if the variance is not approved?**

I lose money because I have the material

**Is this the minimum variance required for the reasonable use of the land?**

yes

**Do you have Homeowners Association approval for this request?**

none

## Applicant's Justification

# Solicitud de prórroga del plazo de tramitación

## Condado de Polk

### Oficina de Planificación y Desarrollo

**Solo para uso oficial:**

Fecha de recepción: \_\_\_\_\_ Fecha de la reunión: \_\_\_\_\_

Número de proyecto: \_\_\_\_\_ Aprobado/Denegado: \_\_\_\_\_

#### Información de contacto:

Nombre del Solicitante/Propietario/Agente: Esther Chavez Lopez

Dirección postal: 25 Laura Ct Davenport Fl 33837

Teléfono: 936 239 1143 Correo electrónico esthercook45@gmail.com

Ubicación de la Propiedad: 25 Laura ct Davenport Fl 33837

Según F.S. 125.022 (1), el Condado debe procesar las solicitudes de órdenes de desarrollo y permisos de desarrollo de conformidad con los plazos establecidos en el estatuto. Específicamente, el Condado debe revisar y emitir una carta a cada solicitante indicando que la solicitud está completa o especificando deficiencias dentro de los 30 días posteriores a la recepción de la solicitud. Si se identifican deficiencias, los solicitantes tienen 30 días para presentar la información adicional requerida. Dentro de los 120 días posteriores a que una solicitud se considere completa, o 180 días para una solicitud que requiera una acción final a través de una audiencia cuasi-judicial o pública, el Condado debe aprobar, aprobar con condiciones o denegar cada solicitud. Estos límites pueden extenderse razonablemente por mutuo acuerdo del solicitante y el Condado, y es póliza de la OPD aceptar automáticamente cualquier extensión razonable. Además, según F.S. 125.022 (2), al revisar una solicitud de permiso de desarrollo u orden de desarrollo que está certificada por un profesional listado en F.S. 403.0877, el Condado no puede solicitar información adicional del solicitante más de tres veces, a menos que el solicitante renuncie a la limitación por escrito.

Para solicitar una extensión del tiempo de procesamiento y la exención de la limitación de las solicitudes de información adicional, complete y firme este formulario y devuélvalo al personal de OPD. Los solicitantes pueden solicitar una extensión del tiempo de procesamiento en el momento de presentar una solicitud inicial o en cualquier momento en que una solicitud esté pendiente antes de la acción final. Tenga en cuenta que el Solicitante puede incurrir en tarifas de publicidad adicionales.

Como Solicitante/Agente para el Solicitante de una orden de desarrollo o permiso de desarrollo del Condado de Polk, por la presente solicito (marque todo lo que corresponda):

Una exención completa de todos los límites legales de tiempo de procesamiento

Una extensión de \_\_\_\_\_ días para que el Condado emita una acción final aprobando, aprobando con condiciones o denegando una solicitud de permiso de desarrollo u orden de desarrollo (hasta 180 días adicionales)

Una exención de la limitación de las solicitudes de información adicional según F.S. 125.022(2)

Rechazar la extensión y aceptar cumplir con los plazos establecidos en F.S. 125.022(1)

[Firma]

9/13/2024

Firma del Solicitante/Agente para el Solicitante

Fecha

**\*No se aplica a las Enmiendas al Plan Integral, las enmiendas al texto de los PMA o el Área del Pantano Verde de Preocupación Crítica del Estado**

330 West Church Street  
PO Box 9005 • Drawer GM03  
Bartow, Florida 33831-9005



PHONE: 863-534-6792  
FAX: 863-534-6407  
www.polk-county.net

**LAND DEVELOPMENT DIVISION**

**AUTHORIZATION FORM**

**LAND DEVELOPMENT PROJECTS LOCATED IN POLK COUNTY, FLORIDA**

I, Esther Chavez Lopez (print owner's name), as the owner of the real property described as follows, 25 Laura Ct, do hereby authorize to act as my/our agent Esther Chavez Lopez (print agent's name) to execute all applications, petitions and other documents necessary to affect the application approval requested and to appear on my/our behalf before all County boards and committees considering this application and to act in all respects as our agent in matters pertaining to the application.

[Signature]  
Property Owner Signature

Esther Chavez Lopez  
Property Owner Printed Name

9/13/2024  
Date

Parcel Identification Numbers and Addresses (use additional sheet if needed):

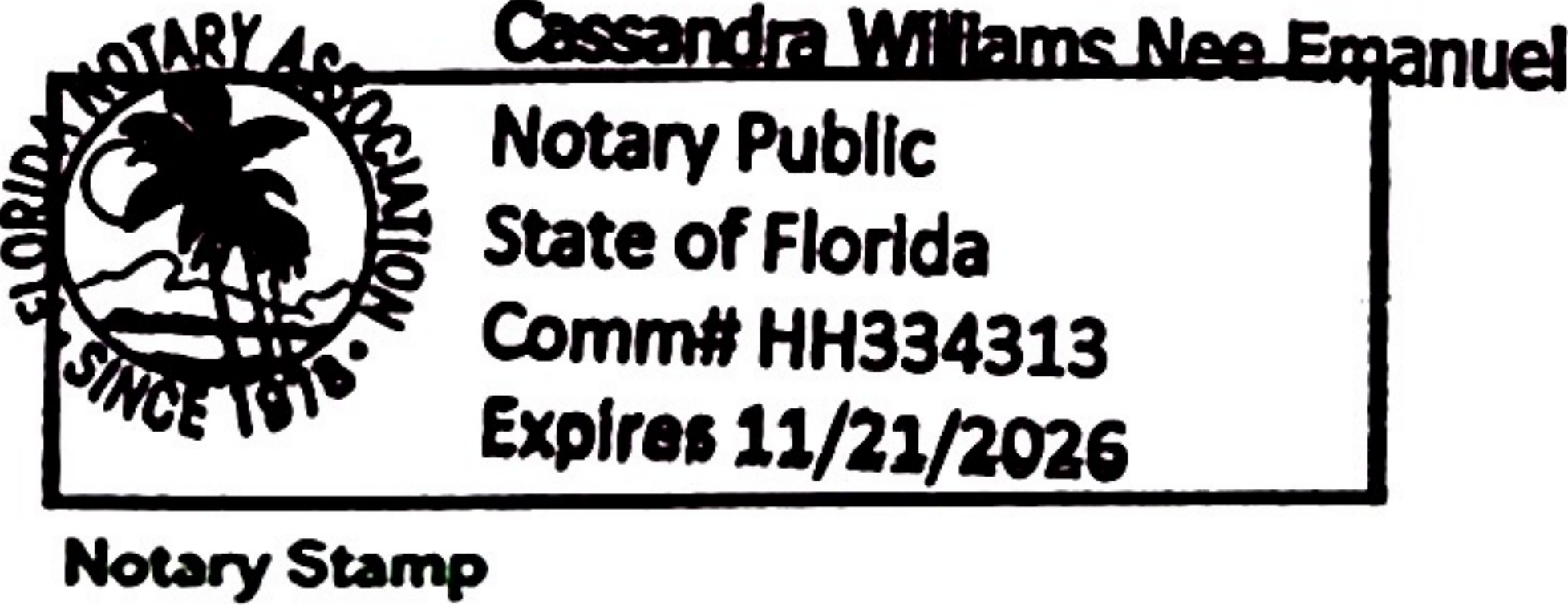
LDLVAR-2024-52

State of FLORIDA County of POLK

I certify that the forgoing instrument was acknowledged before me this 13<sup>th</sup> day of September, 2024, by Esther Chavez Lopez.

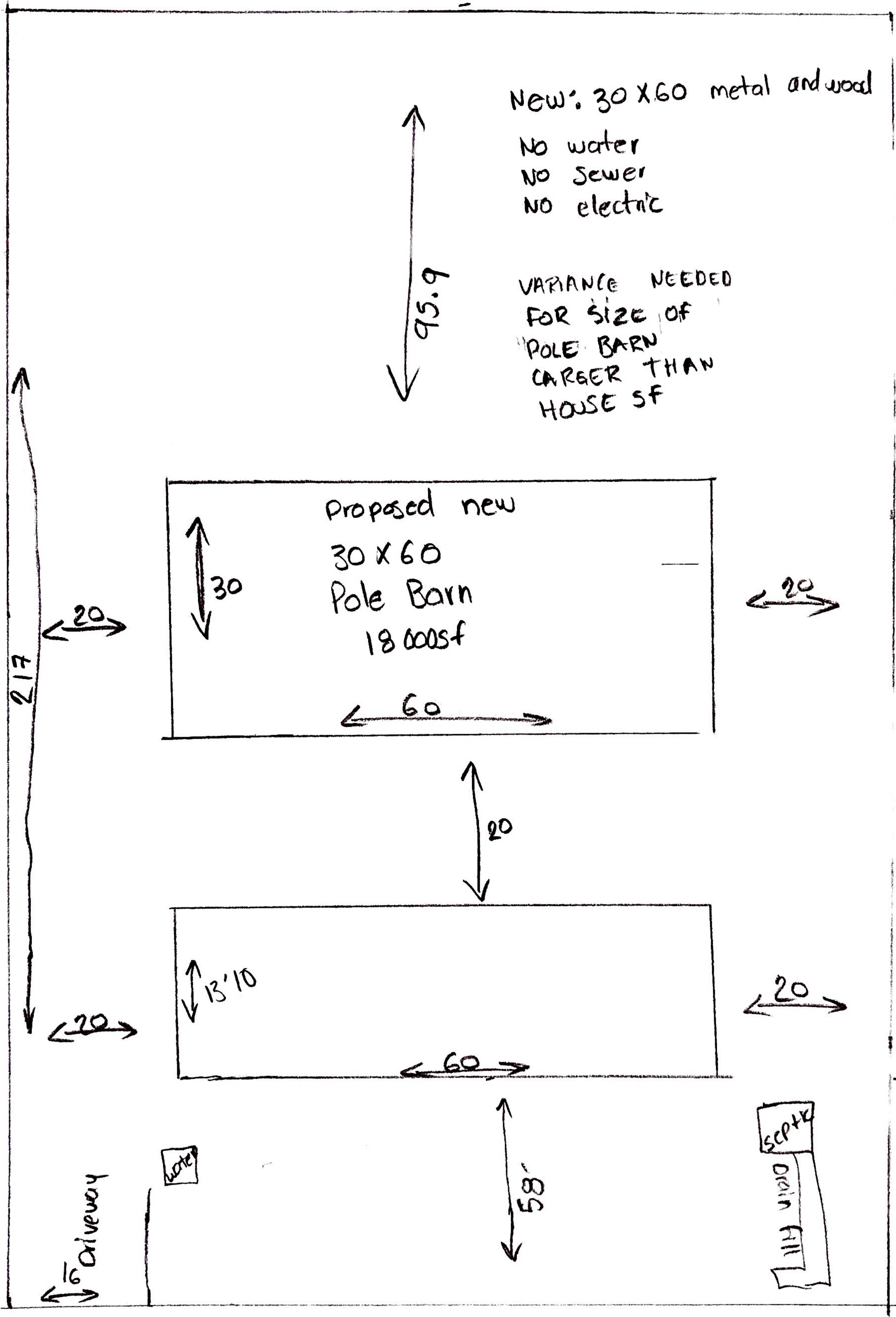
Personally known \_\_\_\_\_ Produced Identification  Type of Identification produced and verified: FL DL Licenses

[Signature]  
Notary Public Signature

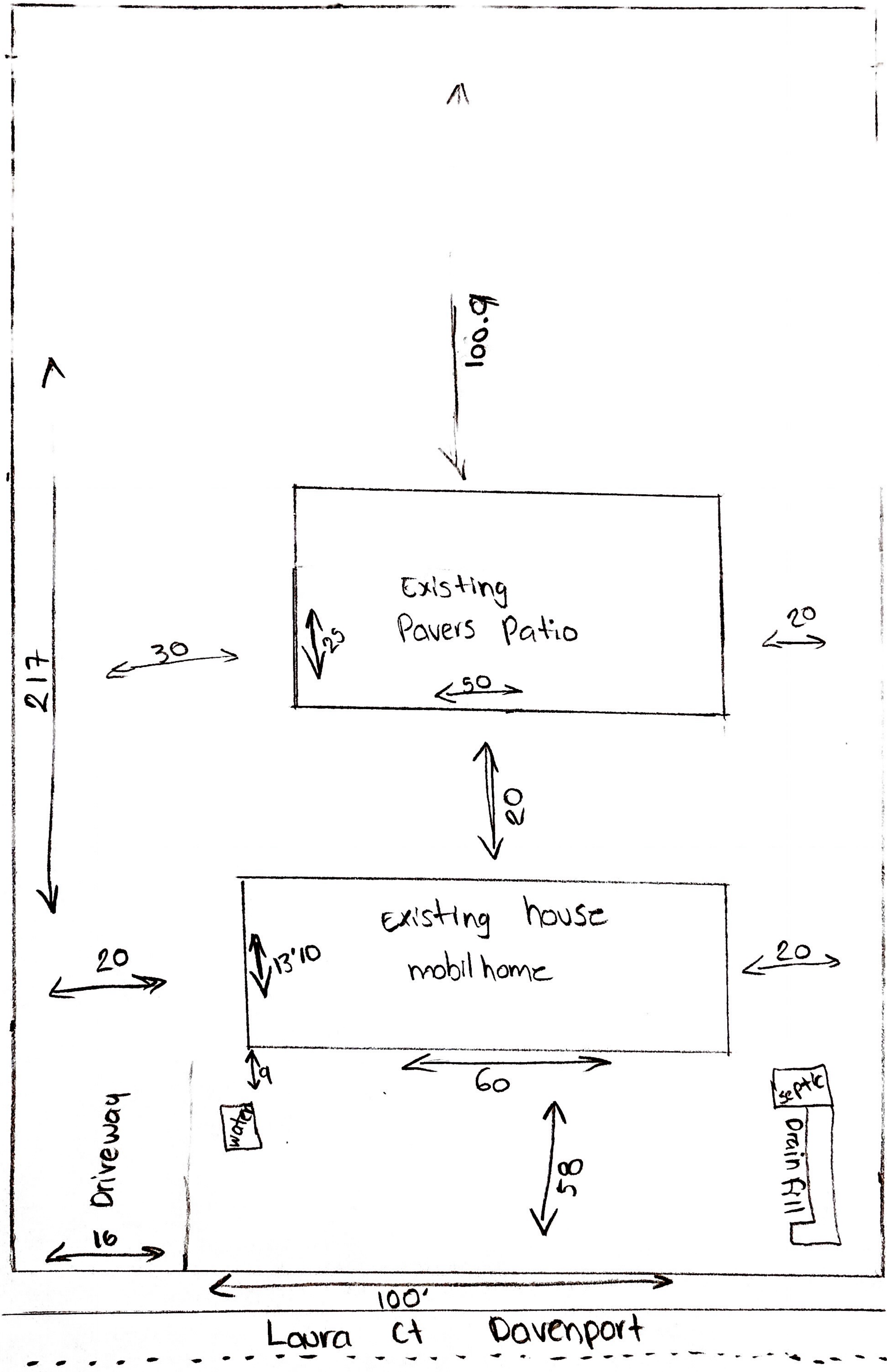


Cassandra Williams  
Notary Public Printed Name

11/21/2026  
My Commission Expires



Laura Ct Davenport



# LDLVAR-2024-52 - Chavez Variance

Menu Reports Help

Application Name: [Chavez Variance](#)

File Date: [09/10/2024](#)

Application Type: [LUHO - Variance](#)

Application Status: [In Review](#)

Application Comments: 

View ID	Comment	Date
---------	---------	------

Description of Work: [pole barn 30X60 8X8X14 pressure treated 4ft deep 10ft from ground to top](#)

Application Detail: [Detail](#)

Address: [25 LAURA CT, DAVENPORT, FL 33837](#)

Parcel No: [272611701401000251](#)

Owner Name: [LOPEZ ESTHER CHAVEZ](#)

Contact Info:	Name	Organization Name	Contact Type	Contact Primary Address	Status
	<a href="#">LOPEZ ESTHER CHAVEZ</a>		Applicant	<a href="#">Mailing_25 Laura Ct F...</a>	Active

Licensed Professionals Info:	Primary	License Number	License Type	Name	Business Name	Business License #
------------------------------	---------	----------------	--------------	------	---------------	--------------------

Job Value: [\\$0.00](#)

Total Fee Assessed: [\\$541.00](#)

Total Fee Invoiced: [\\$541.00](#)

Balance: [\\$0.00](#)

Custom Fields: LD\_GEN\_BOA

GENERAL INFORMATION

Expedited Review

Number of Lots

-

Will This Project Be Phased

Acreage

[0.50](#)

DRC Meeting Time

[11:30](#)

DRC Meeting

[10/17/2024](#)

Rescheduled DRC Meeting

-

Rescheduled DRC Meeting Time

-

Green Swamp

[No](#)

Number of Units

-

Case File Number

-

Is this Polk County Utilities

One Year Extension

-

FS 119 Status

[Non-Exempt](#)

PUBLIC HEARINGS

Development Type

[Land Use Hearing\\_](#)

[Officer](#)

Variance Type

[Dimensions](#)

[Table](#)

[Affordable Housing](#)

Application Type

[Variance](#)

Brownfields Request

[N/A](#)

ADVERTISING

Advertising Board

[Land Use Hearing\\_](#)

[Officer](#)

Legal Advertising Date

-

MEETING DATES

LUHO Hearing Date

[11/12/2024](#)

ALCOHOL BEVERAGE DIST REQ

CRITERIA FOR GRANTING VARIANCE

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

[none](#)

What special conditions exist that are peculiar to the land, structure, or building involved?

[none](#)

When did you buy the property and when was the structure built? Permit Number?

[buy November 2019](#)

[structure 1986](#)

What is the hardship if the variance is not approved?

[I lose money because I have the material](#)

Is this the minimum variance required for the reasonable use of the land?

[yes](#)

Do you have Homeowners Association approval for this request?

[none](#)

LD\_GEN\_BOA\_EDL

[Opening DigEplan List...](#)

DigEplan Document List

-

PLAN REVIEW FIELDS

TMPRecordID

[POLKCO-24EST-00000-43700](#)

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](#)

DigitalSigCheck

[Yes](#)

RequiredDocumentTypes

-

Activate DPC

Activate FSA

[Yes](#)

PLAN UPLOAD ACKNOWLEDGEMENT

Upload Plans Acknowledgement

[y](#)

LAND USE

Selected Area Plan LU Code

NOR

Neighborhood Organization Registry (NOR)

PUBLIC MAILERS

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

Workflow Status:	Task	Assigned To	Status	Status Date	Action By
	<a href="#">Application Submittal</a>	Lisa Simons-Iri...	Application ...	09/13/2024	Lisa Simons-Iri...
	<a href="#">Roads and Drainage Review</a>	Phil Irven	Resubmittal ...	09/23/2024	Phil Irven
	<a href="#">Planning Review</a>	Erik Peterson	Approve	10/17/2024	Erik Peterson
	<a href="#">Review Consolidation</a>	Lisa Simons-Iri...	Revisions Re...	10/17/2024	Lisa Simons-Iri...
	Public Notice				
	Hearing Officer				
	Final Order				
	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
Resulted Inspections:	Inspection Type	Inspection Date	Inspector	Status	Comments





Polk County  
Polk County Land Use Hearing Officer

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Agenda Item

11/12/2024

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**SUBJECT**

LDLVAR-2024-53 (Lombardi Ct Variance)

**DESCRIPTION**

Tess Stansell, on behalf of Troy and Billie Jean Brown, request a rear primary setback reduction from ten (10) feet to five (5) feet for the construction of a new screen room with a solid roof in a Planned Development (PD 98-12) Solivita Phase Five of the Poinciana Development of Regional Impact (DRI). The property is located at 1400 Lombardi Court of Solivita Subdivision Phase 5D, south of Cypress Parkway, north of Village Center Road, west of Milano Road, east of Via Galuppi Street, South of Osceola County, in Section 14, Township 27, Range 28.

**RECOMMENDATION**

Approval.

**FISCAL IMPACT**

No fiscal impact.

**CONTACT INFORMATION**

Erik Peterson, AICP  
Planning Administrator  
(863) 534-6470  
Land Development Division  
[erikpeterson@polk-county.net](mailto:erikpeterson@polk-county.net) <mailto:erikpeterson@polk-county.net>

**POLK COUNTY  
LAND USE HEARING OFFICER  
STAFF REPORT**

<b>DRC Date</b>	<b>October 10, 2024</b>	<b>CASE #:</b>	<b>LDLVAR-2024-53 (Lombardi Ct Variance)</b>
<b>LUHO Date</b>	<b>November 12, 2024</b>	<b>LDC Section:</b>	<b>PD 98-12</b>

**Project Number:** LDLVAR-2024-53

**Request:** The applicant is requesting a rear primary setback reduction from ten (10) feet to five (5) feet for the construction of a new screen room with a solid roof.

**Applicant:** Tess Stansell

**Property Owner:** Troy Shannon Brown  
Billie Jean Brown

**Location:** 1400 Lombardi Court of Solivita Subdivision Phase 5D, south of Cypress Parkway, north of Village Center Road, west of Milano Road, east of Via Galuppi Street, South of Osceola County, in Section 14, Township 27, Range 28.

**Parcel ID#:** 282714-933557-001450

**Size:** ±0.15 acres (6,534 sq.ft.)

**Land Use Designation:** Poinciana Pre-Development of Regional Impact (DRI) #1  
Planned Unit Development (PUD) 98-12, Solivita, Phase 5D

**Development Area:** Utility Enclave Area (UEA)

**Case Planner:** Malissa Celestine, Planner II

**Summary:**

The applicant is requesting a rear primary setback reduction from ten (10) feet to five (5) feet for the construction of a new screen room with a solid roof. By constructing a screen room with a solid roof, the screen room becomes part of the principal structure and must meet the principal structure rear yard setback of ten (10) feet. The subject property is located in Solivita Phase 5D (PUD 98-12). PUD 98-12 was approved with relatively small lots with large setbacks. Staff finds the request to be compatible to others in Solivita. However, the variance request requires a public hearing, and approval by the Land Use Hearing Officer (LUHO) in accordance with Section 931 of the LDC.

Staff finds that the request meets the following criteria listed in Section 931:

- The request **will not be injurious to the area involved or otherwise detrimental to the public welfare** because this lot is at the end of a cul-de-sac and is bordered on the encroaching setback line by a signage, recreation, drainage, utilities, and open space tract. The proposed encroachment into the rear setback is on the side farthest from the only potential residential neighbors.

### **Development Review Committee**

The Development Review Committee, based on the criteria for granting Variances, finds that the applicant's request as written **IS CONSISTENT** with **Section 931** of the Polk County Land Development Code.

**Development Review Committee Recommendation:** Based upon the application, and a recent site visit, the Development Review Committee recommends **APPROVAL of LDLVAR-2024-53**, with the following conditions:

### **CONDITIONS OF APPROVAL:**

1. The property is granted a reduction in the rear yard setback from 10 feet to five (5) feet in Phase 5 of PD 98-12 for a screen room with a solid roof attached to a single-family residence.
2. All necessary permits must be applied for within one year of the date for which the Land Use Hearing Officer's Final Order is rendered.
3. This variance does not authorize any encroachments into easements and the applicant shall be responsible to make certain there are no encroachments unless approval is granted by the easement holder and/or any applicable permitting agencies. The property owner(s) is also responsible for compliance with any restrictions of record pertaining to lots and/or land and this approval shall not be used to supersede authority over those restrictions.

### **GENERAL NOTES**

*NOTE: This staff report was prepared without the benefit of testimony and evidence submitted by the public and other parties at a public hearing.*

*NOTE: Approval of this variance shall not constitute a waiver or an additional variance from any applicable development regulation unless specifically noted in the conditions of approval and consistent with LDC Section 930D.*

*NOTE: All conditions of approval, unless otherwise specified, shall be met prior to the effectiveness and validity of the variance approval.*

*NOTE: All written commitments made in the application and subsequent submission of information made during the application review process, which are on file with the Land Development Division, shall be considered to be binding upon the applicant, provided such commitments are not at variance with the Comprehensive Plan, LDC or other development regulations in effect at the time of development.*

*NOTE: Issuance of a development permit by the county does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the county for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the*

*obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.*

## **DEMONSTRATIONS OF THE CRITERIA FOR GRANTING VARIANCES SUMMARIZED BELOW:**

1. *Whether granting the variance will be in accordance with the general intent and purpose of this Code, and that the variance will not be injurious to the area involved or otherwise detrimental to the public welfare;*

This lot is at the end of a cul-de-sac and is bordered on the encroaching setback line by a signage, recreation, drainage, utilities, and open space tract. The proposed encroachment into the rear setback is on the side farthest from the only potential residential neighbors. This expansion is minimal relative to the structure. It accounts for less than 3% of the total lot area and is a 7.7% expansion of the structure. It is not likely that granting this variance be injurious to the area involved or otherwise detrimental to the public welfare. At its closest point, the proposed enclosure will be at least 46 feet from the nearest edge of the neighboring dwellings.

2. *Whether special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the applicable land use district;*

Often a wedge-shaped lot is a disadvantage for expanding a structure regarding setback limits. But this request is on the broader side of the wedge, so it is farther away from neighboring structures and therefore less intrusive. The applicant's lot is larger and longer than the immediate neighbor to the west and the dwelling is smaller. The special circumstance that is peculiar with this land and structure is that the expansion of the screen porch and roof will have the least amount of adverse impact on any neighboring property owner due to the shape of the lot. The encroachment is towards common area and due to the angle of the dwelling, no aesthetic views are blocked by the extension.

3. *Whether provided the special conditions and circumstances present in the request do not result from the actions of the applicant;*

The residence was recently constructed in this new phase of the development. The applicant just purchased it in May of this year. However, the applicant chose a lot that abuts a vast amount of open space on the rear lot line. Since the lot is on a cul-de-sac, the rear of each home is separated from each neighbor by a greater distance than if it was a square parcel on a standard linear roadway.

4. *Whether granting the requested variance will not confer on the applicant any special privilege that is denied by the provisions of this Code and will constitute unnecessary and undue hardship on the applicant;*

The homes are placed on the lots so that the planned buildable area is almost completely covered by the structure leaving very little area in the rear yard. Many buyers within the development see no value in the private open space that remains. The owner will derive more utility from that space if it is enclosed with screens and covered by a solid roof. While it does confer a special privilege on the applicant, seeking rear yard setback relief when abutting common areas has become commonplace throughout this development. This phase was modified to require only minimal setbacks/spacing between homes but there

continue to be requests to build over the private open spaces. Since this property backs up to a signage, recreation, drainage, utilities, and open space tract, there is no significant harm that it may cause another property owner.

5. *Whether the variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure;*

The applicant recently purchased the home from the builder in May of this year. The home can meet the needs of any resident as it exists today. But the current 124 square foot Lanai is a small area to screen. Adding an additional 180 square feet makes a much more functional protected recreational space. The applicant is requesting a screen enclosure addition with a solid roof to extend to the rear limits of the lot without encroaching into the five-foot drainage easement. This roofed in expansion provides 144% more space for enjoyment of the backyard protected from insects and the elements.

6. *Whether that in no case shall a variance be granted which will result in a change of land use that would not be permitted in the applicable land use designation;*

Granting this variance will not result in a change of land use. The home will remain a residential use in a residential district of the Planned Development.

7. *Whether that in no case shall the Land Use Hearing Officer or the Planning Commission grant a variance which would result in creation of any residual lot or parcel which does not meet the requirements of this Code; and*

Granting this request will not result in the creation of a lot or parcel that does not meet the requirements of the Code. This variance request will not change the size, shape or use of the property.

8. *Whether that the granting of the variance does not circumvent a condition or the intent of a condition placed on a development by the Planning Commission or the BoCC.*

Granting this request will not circumvent any conditions of approval. It was anticipated that some lots may not be able to comply with all the standards set forth in the Planned Unit Development (PUD) approval. As long as the drainage easements are not encroached upon, this request will not circumvent the Board approvals.

**Surrounding Future Land Use Designations and Existing Land Use Activity:**

The table to follow provides details of abutting uses and their regulatory parameters.

<p><b>Northwest:</b> PRE-DRI#1, PUD 98-12 1,923 sq.ft. Single-family Detached dwelling on 6,534 sq.ft. lot</p>	<p><b>North:</b> PRE-DRI#1, PUD 98-12 2,350 sq.ft. Single-family Detached dwelling on 6,534 sq.ft. lot</p>	<p><b>Northeast:</b> PRE-DRI#1, PUD 98-12 2,300 sq.ft. Single-family Detached dwelling on 6,534 sq.ft. lot</p>
<p><b>West:</b> PRE-DRI#1, PUD 98-12 2,800 sq.ft. Single-family Detached dwelling on 5,227 sq.ft. lot</p>	<p><b>Subject Property:</b> PRE-DRI#1, PUD 98-12 2,350 sq.ft. Single-family Detached dwelling on 6,534 sq.ft. lot</p>	<p><b>East:</b> PRE-DRI#1, PUD 98-12 2,300 sq.ft. Single-family Detached dwelling on 6,534 sq.ft. lot</p>
<p><b>Southwest:</b> PRE-DRI#1 PUD 98-12 Conservation tract</p>	<p><b>South:</b> PRE-DRI#1 PUD 98-12 Signage, recreation, drainage, utilities, and open space tract</p>	<p><b>Southeast:</b> PRE-DRI#1 PUD 98-12 Electric substation</p>

Phase 5D of the Solivita development is single-family detached units. This proposed screen enclosure will extend six feet (6') off the lanai and back wall with a solid roof. There is a five-foot drainage and utility easement on every property boundary. The rear yard of these units abuts a signage, recreation, drainage, utilities, and open space tract. This screen room expansion will not and is not permitted to extend into it according to the plat notes and Section 223 of the Land Development Code.

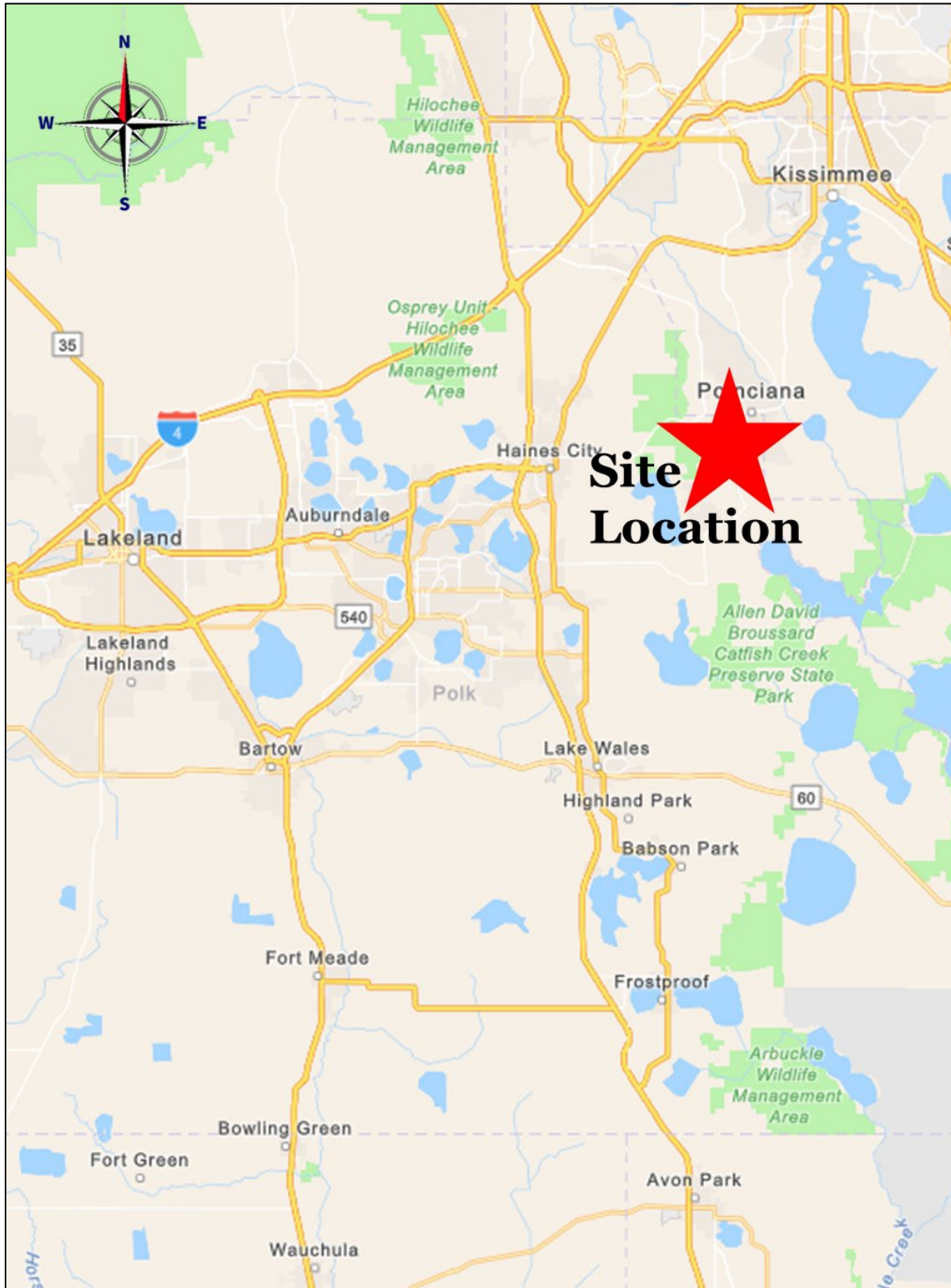
**Comments from other Governmental Agencies:**

None.

**Exhibits:**

- Exhibit 1 –Location Map
- Exhibit 2 – Future Land Use
- Exhibit 3 – 2023 Aerial Context
- Exhibit 4 – 2023 Aerial Close-up
- Exhibit 5 – Applicant Site Plan
- Exhibit 6 – Applicant’s Justification

Exhibit 1



Location Map

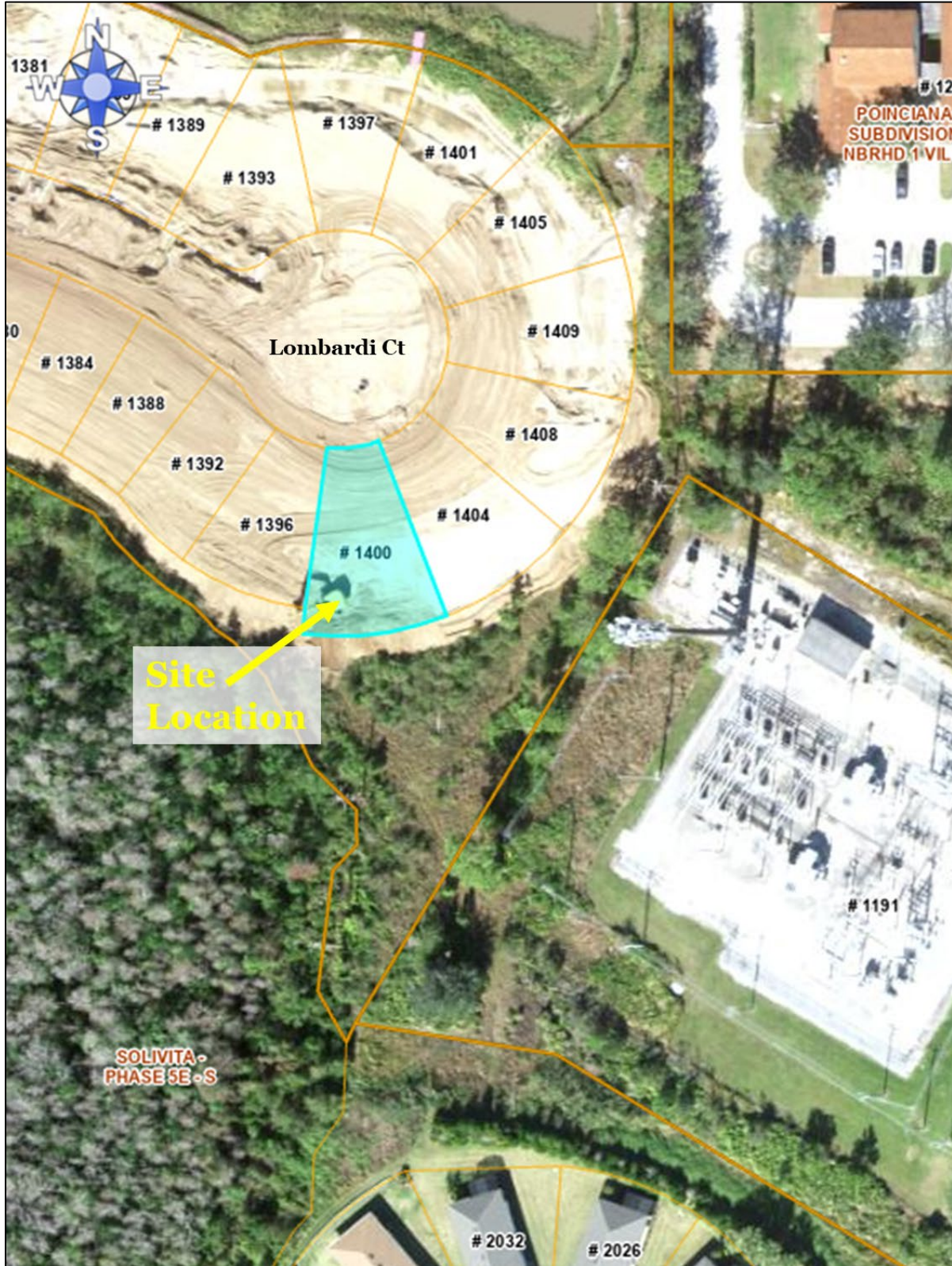


# Future Land Use

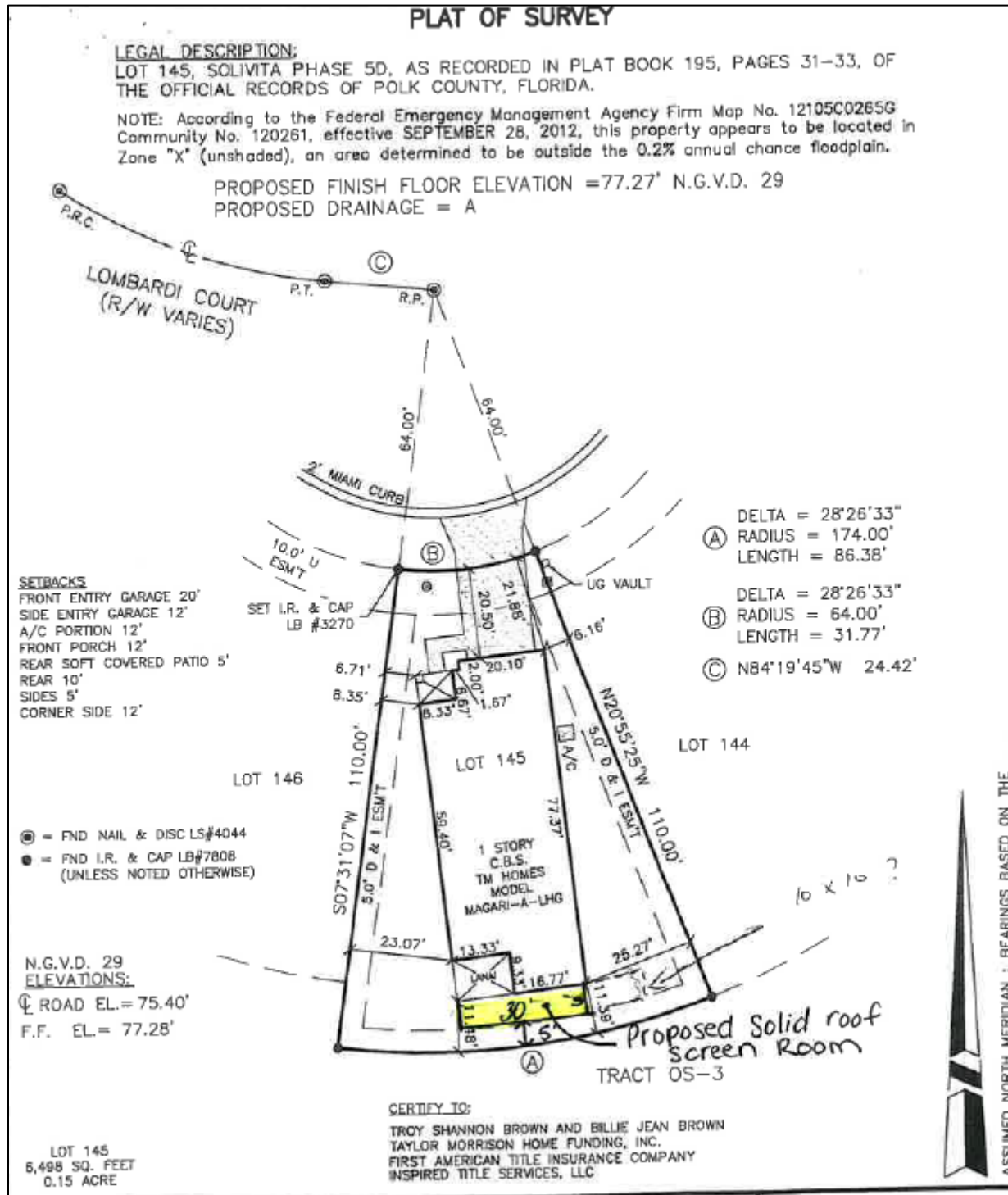




## 2023 Aerial Context



## 2023 Aerial Close-Up



# Site Plan

<b>CRITERIA FOR GRANTING VARIANCE</b>	
Will the variance be injurious to the area involved or detrimental to the public welfare? No, this variance would not be injurious to the area involved or detrimental to public welfare.	⬇
What special conditions exist that are peculiar to the land, structure, or building involved? The setbacks in the community of Solivita are large. Without reduction of the rear setback the homeowner would not be able to have the screen room built so they can enjoy the Florida weather protected from the elements.	⬆ ⬇
When did you buy the property and when was the structure built? Permit Number? Purchased home in May of 2024. The permit number for the new home build is BR-2023-12377	⬇
What is the hardship if the variance is not approved? The homeowner would like to use the property that is available to them within reasonable limits. They would like to be able to enjoy their backyard and be protected from the elements. The addition of the screen room will allow them to be able to do so.	⬆ ⬇
Is this the minimum variance required for the reasonable use of the land? Yes, this is the minimum variance required for the reasonable use of the land.	⬇
Do you have Homeowners Association approval for this request? Yes, there is HOA approval for this request.	⬇

## Applicant's Justification

# LDLVAR-2024-53 - Brown Variance

Menu Reports Help

Application Name: [Brown Variance](#)

File Date: [09/11/2024](#)

Application Type: [LUHO - Variance](#)

Application Status: [Approved For Hearing](#)

Application Comments: 

View ID	Comment	Date
Description of Work: <a href="#">Seeking a variance to reduce the rear setback from 10' to 5' in order to build a solid roof screen room.</a>		

Application Detail: [Detail](#)

Address: [1400 LOMBARDI CT, POINCIANA, FL 34759](#)

Parcel No: [282714933557001450](#)

Owner Name: [BROWN TROY SHANNON](#)

Contact Info:	Name	Organization Name	Contact Type	Contact Primary Address	Status
	<a href="#">Tess Stansell</a>	<a href="#">White Aluminum ...</a>	Applicant	<a href="#">Mailing_6005 US HWY 1...</a>	Active

Licensed Professionals Info:	Primary	License Number	License Type	Name	Business Name	Business License #
Job Value:	<a href="#">\$0.00</a>					
Total Fee Assessed:	<a href="#">\$541.00</a>					
Total Fee Invoiced:	<a href="#">\$541.00</a>					
Balance:	<a href="#">\$0.00</a>					

Custom Fields: LD\_GEN\_BOA

GENERAL INFORMATION  
Expedited Review

Number of Lots

-

Will This Project Be Phased

Acreage

[0.15](#)

DRC Meeting Time

DRC Meeting

[10/17/2024](#)

Rescheduled DRC Meeting

Rescheduled DRC Meeting Time

-

Green Swamp

Number of Units

[No](#)

-

Case File Number

Is this Polk County Utilities

-

One Year Extension

FS 119 Status

[Non-Exempt](#)

-

PUBLIC HEARINGS

Development Type

Application Type

[Land Use Hearing\\_](#)

[Variance](#)

[Officer](#)

Variance Type

Brownfields Request

[Dimensions](#)

-

[Table](#)

Affordable Housing

ADVERTISING

Advertising Board

Legal Advertising Date

[Land Use Hearing\\_](#)

-

[Officer](#)

MEETING DATES

LUHO Hearing Date

[11/12/2024](#)

ALCOHOL BEVERAGE DIST REQ

CRITERIA FOR GRANTING VARIANCE

Will the variance be injurious to the area involved or detrimental to the public welfare?  
[No, this variance would not be injurious to the area involved or detrimental to public welfare.](#)

What special conditions exist that are peculiar to the land, structure, or building involved?  
[The setbacks in the community of Solivita are large. Without reduction of the rear setback the homeowner would not be able to have the screen room built so they can enjoy the Florida weather protected from the elements.](#)

When did you buy the property and when was the structure built? Permit Number?  
[Purchased home in May of 2024. The permit number for the new home build is BR-2023-12377](#)

What is the hardship if the variance is not approved?  
[The homeowner would like to use the property that is available to them within reasonable limits. They would like to be able to enjoy their backyard and be protected from the elements. The addition of the screen room will allow them to be able to do so.](#)

Is this the minimum variance required for the reasonable use of the land?  
[Yes, this is the minimum variance required for the reasonable use of the land.](#)

Do you have Homeowners Association approval for this request?  
[Yes, there is HOA approval for this request.](#)

LD\_GEN\_BOA\_EDL

[Opening DigEplan List...](#)

DigEplan Document List

-

PLAN REVIEW FIELDS

TMPRecordID  
[POLKCO-24EST-00000-43928](#)  
 RequiredDocumentTypesComplete  
[Yes](#)

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

RequiredDocumentTypes  
 -  
 Activate DPC

Activate FSA  
[Yes](#)

PLAN UPLOAD ACKNOWLEDGEMENT

Upload Plans Acknowledgement  
[y](#)

LAND USE

Selected Area Plan LU Code

NOR

Neighborhood Organization Registry (NOR)

PUBLIC MAILERS

Posting Board	Number of Boards (Number)	Number of Mailers (Number)	Date Mailed	Date Posted	NOR
<a href="#">LUHQ</a>	1	16	10/21/2024	10/28/2024	

Workflow Status:	Task	Assigned To	Status	Status Date	Action By
	<a href="#">Application Submittal</a>	Lisa Simons-Iri...	Application ...	09/13/2024	Lisa Simons-Iri...
	<a href="#">Roads and Drainage Review</a>	Phil Irven	Approve	09/16/2024	Phil Irven
	<a href="#">Planning Review</a>	Malissa Celestine	Approve	09/26/2024	Malissa Celestine
	<a href="#">Review Consolidation</a>	Lisa Simons-Iri...	Approved for...	09/30/2024	Lisa Simons-Iri...
	<a href="#">Public Notice</a>				
	Hearing Officer				
	Final Order				
	Archive				

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

**\*\*Troy Brown\*\***

**1400 Lombardi CT, Poinciana, FL, 34759**

#### **GENERAL VARIANCE INFORMATION**

**The following justification criteria from Section 931 of the Land Development Code must be demonstrated for all requests for variance to setbacks.**

1. That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the applicable land use district;
  - The lots in this section of Solivita are small. Without reduction of the rear setback the solid roof screen room could not be built.
2. That the literal interpretation of the provisions of this Code would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this Code;
  - Yes, other variances have already been issued for the same type of structure in this area.
3. That the special conditions and circumstances do not result from the actions of the applicant;
  - No, the county originally set these setbacks years ago. This way a variance would be required.
4. That the granting of the variance will not confer on the applicant any special privilege that is denied by this Code to other lands, structures, or buildings in the same district;
  - No special privilege. The homeowner would like to enjoy their property and be protected from the elements.
5. That granting the variance will not circumvent a condition or the intent of a condition placed on the development by the Planning Commission or the BoCC; and
  - This reduction of the rear setback will not affect the size of the lot or parcel. The homeowner just wants to be able to use what he has.
6. That the variance requested is the minimum variance that will make possible the reasonable use of the land, building, or structure.
  - Yes, due to the setbacks of this property this reduction will allow the homeowner to be protected from the elements and enjoy their property.



7. Whether that in no case shall a variance be granted which will result in a change in land use that would not be permitted in the applicable land use designation;
  - No, the granting of this variance will in no way result in a change of land use.
  
8. Whether that in no case shall a variance be granted which will result in creation of any residual lot or parcel which does not meet requirements of the code;
  - No, The granting of this variance will in no way result in a creation of any residual lot or parcel.

***\*\*Variance: Reduce rear setback from 10' to 5' to build a solid roof screen room.***

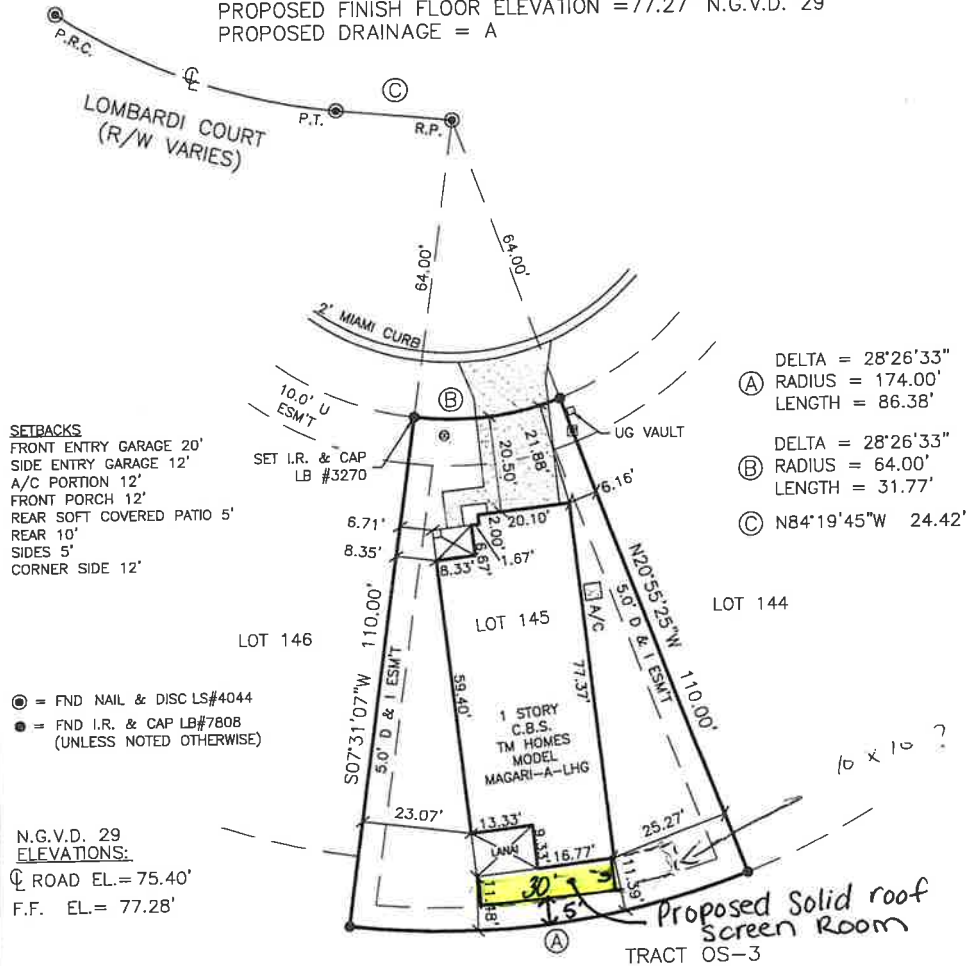
# PLAT OF SURVEY

## LEGAL DESCRIPTION:

LOT 145, SOLIVITA PHASE 5D, AS RECORDED IN PLAT BOOK 195, PAGES 31-33, OF THE OFFICIAL RECORDS OF POLK COUNTY, FLORIDA.

NOTE: According to the Federal Emergency Management Agency Firm Map No. 12105C0265G Community No. 120261, effective SEPTEMBER 28, 2012, this property appears to be located in Zone "X" (unshaded), an area determined to be outside the 0.2% annual chance floodplain.

PROPOSED FINISH FLOOR ELEVATION = 77.27' N.G.V.D. 29  
PROPOSED DRAINAGE = A



**SETBACKS**  
FRONT ENTRY GARAGE 20'  
SIDE ENTRY GARAGE 12'  
A/C PORTION 12'  
FRONT PORCH 12'  
REAR SOFT COVERED PATIO 5'  
REAR 10'  
SIDES 5'  
CORNER SIDE 12'

- = FND NAIL & DISC LS#4044
- = FND I.R. & CAP LB#7808 (UNLESS NOTED OTHERWISE)

N.G.V.D. 29  
**ELEVATIONS:**  
ROAD EL. = 75.40'  
F.F. EL. = 77.28'

- (A) DELTA = 28°26'33"  
RADIUS = 174.00'  
LENGTH = 86.38'
- (B) DELTA = 28°26'33"  
RADIUS = 64.00'  
LENGTH = 31.77'
- (C) N84°19'45"W 24.42'

LOT 145  
6,498 SQ. FEET  
0.15 ACRE

**CERTIFY TO:**

TROY SHANNON BROWN AND BILLIE JEAN BROWN  
TAYLOR MORRISON HOME FUNDING, INC.  
FIRST AMERICAN TITLE INSURANCE COMPANY  
INSPIRED TITLE SERVICES, LLC

ASSUMED NORTH MERIDIAN; BEARINGS BASED ON THE CENTERLINE OF LOMBARDI COURT, AS BEING N84°19'45"W

A.P.V. = ASSOCIATION OF PONCAIA VILLAGE	FE = FINISH ELEVATION	P.C.C. = POINT OF COMPOUND CURVE	SW = SIDEWALK	ARY = AIR RELEASE VALVE	MB = MAIL BOX
B.O.C. = BACK OF CURB	FF = FINISH FLOOR	P.C.P. = PERMANENT CONTROL POINT	SEC = SECTION	BLOW OFF VALVE	PHONE BOX
CATV = CABLE TELEVISION BOX	FND = FOUND	PE = PROPOSED ELEVATION	S.F. = SQUARE FEET	UTILITY/POWER POLE	RECLAIMED WATER VALVE
C.B.S. = CONIC BLOCK STRUCTURE	FND = FOUND	P.I. = POINT OF INTERSECTION	T.O.B. = TOP OF BANK	CABLE BOX	CLEANOUT
C.B. = CHORD BEARING	HWA = HANSON, WALTER & ASSOCIATES	P.L.S. = PROFESSIONAL LAND SURVEYOR	TWP = TOWNSHIP	CATV	SANITARY MANHOLE
CC = CHORD	LD. = LINDSEY SURVEYING BUSINESS	P.O.B. = POINT OF BEGINNING	UG = UNDERGROUND	24x CURB INLET	SANITARY VALVE
CC = CHORD	LD. = LINDSEY SURVEYING BUSINESS	P.O.C. = POINT OF COMMENCEMENT	VA = VERTICAL ANGLE	DRAINAGE MANHOLE	SIGN POST
CC = CHORD	LD. = LINDSEY SURVEYING BUSINESS	P.P. = POINT OF REVERSE CURVE	W = CENTERLINE	ELECTRIC BOX	TRANSFORMER PAD
CL.F. = CHAINLINK FENCE	L = LENGTH OF CURVE	PRM = PERMANENT REFERENCE MONUMENT	X = CALCULATED DATA	FIRE HYDRANT	UTILITY BOX
CM. = CONCRETE MONUMENT	LI = LOOSE LEAF	P.T. = POINT OF TANGENCY	( ) = LEGAL DESCRIPTION DATA	GUY WIRE	WATER METER
C.P. = CONCRETE PIPE	L.S. = LICENSED SURVEYING BUSINESS	PG = PAGE	( ) = MEASURED DATA	IRRIGATION VALVE	WATER VALVE
CONC. = CONCRETE	N&D = NAIL AND DISC	R = RADIUS	( ) = PLAT DATA	LIGHT POLE	WELL
D = DRAINAGE	N.S. = NON-SCALE	R.P. = RADIUS POINT	( ) = EXISTING		
E.O.P. = EDGE OF PAVEMENT	N.T.S. = NOT TO SCALE	RES. = RESIDENCE			
EL = ELEVATION	O/S = OFFSET	RGE = RANGE			
ESMT = EASEMENT	O/R = OFFICIAL RECORD	REG. = REGISTERED LAND SURVEYOR			
F.S. = FIELD BOOK	P.B. = PLAT BOOK	REG. = REGISTERED LAND SURVEYOR			
FES = FORM BOARDS	P.C. = POINT OF CURVATURE	R/W = RIGHT OF WAY			

No Underground Installations or Improvements Have Been Located Except as Noted.  
The Surveyor Has Not Abstracted The Lands Shown hereon For Easements, Rights Of Way And Restrictions, If Any.  
Elevations Refer To National Geodetic Vertical Datum Of 1929, unless otherwise noted. Do Not Use Building Ties To Construct  
Deed or Platted Lines. There may be additional restrictions and/or easements that are not recorded on this plat of survey  
that may be found in the Public Records of this county.  
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

House Model	MAGARI-A-LHG	BLDG. Permit No.	Address 1400 LOMBARDI COURT			Project #
Scale	1" = 30'	Sec.	Twp.	Rng.	Revisions	F.B./PG. C.C. Date By
Survey Type	Survey Date	CC	Field Book	Page	By	
Boundary	01-08-24	RC	23-4	64	DT	LOT FIT (ALLORA MODEL) 04-24-23 ML
Site Plan	12-06-23					LOT FIT (SALINA MODEL) 07-07-23 ML
Form Boards	01-15-24	RC	LL	LL	DT	ADD CERTIFICATIONS 05-08-24 DT
Foundation	03-26-24	JS	LL	LL	ML	
Boundary/Final	04-24-24	RC	LL	LL	DT	



**Hanson, Walter & Associates, Inc.**  
Engineering, Surveying and Planning  
8 BROADWAY, SUITE 104, KISSIMEE, FL 34741-5708 (407)847-9433  
SURVEYING CERTIFICATE OF AUTHORIZATION #3270  
ENGINEERING CERTIFICATE OF AUTHORIZATION #3265

**HWA**

I hereby certify that the survey represented hereon has been prepared in accordance with the Standards of Practice as set forth in Chapter 5J-17, Florida Administrative Code, pursuant to Section 72.027, Florida Statutes.

John M. Hughes, PSM #6381  Date Signed 5/9/24



270 W Plant Street, Ste 340  
Winter Garden, FL 34787

09/17/2024

Troy Shannon Brown, Billie Jean Brown  
1400 Lombardi Ct  
Poinciana, FL, 34759

RE: 1400 Lombardi Ct

Submittal: Install Screen Room

Dear Troy Shannon Brown,

The Architectural Committee has reviewed and **APPROVED WITH STIPULATIONS** the above listed application. The Architectural Committee has placed stipulations on your approval, they are outlined below:

Per sales contract with specifications from White Aluminum & Windows dated 07/09/2024. A survey marked with the location and pictures of the area marked with the specifications were enclosed with the application.

**Subject to Addendum 1 enclosed. Any installed stucco structural walls, Hardie board, insulated or gladiator kick plates must be painted the same color as the body of the house. The HOA Landscape company must be contacted to re-arrange any sprinkler system. Vendor signs cannot be displayed or installed around the property or community.**

This approval is subject to all County, City, State and Federal permits, codes, statutes, laws, rules and regulations, which are the sole responsibility of the homeowner. This approval shall not be deemed a warranty or representation as to the quality of construction, installation, addition, alteration, repair, change or other work. Alterations/modifications may not be performed before property is closed and transferred to homeowners(s) of record per county records.

Homeowner must contact the HOA upon completion for inspection.

Should you have any questions, please feel free to contact me at 877-221-6919 or by email at [compliance@solivitaHOA.com](mailto:compliance@solivitaHOA.com). We thank you for your patience with this process.

Sincerely,

Evergreen Lifestyles Management

[compliance@solivitaHOA.com](mailto:compliance@solivitaHOA.com)  
For the Architectural Committee of  
Solivita Community Association, Inc.

# SOLIVITA COMMUNITY ASSOCIATION

## ARCHITECTURAL REVIEW ADDENDUM #1 ADDITION/NEW CONSTRUCTION

Your ARC Application for adding an addition (pool, patio, slab, screen enclosure, sunroom, generator, tanks, additional pavers, fence, drain pipes, etc.) is at the homeowner's risk. Your obligations are as follows:

- 1) Owner is responsible for all costs related to the construction of this modification including required relocation/modification to the irrigation system and any loss of plant material, to the homeowner's lot or adjacent lots that may be affected by the relocation of said irrigation system.
- 2) **Owner MUST notify, prior to the moving of soil, the landscape company or of the need to cap off the irrigation system, the spray heads adjacent to the back of the structure, and those of the neighboring homes as well.** The owner needs to make sure neighbors continue to have irrigation water.
- 3) Owner is responsible for the relocation or addition of any plant material. There is always a risk when moving plants. The Homeowners Association will not be responsible for moved or new plantings.
- 4) **Owner MUST IMMEDIATELY contact the landscape company when the modification is complete for the required re-installation of the irrigation system and shall pay the landscape company directly.** Failure to do so in a TIMELY MANNER could result in the loss of plant material on both the homeowner's lot and the adjacent lots that are served by the irrigation system. The cost of any plant replacement under this occurrence is to be borne by the homeowner making the modification.
- 5) **Owner shall create an 8-inch no-grass zone along the entire perimeter of the enclosure to prevent damage by the landscape crews of the screen or kick plate. The removal of grass and insertion of mulch and plants are at the homeowner's expense. The landscape company or the Homeowners Association takes no responsibility for damages to screens or kick plates if this no-grass zone is not created and maintained. For FENCE, a 12-inch mulch border under a fence.**
- 6) Owner is responsible for all costs related to the grading/modification of the property. The owner must ensure that the grading is adjusted accordingly so that it can properly be maintained by the HOA. The owner is responsible for drainage issues that may result from the grading/modification of the property. The owner is required to provide a sketch of the revised drainage due to any addition.



INSTR # 2022295338  
 BK 195 Pgs 31-33 PG(s)3  
 RECORDED 11/09/2022 01:09:43 PM  
 STACY M. BUTTERFIELD, CLERK OF COURT  
 POLK COUNTY  
 RECORDING FEES \$60.00  
 RECORDED BY shakcamp

**Plat Name: Solvita Phase 5D**

**Section            14**  
**Township        27 South**  
**Range            28 East**

STATE OF FLORIDA  
 COUNTY OF POLK

FILED FOR RECORD this 9<sup>th</sup> day of November 2022

Recorded in Plat Book: 195  
 Page(s) ----- 28-30

**Record verified 11/9/2022**

Stacy M. Butterfield  
 Clerk of Circuit Court



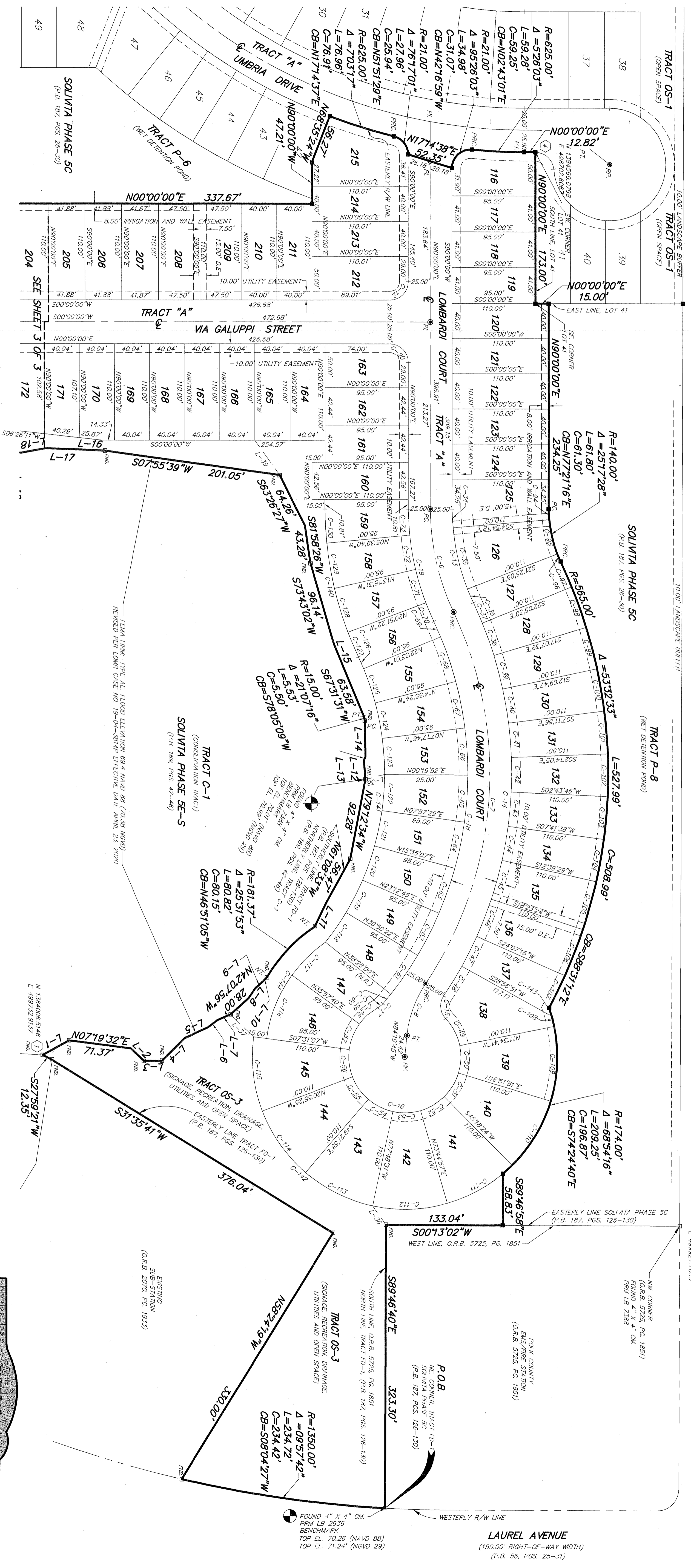
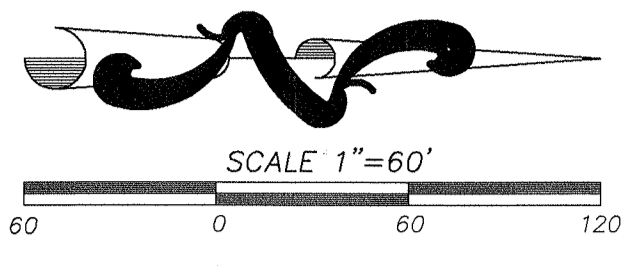
By: *Stephanie May*  
 Stephanie May  
 Deputy Clerk



# SOLVITA PHASE 5D

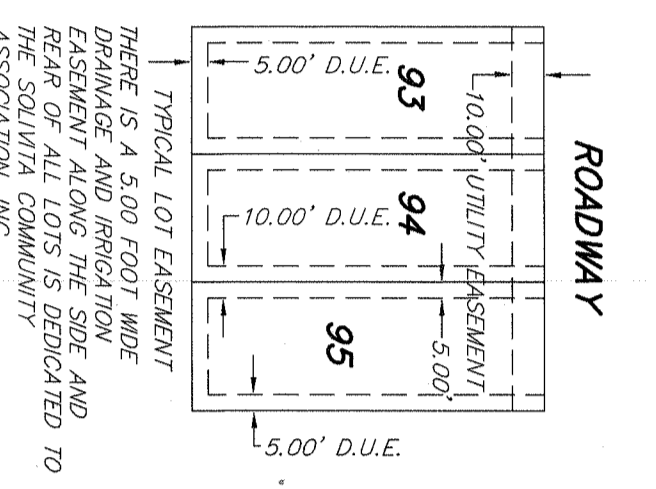
SHEET 2 OF 3 PLAT BOOK 95 PAGE 30

## REPLACING TRACT FD-1, A PORTION OF TRACT P-6 AND A PORTION OF TRACT P-8 SOLVITA PHASE 5C, RECORDED IN PLAT BOOK 187, PAGES 26 THROUGH 30 LYING IN SECTIONS 14, TOWNSHIP 27 SOUTH, RANGE 28 EAST POLK COUNTY, FLORIDA



**FLOOD HAZARD WARNING:**  
THIS PROPERTY MAY BE SUBJECT TO FLOODING, EVEN MEETING FEDERAL, STATE OR LOCAL STANDARDS DOES NOT ENSURE THAT ANY IMPROVEMENTS SUCH AS STRUCTURES, DRIVEWAYS, YARDS, SANITARY SEWAGE SYSTEMS, AND WATER SYSTEMS WILL NOT BE FLOODED IN CERTAIN RAIN EVENTS.

**NOTICE:**  
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HERIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT AND THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.



# PEC

**SURVEYING AND MAPPING, LLC**  
CERTIFICATE OF AUTHORIZATION NUMBER LB 7808  
2100 Alachua Trail, Suite 203 • Oviedo, Florida 32765 • 407-542-1967

CURVE	RADIUS	DELTA	LENGTH	CHORD	CH. BEARING
C-1	325.00'	251.728'	124.41'	124.41'	N72°11'16"E
C-2	430.00'	391.201'	176.41'	176.41'	N65°41'28"E
C-3	540.00'	421.701'	207.41'	207.41'	N59°11'40"E
C-4	650.00'	452.201'	238.41'	238.41'	N52°41'52"E
C-5	760.00'	482.701'	269.41'	269.41'	N46°12'04"E
C-6	870.00'	513.201'	300.41'	300.41'	N39°42'16"E
C-7	980.00'	543.701'	331.41'	331.41'	N33°12'28"E
C-8	1090.00'	574.201'	362.41'	362.41'	N26°42'40"E
C-9	1200.00'	604.701'	393.41'	393.41'	N20°12'52"E
C-10	1310.00'	635.201'	424.41'	424.41'	N13°43'04"E
C-11	1420.00'	665.701'	455.41'	455.41'	N7°13'16"E
C-12	1530.00'	696.201'	486.41'	486.41'	N0°43'28"E
C-13	1640.00'	726.701'	517.41'	517.41'	N4°13'40"E
C-14	1750.00'	757.201'	548.41'	548.41'	N8°43'52"E
C-15	1860.00'	787.701'	579.41'	579.41'	N13°14'04"E
C-16	1970.00'	818.201'	610.41'	610.41'	N17°44'16"E
C-17	2080.00'	848.701'	641.41'	641.41'	N22°14'28"E
C-18	2190.00'	879.201'	672.41'	672.41'	N26°44'40"E
C-19	2300.00'	909.701'	703.41'	703.41'	N31°14'52"E
C-20	2410.00'	940.201'	734.41'	734.41'	N35°45'04"E
C-21	2520.00'	970.701'	765.41'	765.41'	N40°15'16"E
C-22	2630.00'	1001.201'	796.41'	796.41'	N44°45'28"E
C-23	2740.00'	1031.701'	827.41'	827.41'	N49°15'40"E
C-24	2850.00'	1062.201'	858.41'	858.41'	N53°45'52"E
C-25	2960.00'	1092.701'	889.41'	889.41'	N58°16'04"E
C-26	3070.00'	1123.201'	920.41'	920.41'	N62°46'16"E
C-27	3180.00'	1153.701'	951.41'	951.41'	N67°16'28"E
C-28	3290.00'	1184.201'	982.41'	982.41'	N71°46'40"E
C-29	3400.00'	1214.701'	1013.41'	1013.41'	N76°16'52"E
C-30	3510.00'	1245.201'	1044.41'	1044.41'	N80°47'04"E
C-31	3620.00'	1275.701'	1075.41'	1075.41'	N85°17'16"E
C-32	3730.00'	1306.201'	1106.41'	1106.41'	N89°47'28"E
C-33	3840.00'	1336.701'	1137.41'	1137.41'	N94°17'40"E
C-34	3950.00'	1367.201'	1168.41'	1168.41'	N98°47'52"E
C-35	4060.00'	1397.701'	1199.41'	1199.41'	N103°18'04"E
C-36	4170.00'	1428.201'	1230.41'	1230.41'	N107°48'16"E
C-37	4280.00'	1458.701'	1261.41'	1261.41'	N112°18'28"E
C-38	4390.00'	1489.201'	1292.41'	1292.41'	N116°48'40"E
C-39	4500.00'	1519.701'	1323.41'	1323.41'	N121°18'52"E
C-40	4610.00'	1550.201'	1354.41'	1354.41'	N125°49'04"E
C-41	4720.00'	1580.701'	1385.41'	1385.41'	N130°19'16"E
C-42	4830.00'	1611.201'	1416.41'	1416.41'	N134°49'28"E
C-43	4940.00'	1641.701'	1447.41'	1447.41'	N139°19'40"E
C-44	5050.00'	1672.201'	1478.41'	1478.41'	N143°49'52"E
C-45	5160.00'	1702.701'	1509.41'	1509.41'	N148°19'64"E
C-46	5270.00'	1733.201'	1540.41'	1540.41'	N152°49'76"E
C-47	5380.00'	1763.701'	1571.41'	1571.41'	N157°19'88"E
C-48	5490.00'	1794.201'	1602.41'	1602.41'	N161°49'00"E
C-49	5600.00'	1824.701'	1633.41'	1633.41'	N166°19'12"E
C-50	5710.00'	1855.201'	1664.41'	1664.41'	N170°49'24"E
C-51	5820.00'	1885.701'	1695.41'	1695.41'	N175°19'36"E
C-52	5930.00'	1916.201'	1726.41'	1726.41'	N179°49'48"E
C-53	6040.00'	1946.701'	1757.41'	1757.41'	N184°19'60"E
C-54	6150.00'	1977.201'	1788.41'	1788.41'	N188°49'72"E
C-55	6260.00'	2007.701'	1819.41'	1819.41'	N193°19'84"E
C-56	6370.00'	2038.201'	1850.41'	1850.41'	N197°49'96"E
C-57	6480.00'	2068.701'	1881.41'	1881.41'	N202°19'08"E
C-58	6590.00'	2099.201'	1912.41'	1912.41'	N206°49'20"E
C-59	6700.00'	2129.701'	1943.41'	1943.41'	N211°19'32"E
C-60	6810.00'	2160.201'	1974.41'	1974.41'	N215°49'44"E
C-61	6920.00'	2190.701'	2005.41'	2005.41'	N220°19'56"E
C-62	7030.00'	2221.201'	2036.41'	2036.41'	N224°49'68"E
C-63	7140.00'	2251.701'	2067.41'	2067.41'	N229°19'80"E
C-64	7250.00'	2282.201'	2098.41'	2098.41'	N233°49'92"E
C-65	7360.00'	2312.701'	2129.41'	2129.41'	N238°19'04"E
C-66	7470.00'	2343.201'	2160.41'	2160.41'	N242°49'16"E
C-67	7580.00'	2373.701'	2191.41'	2191.41'	N247°19'28"E
C-68	7690.00'	2404.201'	2222.41'	2222.41'	N251°49'40"E
C-69	7800.00'	2434.701'	2253.41'	2253.41'	N256°19'52"E
C-70	7910.00'	2465.201'	2284.41'	2284.41'	N260°49'64"E
C-71	8020.00'	2495.701'	2315.41'	2315.41'	N265°19'76"E
C-72	8130.00'	2526.201'	2346.41'	2346.41'	N269°49'88"E
C-73	8240.00'	2556.701'	2377.41'	2377.41'	N274°19'00"E
C-74	8350.00'	2587.201'	2408.41'	2408.41'	N278°49'12"E
C-75	8460.00'	2617.701'	2439.41'	2439.41'	N283°19'24"E
C-76	8570.00'	2648.201'	2470.41'	2470.41'	N287°49'36"E
C-77	8680.00'	2678.701'	2501.41'	2501.41'	N292°19'48"E
C-78	8790.00'	2709.201'	2532.41'	2532.41'	N296°49'60"E
C-79	8900.00'	2739.701'	2563.41'	2563.41'	N301°19'72"E
C-80	9010.00'	2770.201'	2594.41'	2594.41'	N305°49'84"E
C-81	9120.00'	2800.701'	2625.41'	2625.41'	N310°19'96"E
C-82	9230.00'	2831.201'	2656.41'	2656.41'	N314°49'08"E
C-83	9340.00'	2861.701'	2687.41'	2687.41'	N319°19'20"E
C-84	9450.00'	2892.201'	2718.41'	2718.41'	N323°49'32"E
C-85	9560.00'	2922.701'	2749.41'	2749.41'	N328°19'44"E
C-86	9670.00'	2953.201'	2780.41'	2780.41'	N332°49'56"E
C-87	9780.00'	2983.701'	2811.41'	2811.41'	N337°19'68"E
C-88	9890.00'	3014.201'	2842.41'	2842.41'	N341°49'80"E
C-89	10000.00'	3044.701'	2873.41'	2873.41'	N346°19'92"E
C-90	10110.00'	3075.201'	2904.41'	2904.41'	N350°49'04"E
C-91	10220.00'	3105.701'	2935.41'	2935.41'	N355°19'16"E
C-92	10330.00'	3136.201'	2966.41'	2966.41'	N359°49'28"E
C-93	10440.00'	3166.701'	2997.41'	2997.41'	N364°19'40"E
C-94	10550.00'	3197.201'	3028.41'	3028.41'	N368°49'52"E
C-95	10660.00'	3227.701'	3059.41'	3059.41'	N373°19'64"E
C-96	10770.00'	3258.201'	3090.41'	3090.41'	N377°49'76"E
C-97	10880.00'	3288.701'	3121.41'	3121.41'	N382°19'88"E
C-98	10990.00'	3319.201'	3152.41'	3152.41'	N386°49'00"E
C-99	11100.00'	3349.701'	3183.41'	3183.41'	N391°19'12"E
C-100	11210.00'	3380.201'	3214.41'	3214.41'	N395°49'24"E
C-101	11320.00'	3410.701'	3245.41'	3245.41'	N400°19'36"E
C-102	11430.00'	3441.201'	3276.41'	3276.41'	N404°49'48"E
C-103	11540.00'	3471.701'	3307.41'	3307.41'	N409°19'60"E
C-104	11650.00'	3502.201'	3338.41'	3338.41'	N413°49'72"E
C-105	11760.00'	3532.701'	3369.41'	3369.41'	N418°19'84"E
C-106	11870.00'	3563.201'	3400.41'	3400.41'	N422°49'96"E
C-107	11980.00'	3593.701'	3431.41'	3431.41'	N427°19'08"E
C-108	12090.00'	3624.201'	3462.41'	3462.41'	N431°49'20"E
C-109	12200.00'	3654.701'	3493.41'	3493.41'	N436°19'32"E
C-110	12310.00'	3685.201'	3524.41'	3524.41'	N440°49'44"E
C-111	12420.00'	3715.701'	3555.41'	3555.41'	N445°19'56"E
C-112	12530.00'	3746.201'	3586.41'	3586.41'	N449°49'68"E
C-113	12640.00'	3776.701'	3617.41'	3617.41'	N454°19'80"E
C-114	12750.00'	3807.201'	3648.41'	3648.41'	N458°49'92"E
C-115	12860.00'	3837.701'	3679.41'	3679.41'	N463°19'04"E
C-116	12970.00'	3868.201'	3710.41'	3710.41'	N467°49'16"E
C-117	13080.00'	3898.701'	3741.41'	3741.41'	N472°19'28"E
C-118	13190.00'	3929.201'	3772.41'	3772.41'	N476°49'40"E
C-119	13300.00'	3959.701'	3803.41'	3803.41'	N481°19'52"E
C-120	13410.00'	3990.201'	3834.41'	3834.41'	N485°49'64"E
C-121	13520.00'	4020.701'	3865.41'	3865.41'	N490°19'76"E
C-122	13630.00'	4051.201'	3896.41'	3896.41'	N494°49'88"E
C-123	13740.00'	4081.701'	3927.41'	3927.41'	N499°19'00"E
C-124	13850.00'	4112.201'	3958.41'	3958.41'	N503°49'12"E
C-125	13960.00'	4142.701'	3989.41'	3989.41'	N508°19'24"E
C-126	14070.00'	4173.201'	4020.41'	4020.41'	N512°49'36"E
C-127	14180.00'	4203.701'	4051.41'	4051.41'	N517°19'48"E
C-128	14290.00'	4234.201'	4082.41'	4082.41'	N521°49'60"E
C-129	14400.00'	4264.701'	4113.41'	4113.41'	N526°19'72"E
C-130	14510.00'	4295.201'	4144.41'	4144.41'	N530°49'84"E
C-131	14620.00'	4325.701'	4175.41'	4175.41'	N535°19'96"E
C-132	14730.00'	4356.201'</			

# SOLIVITA PHASE 5D

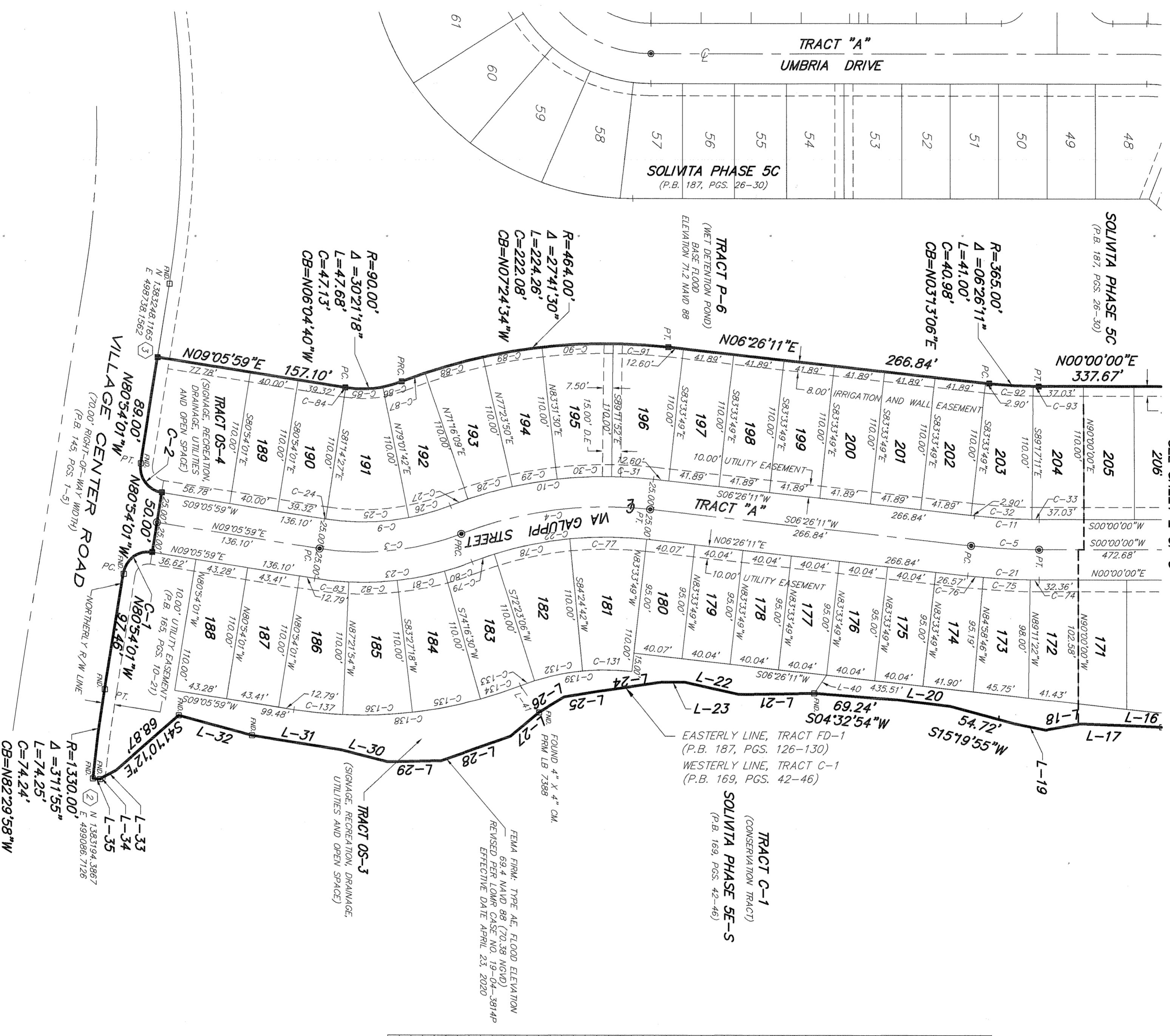
SHEET 3 OF 3

PLAT BOOK 95

PAGE 33

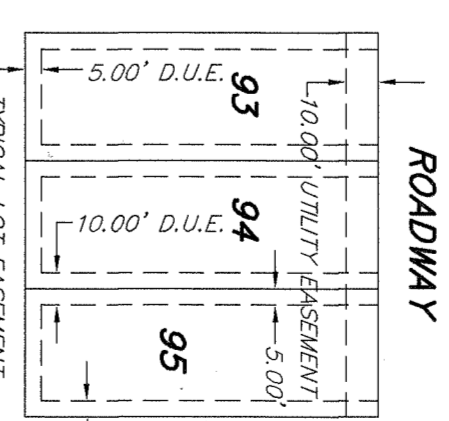
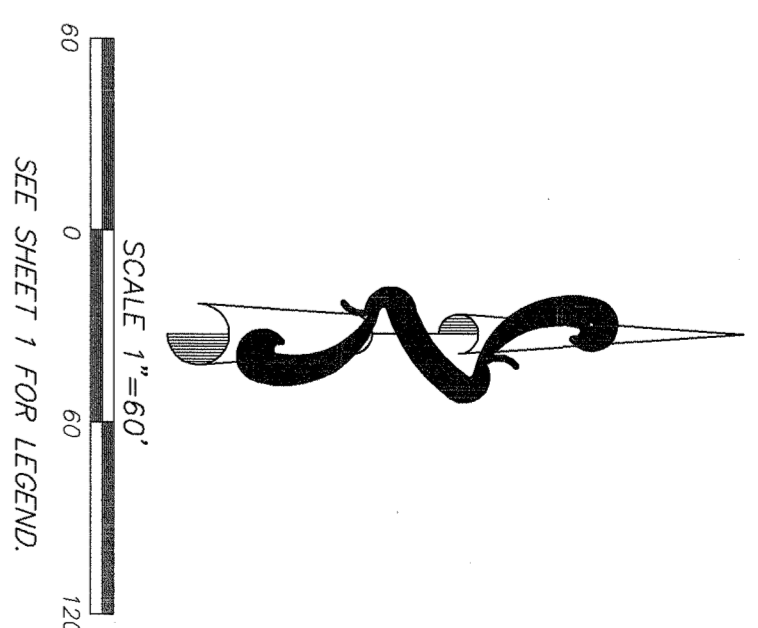
REPLATTING TRACT FD-1, A PORTION OF TRACT P-6 AND A PORTION OF TRACT P-8  
SOLIVITA PHASE 5C, RECORDED IN PLAT BOOK 187, PAGES 26 THROUGH 30  
LYING IN SECTIONS 14, TOWNSHIP 27 SOUTH, RANGE 28 EAST  
POLK COUNTY, FLORIDA

SEE SHEET 2 OF 3

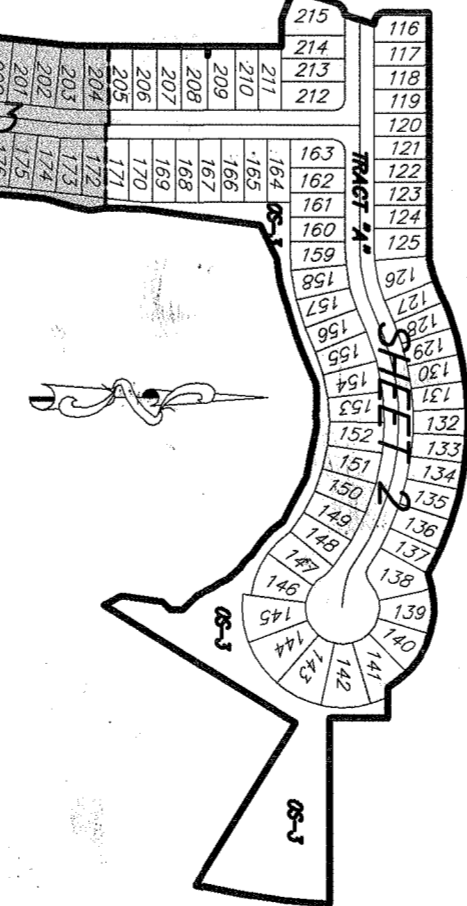


CHORD	BEARING	LENGTH	CHORD	CH. BEARING
C-1	S02°39'32"W	34.50'	C-33	S02°34'54"W
C-2	S01°58'56"W	33.60'	C-34	S02°34'54"W
C-3	S12°24'55"W	28.20'	C-35	S02°34'54"W
C-4	S08°34'55"W	44.72'	C-36	S02°34'54"W
C-5	S00°55'05"E	61.88'	C-37	S02°34'54"W
C-6	S17°47'43"W	45.42'	C-38	S02°34'54"W
C-7	S01°49'31"E	24.51'	C-39	S02°34'54"W
C-8	S02°34'54"E	26.31'	C-40	S02°34'54"W
C-9	S15°11'11"W	62.23'	C-41	S02°34'54"W
C-10	S08°48'45"E	12.40'	C-42	S02°34'54"W
C-11	S34°43'09"E	2.87'	C-43	S02°34'54"W
C-12	S03°33'59"W	6.00'	C-44	S02°34'54"W
C-13	S85°28'10"W	18.17'	C-45	S02°34'54"W
C-14	S85°28'10"W	18.17'	C-46	S02°34'54"W
C-15	S02°34'54"W	20.84'	C-47	S02°34'54"W
C-16	S02°34'54"W	20.84'	C-48	S02°34'54"W
C-17	S02°34'54"W	20.84'	C-49	S02°34'54"W
C-18	S02°34'54"W	20.84'	C-50	S02°34'54"W
C-19	S02°34'54"W	20.84'	C-51	S02°34'54"W
C-20	S02°34'54"W	20.84'	C-52	S02°34'54"W
C-21	S02°34'54"W	20.84'	C-53	S02°34'54"W
C-22	S02°34'54"W	20.84'	C-54	S02°34'54"W
C-23	S02°34'54"W	20.84'	C-55	S02°34'54"W
C-24	S02°34'54"W	20.84'	C-56	S02°34'54"W
C-25	S02°34'54"W	20.84'	C-57	S02°34'54"W
C-26	S02°34'54"W	20.84'	C-58	S02°34'54"W
C-27	S02°34'54"W	20.84'	C-59	S02°34'54"W
C-28	S02°34'54"W	20.84'	C-60	S02°34'54"W
C-29	S02°34'54"W	20.84'	C-61	S02°34'54"W
C-30	S02°34'54"W	20.84'	C-62	S02°34'54"W
C-31	S02°34'54"W	20.84'	C-63	S02°34'54"W
C-32	S02°34'54"W	20.84'	C-64	S02°34'54"W
C-33	S02°34'54"W	20.84'	C-65	S02°34'54"W
C-34	S02°34'54"W	20.84'	C-66	S02°34'54"W
C-35	S02°34'54"W	20.84'	C-67	S02°34'54"W
C-36	S02°34'54"W	20.84'	C-68	S02°34'54"W
C-37	S02°34'54"W	20.84'	C-69	S02°34'54"W
C-38	S02°34'54"W	20.84'	C-70	S02°34'54"W
C-39	S02°34'54"W	20.84'	C-71	S02°34'54"W
C-40	S02°34'54"W	20.84'	C-72	S02°34'54"W
C-41	S02°34'54"W	20.84'	C-73	S02°34'54"W
C-42	S02°34'54"W	20.84'	C-74	S02°34'54"W
C-43	S02°34'54"W	20.84'	C-75	S02°34'54"W
C-44	S02°34'54"W	20.84'	C-76	S02°34'54"W
C-45	S02°34'54"W	20.84'	C-77	S02°34'54"W
C-46	S02°34'54"W	20.84'	C-78	S02°34'54"W
C-47	S02°34'54"W	20.84'	C-79	S02°34'54"W
C-48	S02°34'54"W	20.84'	C-80	S02°34'54"W
C-49	S02°34'54"W	20.84'	C-81	S02°34'54"W
C-50	S02°34'54"W	20.84'	C-82	S02°34'54"W
C-51	S02°34'54"W	20.84'	C-83	S02°34'54"W
C-52	S02°34'54"W	20.84'	C-84	S02°34'54"W
C-53	S02°34'54"W	20.84'	C-85	S02°34'54"W
C-54	S02°34'54"W	20.84'	C-86	S02°34'54"W
C-55	S02°34'54"W	20.84'	C-87	S02°34'54"W
C-56	S02°34'54"W	20.84'	C-88	S02°34'54"W
C-57	S02°34'54"W	20.84'	C-89	S02°34'54"W
C-58	S02°34'54"W	20.84'	C-90	S02°34'54"W
C-59	S02°34'54"W	20.84'	C-91	S02°34'54"W
C-60	S02°34'54"W	20.84'	C-92	S02°34'54"W
C-61	S02°34'54"W	20.84'	C-93	S02°34'54"W
C-62	S02°34'54"W	20.84'	C-94	S02°34'54"W
C-63	S02°34'54"W	20.84'	C-95	S02°34'54"W
C-64	S02°34'54"W	20.84'	C-96	S02°34'54"W
C-65	S02°34'54"W	20.84'	C-97	S02°34'54"W
C-66	S02°34'54"W	20.84'	C-98	S02°34'54"W
C-67	S02°34'54"W	20.84'	C-99	S02°34'54"W
C-68	S02°34'54"W	20.84'	C-100	S02°34'54"W

LINE	BEARING	LENGTH
L-16	S02°39'32"W	34.50'
L-17	S01°58'56"W	33.60'
L-18	S12°24'55"W	28.20'
L-19	S08°34'55"W	44.72'
L-20	S00°55'05"E	61.88'
L-21	S17°47'43"W	45.42'
L-22	S01°49'31"E	24.51'
L-23	S02°34'54"E	26.31'
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L-25	S08°48'45"E	12.40'
L-26	S34°43'09"E	2.87'
L-27	S03°33'59"W	6.00'
L-28	S85°28'10"W	18.17'
L-29	S85°28'10"W	18.17'
L-30	S02°34'54"W	20.84'
L-31	S02°34'54"W	20.84'
L-32	S02°34'54"W	20.84'



THERE IS A 5.00 FOOT WIDE EASEMENT ALONG THE SIDE AND END OF THE LOTS BOUNDARY TO THE SOLIVITA COMMUNITY ASSOCIATION, INC.



KEY MAP NOT TO SCALE

FLOOD HAZARD WARNING:  
THIS PROPERTY MAY BE SUBJECT TO FLOODING, EVEN MEETING FEDERAL, STATE OR LOCAL STANDARDS DOES NOT ENSURE THAT ANY IMPROVEMENTS SUCH AS STRUCTURES, DRIVEWAYS, YARDS, SANITARY SEWAGE SYSTEMS, AND WATER SYSTEMS WILL NOT BE FLOODED IN CERTAIN RAIN EVENTS.

NOTICE:  
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL BE THE BASIS FOR ANY CONVEYANCE THEREOF. IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

**PEC**

**SURVEYING AND MAPPING, LLC**  
CERTIFICATE OF AUTHORIZATION NUMBER LB 7808

2100 Alafaya Trail, Suite 203 • Oviedo, Florida 32765 • 407-542-4967


SEE SHEET 1 FOR LEGEND.



Dear B.O.C.C. ,

My name is Troy Brown. I reside at 1400 Lombardi Ct, Poinciana, FL, 34759. I am requesting a reduction of my rear setback from 10' to 5' in order to build a solid roof screen room. I would like to be able to sit outside my home, enjoy the FL weather and be protected from the elements. The screen room on the back of my home will allow me to do so. Several of my neighbors in Solivita have the same screen room attached to their home that I am requesting be built. I authorize Arturo Mendez of White Aluminum and Windows, LLC of Haines City to represent me at the upcoming variance meeting. Thank you for your help and consideration in this matter.

Sincerely,

  
\_\_\_\_\_  
Troy Brown

Date: 9/9/2024



Polk County  
Polk County Land Use Hearing Officer

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Agenda Item

11/12/2024

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**SUBJECT**

LDLVAR-2024-55 (Ritter Road Swiss Valley Clubhouse)

**DESCRIPTION**

Jeffrey Scallon, on behalf of VISCA Corporation Inc., requests a variance to allow separation reduction for a Private Club Liquor Service (11C License) within 2,500 feet of Religious Institutions and a School in a Residential Low-4 (RL-4) district. The property is located at 1527 Ritter Road, west of Highway 98, south of Banana Road, east of Chase Road, north of Lakeland, in Section 11, Township 27, Range 23.

**RECOMMENDATION**

Approval.

**FISCAL IMPACT**

No fiscal impact.

**CONTACT INFORMATION**

Erik Peterson, AICP  
Planning Administrator  
(863) 534-6470  
Land Development Division  
[erikpeterson@polk-county.net](mailto:erikpeterson@polk-county.net) <mailto:erikpeterson@polk-county.net>

**POLK COUNTY  
LAND USE HEARING OFFICER  
STAFF REPORT**

<b>DRC Date:</b>	<b>October 10, 2024</b>	<b>CASE #:</b>	<b>LDLVAR-2024-55 (Ritter Road Swiss Valley Clubhouse)</b>
<b>LUHO Date:</b>	<b>November 12, 2024</b>	<b>LDC Section:</b>	<b>Section 224 Table 2.4</b>

**Request:** The applicant is requesting a variance to allow separation reduction for a Private Club Liquor Service (11C License) within 2,500 feet of Religious Institutions and a School.

**Applicant:** Jeffrey Scallon

**Property Owner:** VISCA Corporation Inc

**Location:** 1527 Ritter Road, west of Highway 98, south of Banana Road, east of Chase Road, north of Lakeland, in Section 11, Township 27, Range 23.

**Parcel ID#:** 232711-000000-024040 & 232711-000000-024070

**Size:** ±15 acres

**Land Use Designation:** Residential Low-4 (RL-4)  
LDPD-2023-10

**Development Area:** Transit Supportive Development Area (TSDA)

**Case Planner:** Erik Peterson, AICP

**Summary:**

The applicant is in the process of developing a luxury mobile home park in north Lakeland and desires to serve beer, wine, and liquor at the park’s clubhouse. The applicant is applying for a private club liquor sales license (11C) for the clubhouse. However, there are two religious institutions and an elementary school within 2,500 feet of the property. Section 224 of the Land Development Code (LDC) prohibits the sale of liquor beverages within 2,500 of a religious institution or a Kindergarten through 12<sup>th</sup> grade public or private school. Through LDC Section 930, a property owner (or agent of) may request a variance to the 2,500 feet of separation from the Land Use Hearing Officer.

The applicant chose this site because of its location near urban services and environmental qualities. A stream runs through the property, all utilities needed were available, minutes away from parks, schools, and shopping centers. The thought to provide alcohol beverages at the clubhouse came from visitors and prospective residents. The applicant did not realize the close proximity to schools would stand in the way of enhancing the amenities within the development. The applicant considered carving out the clubhouse into a separate parcel, but that requires other

special approvals and could affect insurance or financing. The variance process seemed to be the best option.

Staff finds that the request meets the following criteria listed in Section 931:

- The request **will not be injurious to the area involved or otherwise detrimental to the public welfare** because the need for a variance is unnecessary if the property is subdivided and other similar facilities such as golf course clubhouses are exempt from the separation requirements.
- **Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the applicable land use district** because the applicant is seeking a unique and atypical license for what staff believes was not intended to be limited by the ordinance.

Staff recommends approval of a variance to reduce the requirements for separation from religious institutions from 2,500 feet to any distance that will enable the mobile home park clubhouse to provide its residences with an alcohol beverage service option.

### **Development Review Committee**

The Development Review Committee, based on the criteria for granting Variances, finds that the applicant's request as written **IS CONSISTENT** with **Section 931** of the Polk County Land Development Code.

**Development Review Committee Recommendation:** Based upon the application, and a recent site visit, the Development Review Committee recommends **APPROVAL of LDLVAR-2024-55**, with the following conditions:

### **CONDITIONS OF APPROVAL:**

1. A variance shall be granted to the clubhouse and associated onsite recreational facilities for on-premises alcohol consumption separation distance requirements from K-12 schools and Religious Institutions listed in Section 224 of the LDC.
2. The property owner(s) is responsible for compliance with any further restrictions of record pertaining to the property and this approval shall not be used to supersede authority over those restrictions.

### **GENERAL NOTES**

*NOTE: This staff report was prepared without the benefit of testimony and evidence submitted by the public and other parties at a public hearing.*

*NOTE: Approval of this variance shall not constitute a waiver or an additional variance from any applicable development regulation unless specifically noted in the conditions of approval and consistent with LDC Section 930D.*

*NOTE: All conditions of approval, unless otherwise specified, shall be met prior to the effectiveness and validity of the variance approval.*

*NOTE: All written commitments made in the application and subsequent submission of information made during the application review process, which are on file with the Land Development Division, shall be considered to be binding upon the applicant, provided such commitments are not at variance with the Comprehensive Plan, LDC or other development regulations in effect at the time of development.*

*NOTE: Issuance of a development permit by the county does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the county for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.*

## **DEMONSTRATIONS OF THE CRITERIA FOR GRANTING VARIANCES SUMMARIZED BELOW:**

1. *Whether granting the variance will be in accordance with the general intent and purpose of this Code, and that the variance will not be injurious to the area involved or otherwise detrimental to the public welfare;*

Not all alcohol licenses issued in Polk County require a separation distance from K-12 schools and religious institutions. Restaurants larger than 2,500 square feet and with seating capacity above 150 are exempt and so are clubhouses at a golf course. It's easier to understand why the separation distance may be needed between bars, lounges, nightclubs and liquor stores. There is some history behind those types of uses and their notable incompatible qualities. However, private clubs within residential developments are very similar to golf course clubhouses and often on in the same. Therefore, staff finds granting the variance will be in accordance with the general intent and purpose of this Code.

If the applicant had chosen to plat the mobile home park, the clubhouse would have been a smaller parcel, and its boundaries would most likely be out of range of a school or religious institution. The simple action of redrawing property lines would render this request unnecessary. It is primarily for that reason staff find this the variance will not be injurious to the area involved or otherwise detrimental to the public welfare. Staff recommends no specific distance conditions or time limits for this reason as well. This provides flexibility if the applicant needs to wait until upcoming phases are completed before seeking the license approval or if the serving of alcohol beverages at the clubhouse is dormant for any period.

2. *Whether special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the applicable land use district;*

The applicant is seeking an atypical alcohol beverage license. Most often it is restaurants and bars that seek relaxation in the separation distance between schools and religious institutions. The license request is for an 11C license that provides all types of alcohol beverages to private clubs (i.e. social, fraternal, recreational, etc.). There will be no storefront and parking at the clubhouse is limited since it is within walking distance of every space in the park. It's not common that a variance is needed in typical residential developments because the clubhouse is usually on a separate parcel within the larger area of the development. This private clubhouse license request is for a mobile home park which has one large parcel. Since the separation distance is measured from property line to property line, there is less distance between the parcel boundary of the alcohol use and the offsite schools and religious institutions. If the linear distance from the clubhouse to the

nearest religious institution and school were measured, it would be farther away than the 2,500 feet of separation requirement.

3. *Whether provided the special conditions and circumstances present in the request do not result from the actions of the applicant;*

The applicant chose this site because of its location near urban services and environmental qualities. A stream runs through the property, all utilities needed were available, minutes away from parks, schools, and shopping centers. The thought to provide alcohol beverages at the clubhouse came from visitors and prospective residents. The applicant did not realize the close proximity to schools would stand in the way of enhancing the amenities within the development. The applicant considered carving out the clubhouse into a separate parcel, but that requires other special approvals and could affect insurance or financing. The variance process seemed to be the best option.

4. *Whether granting the requested variance will not confer on the applicant any special privilege that is denied by the provisions of this Code and will constitute unnecessary and undue hardship on the applicant;*

An alcohol-distance variance for a private club is not necessarily granting a special privilege. Many residential developments within the County have private clubs within them. It's not common that a variance to these standards is needed because the clubhouse is typically on a separate parcel within the larger area of the development. This request is for a mobile home park which has one large parcel. Since the separation distance is measured from property line to property line, there is less distance between the offsite schools and religious institutions. If the linear distance from the clubhouse to the nearest religious institution and school were measured, it would be farther away than the 2,500 feet of separation requirement.

5. *Whether the variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure;*

The applicant is providing an upscale mobile home park living with themed events for the residents. Recreation facilities and amenities are a requirement of mobile home park development in Polk County. The applicant believes that having alcohol service at the clubhouse as an amenity helps promote the sales and rentals.

6. *Whether that in no case shall a variance be granted which will result in a change of land use that would not be permitted in the applicable land use designation;*

Liquor, Wine and Beer consumption on premises at private clubs may be approved in residential districts without limitations if there are no schools or religious institutions within 2,500 feet. This approval will not change the use of the land. The property will remain a mobile home park. The alcohol sales and consumption will be in the clubhouse as an amenity for the residents that is incidental and subordinate to the function or the park.

7. *Whether that in no case shall the Land Use Hearing Officer or the Planning Commission grant a variance which would result in creation of any residual lot or parcel which does not meet the requirements of this Code; and*

Granting this request will not result in the creation of a lot or parcel that does not meet the requirements of the Code. This variance request will not change the size, shape, or use of the property.

8. *Whether that the granting of the variance does not circumvent a condition or the intent of a condition placed on a development by the Planning Commission or the BoCC.*

Granting this request will not circumvent any conditions of approval. The mobile home park was originally approved for 42 units under LDPD-2020-29 in November of 2020 and recently modified to add 11 more units under LDPD-2023-10 in August of last year. Conditions of approval granted setbacks from rights-of-way. There are no conditions regarding alcohol sales.

**Surrounding Future Land Use Designations and Existing Land Use Activity:**

The following table provides a reference point for notable and pertinent Future Land Use Map districts and existing land uses upon them.

**Table 1**

<p><b>Northwest:</b> Residential Low-4 (RL-4) Settlers Creek Single-family Subdivision,</p>	<p><b>North:</b> Residential Low-4 (RL-4) Settlers Creek Single-family Subdivision</p>	<p><b>Northeast:</b> Residential Medium (RM) Sundance MHP 160 units</p>
<p><b>West:</b> Residential Low-4 (RL-4) Settlers Creek Single-family Subdivision Large acreage lots Single-Family</p>	<p><b>Subject Property:</b> Swis Valley Estates Mobile Home Park (MHP) Phase 1 constructed 4 units Clubhouse and Recreation amenities 53 units upon completion</p>	<p><b>East:</b> Residential Medium (RM) Sundance MHP 160 units Southwinds MHP 35 units</p>
<p><b>Southwest:</b> Residential Low-4 (RL-4) Large acreage lots Single-family and Mobile Homes</p>	<p><b>South:</b> Residential Low-4 (RL-4) Large acreage lots Single-family and Mobile Homes</p>	<p><b>Southeast:</b> Residential Low-4 (RL-4) Country Chase Single-family Subdivision 64 units</p>

The abutting uses are mobile home parks to the east, residential subdivisions to the south and west with large acreage lots interspersed. The large residential lots developed prior to the extension of urban services in the area. The denser mobile home parks to the east developed originally on their own water and wastewater systems and later connected to public water and wastewater systems as lines were extended.

R. Clem Churchwell Elementary School is approximately 2,300 feet from the mobile home park boundary linear distance from property line to property line (*as the crow flies*). Travel distance via roadways in over one mile driveway to driveway. Grace Pointe Church is within 1,700 feet of linear distance property from line to property line. The travel distance is approximately one mile.

**Comments from other Governmental Agencies:**

None.

**Exhibits:**

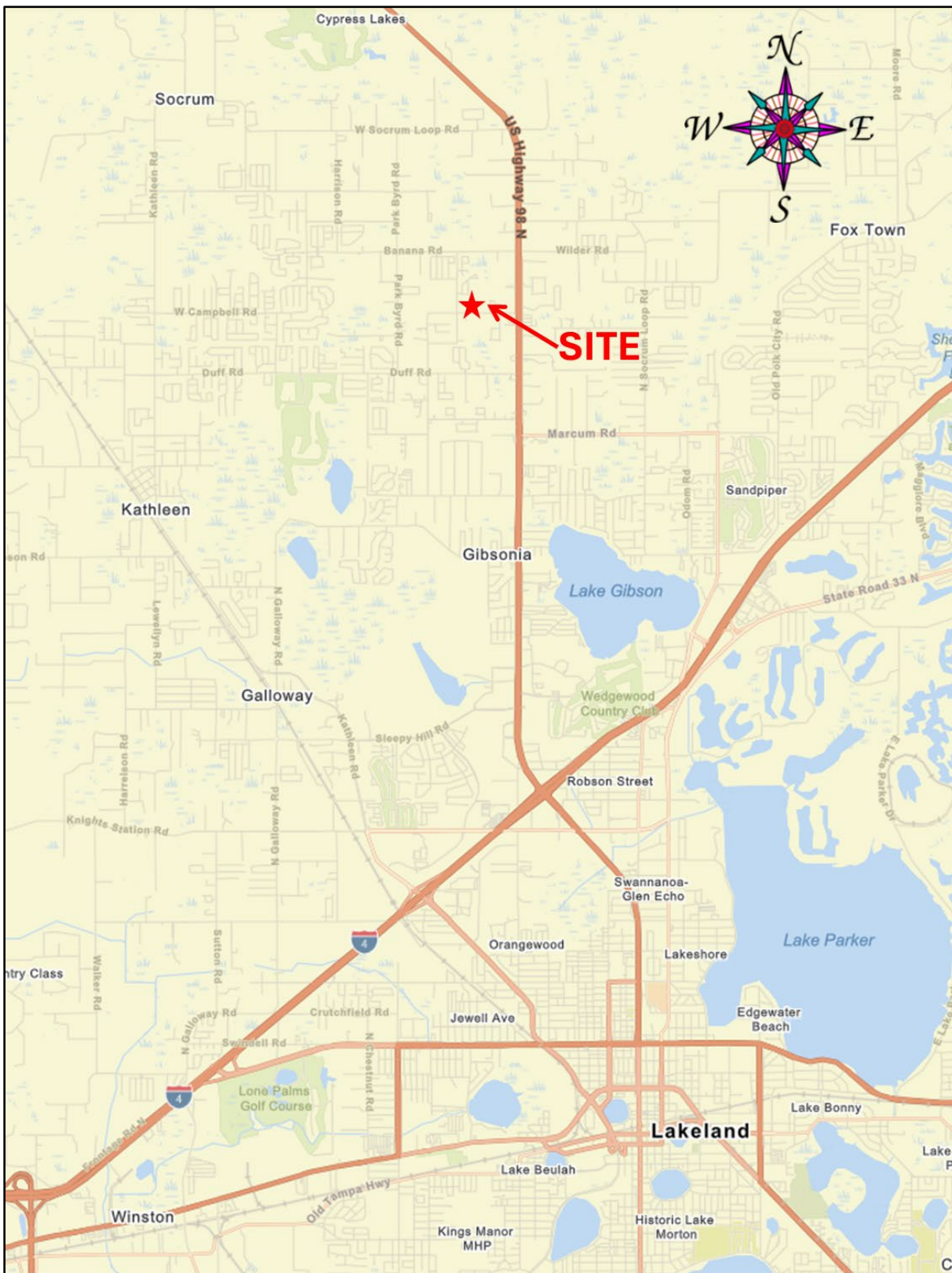
Exhibit 1 – Location Map

Exhibit 2 – 2023 Aerial Context

Exhibit 3 – Future Land Use Map

Exhibit 4 – 2023 Aerial Close-up

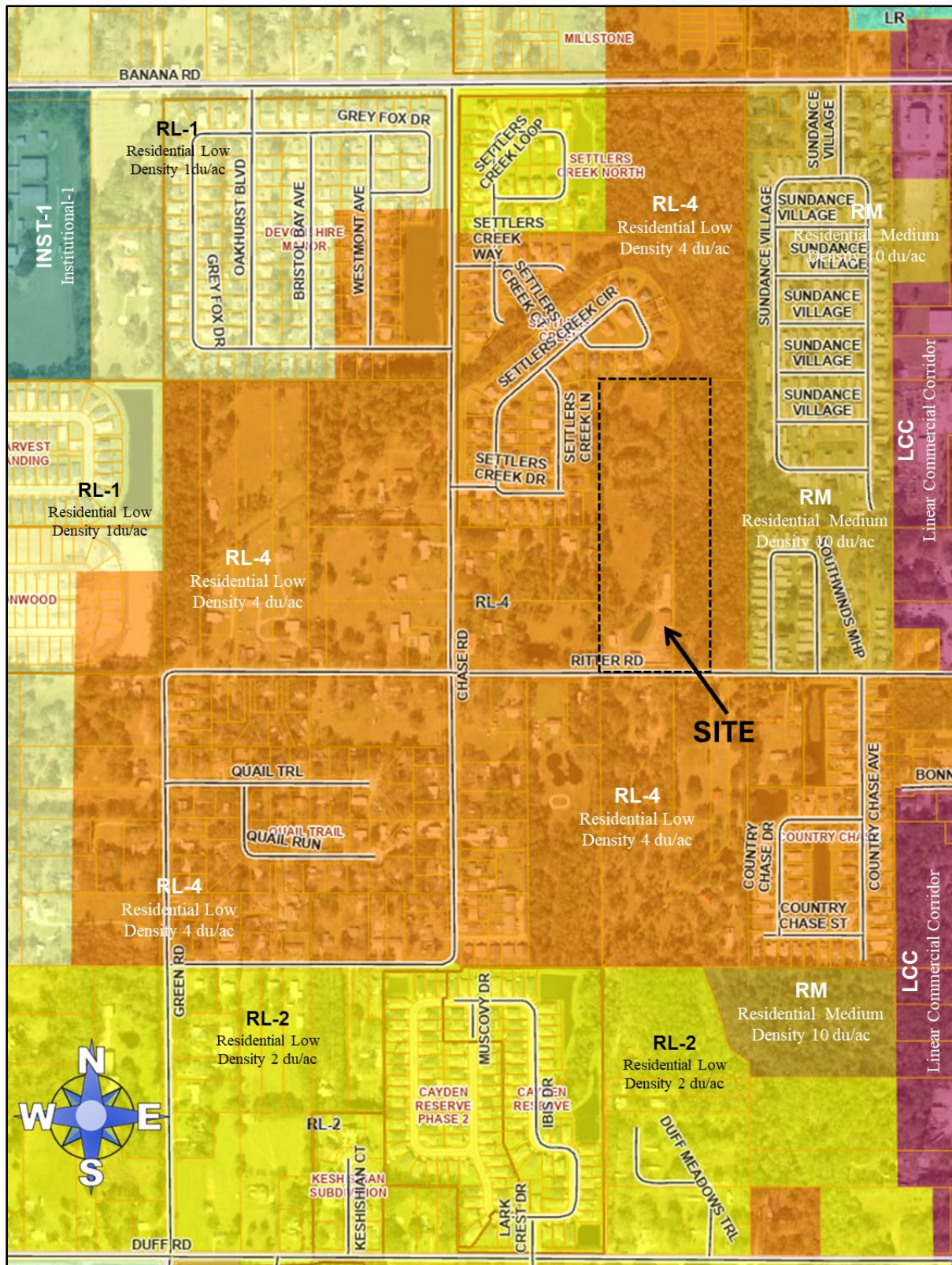




# LOCATION MAP



## 2023 AERIAL CONTEXT



# Future Land Use Map



2023 Aerial Photo (Close-up)

**CRITERIA FOR GRANTING VARIANCE**

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

No it will absolutely not.

**What special conditions exist that are peculiar to the land, structure, or building involved?**

Our property is very long and the portion where the clubhouse is where we would serve beverages is almost 3000 ft away from the property line of the school.

**When did you buy the property and when was the structure built? Permit Number?**

We purchased in 2020 and the structure was built in 2021

**What is the hardship if the variance is not approved?**

We will not be able to use our Swiss themed clubhouse as originally intended. We spent a great deal of funds creating what we had hoped would be a place where we could share our cultural heritage with the community in a family friendly environment. If denied, we would be prevented from doing this, and this is an integral part of our business plan.

**Is this the minimum variance required for the reasonable use of the land?**

Yes it is. As mentioned we have built a Swiss themed community and celebrating certain events like Oktoberfest requires the ability to serve beverages to our clients.

**Do you have Homeowners Association approval for this request?**

No.

## Applicant's Justification

# LDLVAR-2024-55 - VISCA Corporation Inc.

Menu Reports Help

Application Name: [VISCA Corporation Inc.](#)

File Date: [09/18/2024](#)

Application Type: [LUHO - Variance](#)

Application Status: [In Review](#)

Application Comments: 

View ID	Comment	Date
---------	---------	------

Description of Work: [We would like to be able to be able to offer beverages to our clients at our swiss themed clubhouse. The minimum distance from a school that is required is 2500ft, we are about 2350ft away property line to property line. We have a very long property and the actualy clubhouse is almost 3000ft away from the schools property line. Our object to be able to offer European beers, wine and liquors to our guests during events in a family friendly environment. We believe that given the distnaces involved and our objective that it is within the spirit of the law to allow for this variance, and we respectfully ask for its approval.](#)

Application Detail: [Detail](#)

Address: [7890 GOTTHARD LN, LAKE LAND, FL 33810](#)

Parcel No: [23271100000024040](#)

Owner Name: [VISCA CORPORATION INC](#)

Contact Info:	Name	Organization Name	Contact Type	Contact Primary Address	Status
	<a href="#">VISCA CORPORATION INC</a>	<a href="#">VISCA CORPORATI...</a>	Applicant	<a href="#">Mailing, 10122 Lindela...</a>	Active
	<a href="#">VISCA CORPORATION INC</a>	<a href="#">VISCA CORPORATI...</a>	Developer	<a href="#">Mailing, 10122 Lindela...</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: [\\$541.00](#)

Total Fee Invoiced: [\\$541.00](#)

Balance: [\\$0.00](#)

Custom Fields: [LD\\_GEN\\_BOA](#)

GENERAL INFORMATION

Expedited Review

Number of Lots

-

Will This Project Be Phased

Acreage

[10.01](#)

DRC Meeting Time

DRC Meeting

[10/10/2024](#)

Rescheduled DRC Meeting

Rescheduled DRC Meeting Time

-

Green Swamp

Number of Units

[No](#)

-

Case File Number

Is this Polk County Utilities

-

One Year Extension

FS 119 Status

[Non-Exempt](#)

-

PUBLIC HEARINGS

Development Type

Application Type

[Land Use Hearing](#)

[Variance](#)

[Officer](#)

Variance Type

Brownfields Request

[Alcohol](#)

[N/A](#)

[Beverage](#)

[Setbacks](#)

[Affordable Housing](#)

ADVERTISING

Advertising Board

Legal Advertising Date

[Land Use Hearing](#)

-

[Officer](#)

MEETING DATES

LUHO Hearing Date

[11/12/2024](#)

ALCOHOL BEVERAGE DIST REQ

Type of Business

Type of License

[Private Club/Community](#)

[11c](#)

Hours of Operation

[M-F 9AM to 5PM](#)

Give Name & address of any school(s)/Church(s) within 2500 ft to the requesting property boundary

[Churchwell Elementary School](#)

[8201 Park-Byrd Rd](#)

[Lakeland, FL 33810](#)

[2350ft away](#)

COMMUNICATION TOWER

CRITERIA FOR GRANTING VARIANCE

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

[No it will absolutely not.](#)

What special conditions exist that are peculiar to the land, structure, or building involved?

[Our property is very long and the portion where the clubhouse is where we would serve beverages is almost 3000 ft away from the property line of the school.](#)

When did you buy the property and when was the structure built? Permit Number?

[We purchased in 2020 and the structure was built in 2021](#)

What is the hardship if the variance is not approved?

[We will not be able to use our Swiss themed clubhouse as originally intended. We spent a great deal of funds creating what we had hoped would be a place where we could share our cultural heritage with the community in a family friendly environment. If denied, we would be prevented from doing this, and this is an integral part of our business plan.](#)

Is this the minimum variance required for the reasonable use of the land?

[Yes it is. As mentioned we have built a Swiss themed community and celebrating certain events like Oktoberfest requires the ability to serve beverages to our clients.](#)

Do you have Homeowners Association approval for this request?

[No.](#)

LD\_GEN\_BOA\_EDL

[Opening DigEplan List...](#)

DigEplan Document List

-

PLAN REVIEW FIELDS

TMPRecordID

[POLKCO-24EST-00000-45129](#)

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](#)

PLAN UPLOAD ACKNOWLEDGEMENT

Upload Plans Acknowledgement

[N](#)

LAND USE

Selected Area Plan LU Code

NOR

Neighborhood Organization Registry (NOR)

PUBLIC MAILERS

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

Workflow Status:	Task	Assigned To	Status	Status Date	Action By
	<a href="#">Application Submittal</a>	Lisa Simons-Iri...	Application ...	09/18/2024	Lisa Simons-Iri...
	Roads and Drainage Review				
	<a href="#">Planning Review</a>	Erik Peterson			
	Review Consolidation				

Task	Assigned To	Status	Status Date	Action By
Public Notice				
Hearing Officer				
Final Order				
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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# PHASE 1 SITE CONSTRUCTION PLANS FOR SWISS VALLEY ESTATES 1529 RITTER ROAD LAKELAND, FL 33810

PARCEL FOLIO NO.: 232711000000024040

## INDEX OF DRAWINGS

1. DEVELOPER OR CONTRACTOR SHALL NOTIFY COUNTY ENGINEERING DIVISION AT LEAST ONE WEEK PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION.
2. AS-BUILT/RECORD DRAWINGS AND CERTIFICATE OF COMPLETION SHALL BE SUBMITTED, SIGNED AND SEALED AND DATED BY THE ENGINEER OF RECORD. AS-BUILT/RECORD DRAWINGS SHALL INDICATE ANY DEPARTURES FROM THE APPROVED PLANS DURING CONSTRUCTION.
3. THE HIGHEST GROUNDWATER WITHIN THE ROADWAY BASE SHALL BE AT LEAST 1.5 FEET BELOW THE LIMEROCK BASE. ON RITTER RD, THE NORTHERN HALF OF THE RIGHT-OF-WAY SHALL BE CLEARED IN ACCORDANCE WITH THE POLK COUNTY LAND DEVELOPMENT CODE REGULATIONS.
4. OWNER/DEVELOPER SHALL PROVIDE THE ENGINEER OF RECORD, IN WRITING, A LIST OF ALL CONTRACTORS AND SUBCONTRACTORS WITH FULL BUSINESS NAMES, RESPONSIBLE PERSON IN CHARGE, ADDRESS, TELEPHONE NUMBER(S), STATE AND/OR LOCAL BUSINESS LICENSE INFORMATION.
5. IN CONFORMANCE WITH FLORIDA STATUTES CHAPTER 472, THE FULL RESPONSIBILITY FOR ESTABLISHING HORIZONTAL AND VERTICAL CONTROLS SHALL REST UPON A PROFESSIONAL LICENSED SURVEYOR AND MAPPER REGISTERED IN THE STATE OF FLORIDA.
6. OWNER/DEVELOPER AND OR CONTRACTOR SHALL PROVIDE THE ENGINEER OF RECORD, IN WRITING THE NAME, BUSINESS NAME, ADDRESS, TELEPHONE NUMBER(S), REGISTRATION AND/OR BUSINESS NUMBER(S).
7. ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH F.D.O.T. STANDARDS AND AS DESCRIBED IN POLK COUNTY LAND DEVELOPMENT CODE STANDARDS, AND IN ACCORDANCE WITH THE COUNTY AND OR STATE TECHNICAL STANDARDS AND SPECIFICATIONS FOR GRAVITY SEWERS, FORCEMAINS AND PUMP STATIONS AND WATER DISTRIBUTION.

**EXISTING UTILITIES NOTE**

IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL ABOVEGROUND AND BELOW GROUND FACILITIES, WHETHER ON THESE PLANS OR NOT, PRIOR TO COMMENCEMENT OF WORK. EFFECTIVE DECEMBER 1, 1993, THERE IS A STATEWIDE "ONE CALL" UTILITY LOCATION SERVICE. CONTRACTOR SHALL CALL 1-800-432-4770 48 HOURS PRIOR TO COMMENCING WORK. CONTRACTOR SHALL NOTIFY ENGINEER IF ANY CONFLICTS OCCUR SO THAT DESIGN MAY BE ADJUSTED.

**THIS IS A PRIVATE ROAD DEVELOPMENT**

**LEGAL DESCRIPTION:**

THE WEST 1/2 OF THE EAST 1/2 OF THE SW 1/4 OF THE SE 1/4 OF SECTION 11, TOWNSHIP 27 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA.



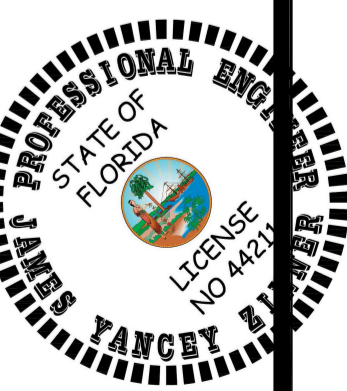
**LOCATION MAP**

**PREPARED FOR**  
**JEFFREY SCALLON**  
**VISCA CORPORATION INC.**  
**10122 LINDELAAN DRIVE**  
**TAMPA FL 33618**  
**PH. (386) 383-7821**

**PREPARED BY**  
**JIM ZINNER PE LLC**

JAMES YANCEY ZINNER, PE  
FLORIDA LICENSED ENGINEER NO. 44211  
FBPE CERTIFICATION OF 32202  
1103 NORTH WHEELER STREET, SUITE D  
PLANT CITY, FL 33563-6878  
813-480-8708  
jimzinner@gmail.com

TITLE	SHEET NO.
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ROADWAY TYPICAL SECTION AND DETAILS	C-4
OVERALL SITE PLAN	C-5
GENERAL LOT LAYOUT	C-5A
PHASE 1 SITE PLAN	C-6
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PRE DEVELOPMENT DRAINAGE MAP	C-7
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PAVING, GRADING AND DRAINAGE PLAN	C-8
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UTILITY PLAN	C-11, C-11A
PUMP STATION PLAN AND DETAILS	C-12, C-13, C-13A
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SITE LIGHTING DETAILS	EP-2
MAINTENANCE OF TRAFFIC PLAN	MOT-1



JAMES Y. ZINNER, P.E. NO. 44211

If this document has been transmitted electronically via email or otherwise the following statements apply. This item has been electronically signed and sealed by James Y. Zinner, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

SHEET  
**C-1**

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY JAMES YANCEY ZINNER, PROFESSIONAL ENGINEER, ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES. 249

CONSTRUCTION NOTES

MISCELLANEOUS

- 1. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE PERMITS AND INSPECTION REQUIREMENTS SPECIFIED BY THE VARIOUS GOVERNMENTAL AGENCIES...
2. ALL SPECIFICATIONS AND DOCUMENTS REFERRED TO IN THESE PLANS SHALL BE OF THE LATEST REVISION.
3. ALL WORK PERFORMED SHALL COMPLY WITH THE REGULATIONS AND ORDINANCES OF THE VARIOUS GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER THE WORK.
4. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS ON ALL PRECAST AND MANUFACTURED ITEMS TO THE OWNER'S ENGINEER FOR APPROVAL...
5. WORK PERFORMED UNDER THIS CONTRACT SHALL INTERFACE SMOOTHLY WITH OTHER WORK BEING PERFORMED ON SITE BY OTHER CONTRACTORS AND UTILITY COMPANIES.
6. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN THE REQUIRED PERMITS TO PERFORM WORK IN THE PUBLIC RIGHT-OF-WAY.
7. CONTRACTOR SHALL LOCATE ALL EXISTING UTILITIES BEFORE ORDERING MATERIALS AND CASTING STRUCTURES.
8. IT WILL BE NECESSARY TO EXAMINE, COORDINATE AND ADJUST ACCORDINGLY THE PROPOSED LOCATIONS OF THE VARIOUS COMPONENTS OF THE SITE UTILITIES...
9. ADJUSTMENTS OF INLETS, JUNCTION BOXES, MANHOLE TOPS, WATER VALVES, WATER METERS, ETC. SHALL BE MADE IN THE CONTRACTOR'S BID AND NO CLAIM SHALL BE MADE AGAINST THE OWNER OR ENGINEER FOR THESE ADJUSTMENTS, IF REQUIRED.

SAFETY

- 1. DURING THE CONSTRUCTION AND MAINTENANCE OF THIS PROJECT, ALL SAFETY REGULATIONS ARE TO BE ENFORCED...
2. THE CONTRACTOR'S MAINTENANCE OF TRAFFIC PLAN MUST BE SUBMITTED AND APPROVED BY POLK COUNTY PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES WITHIN THE POLK RIGHT-OF-WAY.
3. LABOR SAFETY REGULATIONS SHALL CONFORM TO THE PROVISIONS SET FORTH BY OSHA IN THE FEDERAL REGISTER OF THE DEPARTMENT OF TRANSPORTATION.
4. CONTRACTOR SHALL PROVIDE AND MAINTAIN THEIR OWN SAFETY EQUIPMENT IN ACCORDANCE WITH THEIR HEALTH & SAFETY PROGRAM AND ALL OTHER APPLICABLE LEGAL AND HEALTH AND SAFETY REQUIREMENTS...
5. ALL EXCAVATIONS BY THE CONTRACTOR SHALL CONFORM TO THE REQUIREMENTS OF THE DEPARTMENT OF LABOR'S OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION RULES AND REGULATIONS.
6. THE MINIMUM STANDARDS AS SET FORTH IN THE CURRENT EDITION OF "THE STATE OF FLORIDA, MANUAL ON TRAFFIC CONTROL AND SAFE PRACTICES FOR STREET AND HIGHWAY CONSTRUCTION, MAINTENANCE AND UTILITY OPERATIONS" SHALL BE FOLLOWED IN THE DESIGN, APPLICATION, INSTALLATION, MAINTENANCE AND REMOVAL OF ALL TRAFFIC CONTROL DEVICES, WARNING DEVICES AND BARRIERS NECESSARY TO PROTECT THE PUBLIC AND WORKMEN FROM HAZARDS WITHIN THE PROJECT LIMITS.
7. ALL TRAFFIC CONTROL MARKINGS AND DEVICES SHALL CONFORM TO THE PROVISIONS SET FORTH IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES PREPARED BY THE U.S. DEPARTMENT OF TRANSPORTATION FEDERAL HIGHWAY ADMINISTRATION.
8. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO COMPLY AND ENFORCE ALL APPLICABLE SAFETY REGULATIONS...
9. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN AREAS OF BURIED UTILITIES AND SHALL PROVIDE AT LEAST 48 HOURS NOTICE TO THE UTILITY COMPANIES PRIOR TO CONSTRUCTION TO OBTAIN FIELD LOCATIONS OF EXISTING UNDERGROUND UTILITIES...
10. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO EXISTING FACILITIES, ABOVE OR BELOW GROUND, THAT MAY OCCUR AS A RESULT OF THE WORK PERFORMED BY THE CONTRACTOR CALLED FOR IN THIS CONTRACT.
11. ALL UNDERGROUND UTILITIES MUST BE IN PLACE AND TESTED OR INSPECTED PRIOR TO BASE AND PAVEMENT CONSTRUCTION.

SITE PLAN AND COORDINATE GEOMETRY

- 1. CURRENT ZONING: RL-4
2. ALL POINTS AND MONUMENTS SHALL BE SURVEYED UPON MOBILIZATION TO VERIFY THEIR ACCURACY...
3. MONUMENTS AND OTHER SURVEY CONTROL POINTS SHALL BE PROTECTED FROM DAMAGE AND DISTURBANCE...
4. ELEVATIONS SHOWN HEREON ARE BASED ON A BENCHMARK FOR THE DEVELOPMENT OF SETTLERS CREEK SUBDIVISION AS RECORDED IN PLAT BOOK 128 Pg. 35 OF THE PUBLIC RECORDS OF POLK COUNTY FL. HAVING A PUBLISHED ELEVATION OF 148.37 (NAVD 1988) DATUM, HAVING A CONVERSION FACTOR OF +0.86 TO MATCH (NGVD 1929) DATUM PUBLISHED ELEVATION PER PLAT 149.09 (NGVD 29)

- 5. LOCATIONS, ELEVATIONS, AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS...
6. UPON COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL FURNISH THE OWNER'S ENGINEER WITH COMPLETE "AS-BUILT" INFORMATION CERTIFIED BY A REGISTERED LAND SURVEYOR...

CLEARING/DEMOLITION

- 1. PRIOR TO ANY SITE CLEARING, ALL TREES SHOWN TO REMAIN AS INDICATED ON THE CONSTRUCTION PLANS SHALL BE PROTECTED IN ACCORDANCE WITH LOCAL TREE ORDINANCES AND DETAILS CONTAINED IN THESE PLANS...
2. THE CONTRACTOR SHALL CLEAR AND GRUB ONLY THOSE PORTIONS OF THE SITE NECESSARY FOR CONSTRUCTION...
3. REMAINING EARTHWORK THAT RESULTS FROM CLEARING AND GRUBBING OR SITE EXCAVATION IS TO BE UTILIZED ON-SITE...
4. ALL CONSTRUCTION DEBRIS AND OTHER WASTE MATERIALS SHALL BE DISPOSED OF OFF-SITE IN ACCORDANCE WITH APPLICABLE REGULATORY AGENCY REQUIREMENTS.
5. CONTRACTOR WILL BE RESPONSIBLE FOR MAKING A VISUAL INSPECTION OF THE SITE AND WILL BE RESPONSIBLE FOR THE DEMOLITION AND REMOVAL, PURSUANT TO ALL FEDERAL, STATE, COUNTY, CITY OR OTHER GOVERNMENT AGENCY REQUIREMENTS...

PAVING AND GRADING

- 1. ALL DELETERIOUS SUBSURFACE MATERIAL (I.E. MUCK, PEAT, BURIED DEBRIS) IS TO BE EXCAVATED IN ACCORDANCE WITH THESE PLANS...
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXCAVATIONS AGAINST COLLAPSE AND WILL PROVIDE BRACING, SHEETPIILING OR SHORING OR NECESSARY Dewatering METHODS...
3. ALL NECESSARY FILL AND EMBANKMENT THAT IS PLACED DURING CONSTRUCTION SHALL CONSIST OF MATERIAL SPECIFIED BY THE OWNER'S SOIL TESTING COMPANY OR ENGINEER...
4. PROPOSED SPOT ELEVATIONS REPRESENT FINISHED PAVEMENT OR GROUND SURFACE GRADE UNLESS OTHERWISE NOTED ON DRAWINGS.
5. CONTRACTOR SHALL TRIM, TACK AND MATCH EXISTING PAVEMENT AT LOCATIONS WHERE NEW PAVEMENT MEETS EXISTING PAVEMENT.
6. CURBING WILL BE PLACED AT THE EDGE OF PAVEMENT SHOWN ON THE PLANS.
7. REFER TO THE LATEST EDITION OF F.D.O.T. "ROADWAY AND TRAFFIC DESIGN STANDARDS" FOR DETAILS AND SPECIFICATIONS OF ALL F.D.O.T. TYPE CURBING AND GUTTERS CALLED FOR IN THESE PLANS.
8. CONTRACTOR TO PROVIDE A 1/2" TO 1" BITUMINOUS EXPANSION JOINT MATERIAL WITH SEALER AT ABUTMENT OF CONCRETE AND OTHER MATERIALS (BUILDINGS, OTHER POURED CONCRETE, ETC.)
9. ALL PAVEMENT MARKINGS SHALL BE MADE WITH PERMANENT THERMOPLASTIC AND SHALL CONFORM TO F.D.O.T STANDARD INDEX NO. 17346, SHEETS 1-7. PARKING STALL STRIPING TO BE 4" WIDE PAINTED STRIPES.
10. CONTRACTOR IS TO PROVIDE EROSION CONTROL AND SEDIMENTATION BARRIER (HAY BALES OR SILTATION CURTAIN) TO PREVENT SILTATION OF ADJACENT PROPERTY, STREETS, STORM SEWERS AND WATERWAYS...
11. IF WIND EROSION BECOMES SIGNIFICANT DURING CONSTRUCTION, THE CONTRACTOR SHALL STABILIZE THE AFFECTED AREA USING SPRINKLING, IRRIGATION OR OTHER ACCEPTABLE METHODS.
12. THE CONTRACTOR WILL STABILIZE BY SEED AND MULCH, SOD OR OTHER APPROVED MATERIALS ANY DISTURBED AREAS WITHIN ONE WEEK FOLLOWING CONSTRUCTION OF THE UTILITY SYSTEMS AND PAVEMENT AREAS...
13. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING APPLICABLE TESTING WITH THE SOILS ENGINEER...
14. A QUALIFIED TESTING LABORATORY SHALL PERFORM ALL TESTING NECESSARY TO ASSURE COMPLIANCE OF THE IN PLACE MATERIALS AS REQUIRED BY THESE PLANS...

DRAINAGE

- 1. STANDARD INDEXES REFER TO THE LATEST EDITION OF THE FDOT DESIGN STANDARDS FOR DESIGN , CONSTRUCTION, MAINTENANCE AND UTILITY OPERATIONS ON THE STATE HIGHWAY SYSTEM.
2. ALL STORM SEWER PIPE SHALL BE REINFORCED CONCRETE CLASS III (ASTM C-76) UNLESS OTHERWISE NOTED ON PLANS.
3. PIPE LENGTHS SHOWN ARE APPROXIMATE AND MEASURED FROM CENTER TO CENTER OF THE PROPOSED DRAINAGE STRUCTURES OR TO THE CONNECTION OF END WALLS AND MITERED END SECTIONS.

- 4. ALL DRAINAGE STRUCTURE GRATES AND COVERS SHALL BE TRAFFIC RATED FOR H=20 LOADINGS.
5. ALL STORM DRAINAGE PIPING SHALL BE SUBJECT TO A VISUAL INSPECTION BY THE OWNER'S ENGINEER PRIOR TO THE PLACEMENT OF BACKFILL...
6. THE CONTRACTOR SHALL MAINTAIN AND PROTECT FROM MUD, DIRT, DEBRIS, ETC. THE STORM DRAINAGE SYSTEM UNTIL FINAL ACCEPTANCE BY THE OWNER'S ENGINEER.

EXISTING TREE PROTECTION NOTES:

- 1. REQUIRED BARRICADES AND FLAGGING SHALL BE ERECTED BY THE CONTRACTOR AND APPROVED BY THE ENGINEER AND PRIOR TO COUNTY PRIOR TO COMMENCEMENT OF LAND ALTERATION ACTIVITIES...
2. DURING LAND ALTERATION AND CONSTRUCTION ACTIVITIES, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN THESE TREES IN GOOD CONDITION...
3. REMAINING EARTHWORK THAT RESULTS FROM CLEARING AND GRUBBING OR SITE EXCAVATION IS TO BE UTILIZED ON-SITE...

EROSION/TURBIDITY CONTROL NOTES

- 1. THE INSTALLATION OF TEMPORARY EROSION CONTROL BARRIERS SHALL BE COORDINATED WITH THE CONSTRUCTION OF THE PERMANENT EROSION CONTROL FEATURES...
2. THE TYPE OF EROSION CONTROL BARRIERS USED SHALL BE GOVERNED BY THE NATURE OF THE CONSTRUCTION OPERATION AND SOIL TYPE...
3. CONSTRUCTION OPERATIONS IN OR ADJACENT TO WETLANDS SHALL BE RESTRICTED TO THOSE AREAS IDENTIFIED IN THE PLANS AND IN THE SPECIFICATIONS.
4. EXCAVATED MATERIAL SHALL NOT BE DEPOSITED IN THE WETLANDS OR IN A POSITION CLOSE ENOUGH THERETO BE WASHED AWAY BY HIGH WATER OR RUNOFF.
5. WHERE PUMPS ARE TO BE USED TO REMOVE TURBID WATERS FROM CONSTRUCTION AREAS, THE WATER SHALL BE TREATED PRIOR TO DISCHARGE TO THE WETLANDS...
6. THE CONTRACTOR SHALL SCHEDULE HIS OPERATIONS SUCH THAT THE AREA OF UNPROTECTED ERODIBLE EARTH EXPOSED AT ANY ONE TIME IS NOT LARGER THAN THE MINIMUM AREA NECESSARY FOR EFFICIENT CONSTRUCTION OPERATIONS...
7. THE CONTRACTOR AND/OR OWNER'S REPRESENTATIVE SHALL PROVIDE ROUTINE MAINTENANCE OF PERMANENT AND TEMPORARY EROSION CONTROL FEATURES UNTIL THE PROJECT IS COMPLETE...
8. SILT FENCE SHALL BE PLACED AT THE PERIMETER OF CONSTRUCTION LIMITS, AS DEFINED BY FIELD CONDITIONS.

SANITARY SEWER

- 1. ALL SANITARY SEWER MAINS, LATERALS AND FORCE MAINS SHALL HAVE A MINIMUM OF 36 INCHES OF COVER.
2. ALL ON SITE P.V.C. GRAVITY SANITARY SEWER PIPE SHALL BE MADE OF MATERIAL HAVING A CELL CLASSIFICATION OF 12454 B, 12454 C OR 13354 B AS DEFINED IN ASTM D-1784 AND CONFORM TO THE REQUIREMENTS OF SDR 26...
3. ALL ON SITE DUCTILE IRON PIPE SHALL BE CLASS 52 AND SHALL RECEIVE INTERIOR AND EXTERIOR BITUMINOUS COATING IN ACCORDANCE WITH ANSI A 21.6, A 21.8, OR A 21.51.
4. POINTS OF CONNECTION FOR THE SANITARY SEWER LINES ARE TO BE COORDINATED WITH THE BUILDING PLUMBING PLANS...
5. ALL SANITARY SEWER WORK SHALL CONFORM WITH APPLICABLE AGENCY STANDARDS AND SPECIFICATIONS.
6. PRIOR TO COMMENCING WORK WHICH REQUIRES CONNECTING NEW SANITARY SEWER LINES TO EXISTING LINES OR APPURTENANCES, THE CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF ALL EXISTING UTILITIES NEAR THE POINT OF CONNECTION...

WATER DISTRIBUTION

- 1. ALL WATER MAINS SHALL HAVE A MINIMUM OF 36 INCHES OF COVER.
2. ALL WATER SYSTEM WORK SHALL CONFORM TO POLK COUNTY STANDARDS AND SPECIFICATIONS
3. CONFLICTS BETWEEN WATER AND STORM OR SANITARY SEWER TO BE RESOLVED BY ADJUSTING THE WATER LINES AS NECESSARY.
4. CONTRACTOR TO INSTALL TEMPORARY BLOWOFFS AT THE END OF WATER SERVICE LATERALS TO BUILDINGS TO ASSURE ADEQUATE FLUSHING AND DISINFECTION.
5. THRUST BLOCKING SHALL BE PROVIDED AT ALL FITTINGS AND HYDRANTS AS SHOWN ON DETAILS...
6. POINTS OF CONNECTION OF THE EXTERNAL WATER LINES ARE TO COINCIDE WITH THE BUILDING PLUMBING AS SHOWN ON THE BUILDING PLUMBING PLANS...
7. CONTRACTOR TO PERFORM CHLORINATION AND BACTERIOLOGICAL SAMPLING AND OBTAIN CLEARANCE OF DOMESTIC WATER SYSTEM...
8. WATER MAIN SHALL HAVE SUITABLE MAGNETIC LOCATOR TAPE BURIED ABOVE THE PIPE.

UTILITY SEPARATION NOTES

- 1. NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST SIX FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY- OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.
2. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE AT THE UTILITY CROSSINGS DESCRIBED ABOVE, ONE FULL LENGTH OF WATER MAIN PIPE SHALL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE...

POLK COUNTY LAND DEVELOPMENT DIVISION STANDARD NOTES

- 1. Traffic signs and pavement markings shall be installed prior to opening a new or modified road.
2. 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.
3. 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...
4. 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.
5. To schedule the required Pre-Construction meeting, the contractor shall contact the Polk County Land Development Division, office of the County Engineer at (863) 534-6449.
6. 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.
7. 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.
8. The asphalt pavement will extend 5' inch above the road side edge of all curb and gutter constructed on public or private roads.

The process for preparing the deed for conveyance of additional right-of-way to Polk County has been changed. You will no longer need to use and fill in the deed template we have used in the past. You will now need to contact Scott Lowery in the Right-of-Way and Real Estate Department. His phone number is (863) 534-2576, and his email address is scottlowery@polk-county.net. You will provide Scott with the owner's information and he will prepare the deed and provide it to you.

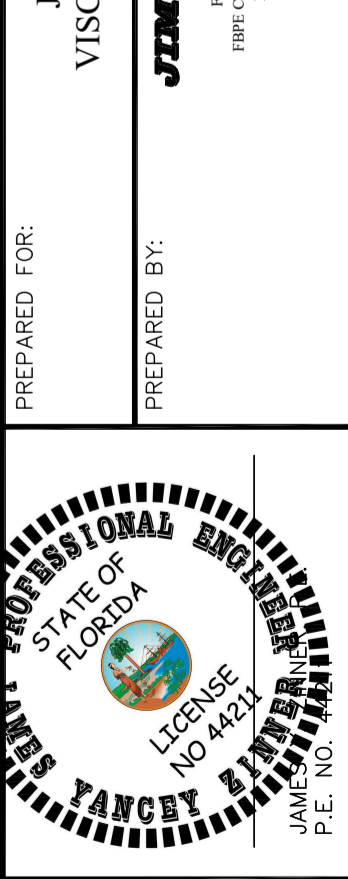
The plat, if required cannot be approved until either the project is constructed or a surety for 110% of the project construction cost is submitted and approved by the Polk County BOCC. If you decide to submit a surety, please submit an itemized engineer's cost estimate for 110% of the project construction cost for approval by the County Engineer.

ISSUED FOR: PERMITTING
BY:
NO. DATE DESCRIPTION

ISSUE DATE: 6/4/2021
REVIEWED BY: JYZ
DRAWN BY: DOE
DESIGNED BY: DOE
PROJECT NUMBER: RITTER RD-2020

SITE CONSTRUCTION PLANS
POLK COUNTY
SWISS VALLEY ESTATES
1529 RITTER ROAD
LAKELAND FL 33810
GENERAL NOTES

PREPARED FOR: JEFFREY SCALLON
VISCA CORPORATION INC.
PREPARED BY: JIM ZINNER PE LLC
JAMES YANCEY ZINNER
PROFESSIONAL ENGINEER



SHEET C-2

THESE PLANS MAY NOT BE COPIED OR MODIFIED WITHOUT WRITTEN PERMISSION FROM THE ENGINEER. COPYRIGHT ©

ISSUE FOR: PERMITTING

BY: \_\_\_\_\_

NO. DATE DESCRIPTION

ISSUE DATE: 6/4/2021  
 REVIEWED BY: JYZ  
 DRAWN BY: DOE  
 DESIGNED BY: DOE  
 PROJECT NUMBER: RITTER RD-2020

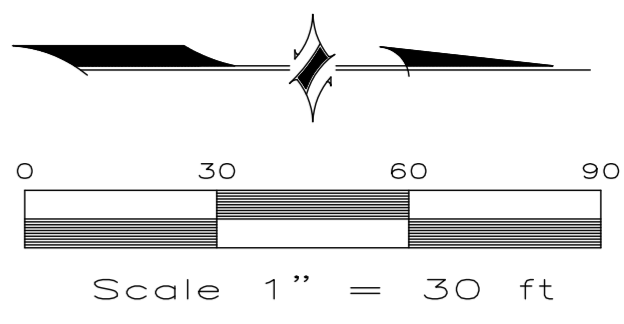
SITE CONSTRUCTION PLANS  
 SWISS VALLEY ESTATES  
 1529 RITTER ROAD  
 LAKELAND FL 33810

PREPARED FOR: JEFFREY SCALLON VISCA CORPORATION INC.  
 PREPARED BY: JIM ZINNER PE LLC  
 110 NORTH WILHELM STREET, SUITE 10  
 TAMPA, FL 33604  
 P.E. NO. 12154

EXISTING CONDITIONS/DEMOLITION & EROSION CONTROL PLAN

SHEET C-3

THESE PLANS MAY NOT BE COPIED OR MODIFIED WITHOUT WRITTEN PERMISSION FROM THE ENGINEER.



- ### LEGEND
- A/C = AIR CONDITIONING
  - A/F = ALSO FOUND
  - ALUM = ALUMINUM
  - BLK. = BLOCK
  - BM = BENCHMARK
  - B.O. = BY OTHERS
  - CO = CLEAN OUT
  - (C) = CALCULATION
  - CI = CURB INLET
  - CL = CENTERLINE
  - CMP = CORRUGATED METAL PIPE
  - COR. = CORNER
  - CONC. = CONCRETE
  - CPP = CORRUGATED PLASTIC PIPE
  - C/B = CONCRETE BLOCK
  - (D) = DEED
  - (DESC) = DESCRIPTION
  - EBX = ELECTRIC BOX
  - ELEV. = ELEVATION
  - EM = ELECTRIC METER
  - EP = EDGE OF PAVEMENT
  - EOP = EDGE OF PAVEMENT
  - EPC = ENVIRONMENTAL PROTECTION COMMISSION
  - ERCP = ELLIPTICAL REINFORCED CONCRETE PIPE
  - (F) = FIELD MEAS.
  - FFE = FINISH FLOOR ELEVATION
  - FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION
  - FND = FOUND
  - F.C.M = FOUND CONCRETE MONUMENT
  - (F) IR = FOUND IRON ROD (size noted)
  - (F) IP = FOUND IRON PIPE (size noted)
  - F-N = FOUND NAIL
  - FRRS = FOUND RAILROAD SPIKE
  - F.U.B = FRAME UTILITY BUILDING
  - GI = GRATE INLET
  - ID = IDENTIFICATION
  - ICV = IRRIGATION VALVE
  - LP = LIGHT POLE
  - LIB = LICENSED BUSINESS
  - L.S. = LAND SURVEYOR
  - MES = MITERED END SECTION
  - M.U.B = METAL UTILITY BUILDING
  - N.C.F = NO CORNER FOUND OR SET
  - N.T.S. = NOT TO SCALE
  - (O) = OTHERS
  - O/A = OVERALL MEASUREMENT
  - OHL = OVERHEAD LINES
  - P.O.B = POINT OF BEGINNING
  - P.O.C = POINT OF COMMENCEMENT
  - P.B. = PLAT BOOK
  - PG. = PAGE
  - (P) = PLAT (MEASUREMENT)
  - PCP = PERMANENT CONTROL POINT
  - PP = POWER POLE
  - PRM = PERMANENT REFERENCE MONUMENT
  - RCP = REINFORCED CONCRETE PIPE
  - R/W = RIGHT OF WAY
  - (S) = SET
  - SEC = SECTION/TOWNSHIP/RANGE
  - SN&D = SET NAIL AND DISK LB# 6582
  - SIR = SET IRON ROD 1/2" MARKED LB# 6582
  - S.C.M = SET CONCRETE MONUMENT MARKED LB# 6582
  - S/W = SIDEWALK
  - SWFWMD = SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT
  - T.B.M = TEMPORARY BENCHMARK
  - T.I.I.F = TRUSTEES INTERNAL IMPROVEMENT FUND
  - TOB = TOP OF BANK
  - TOS = TOE OF SLOPE
  - Typ. = Typical
  - W/C = WITNESS CORNER
  - WM = WATER METER
  - WV = WATER VALVE
  - LP-Light Pole
  - GUY WIRE
  - WELL
  - CROSS-CUT IN CONCRETE
  - PROPERTY CORNER
  - SCALE BRAKE
  - Plastic Fence
  - Chain-link fence
  - Wood fence or field wire
  - UTILITY POLE (UP)
  - FLAG MARKED IN FIELD
  - EXISTING ASPHALT PAVEMENT
  - FLOODWAY
  - ROADSIDE DITCH/OWS IMPACTS

- ### TREE LEGEND
- OAK TREE w/ DIAMETER AT BREAST HEIGHT
  - PINE TREE w/ DIAMETER AT BREAST HEIGHT
  - PALM TREE w/ DIAMETER AT BREAST HEIGHT
  - OTHER TREE w/ DIAMETER AT BREAST HEIGHT

#### LINE TABLE FOR TOP OF BANK

L39	S	47°11'17"	W	111.12'
L40	N	41°34'10"	E	64.99'
L41	N	24°48'38"	E	39.51'
L42	N	08°28'25"	E	57.76'
L43	N	25°32'46"	E	93.50'
L44	N	26°44'10"	E	72.16'
L45	N	75°27'15"	E	58.11'
L46	N	60°05'40"	E	68.02'
L47	S	20°42'53"	W	25.82'
L48	N	02°47'47"	E	32.24'
L49	S	03°05'47"	W	89.03'
L50	N	46°30'28"	E	30.10'
L51	N	81°44'38"	E	53.50'
L52	S	44°46'18"	W	108.91'
L53	S	17°50'57"	W	104.11'
L54	S	24°46'14"	W	47.24'
L55	S	31°43'12"	W	76.46'
L56	S	41°18'18"	W	100.28'
L57	S	02°32'05"	E	25.17'
L58	S	37°37'03"	E	23.44'
L59	N	73°55'13"	W	22.89'
L60	N	57°12'52"	E	25.79'
L61	N	23°41'36"	E	38.32'
L62	N	12°25'55"	E	55.08'
L63	N	16°00'42"	W	32.59'
L64	S	87°01'36"	E	17.08'
L65	S	89°02'14"	E	24.70'
L66	N	51°40'51"	E	16.21'
L67	N	40°07'16"	E	20.50'
L68	S	09°12'08"	W	60.47'

#### SUNSHINE NOTE

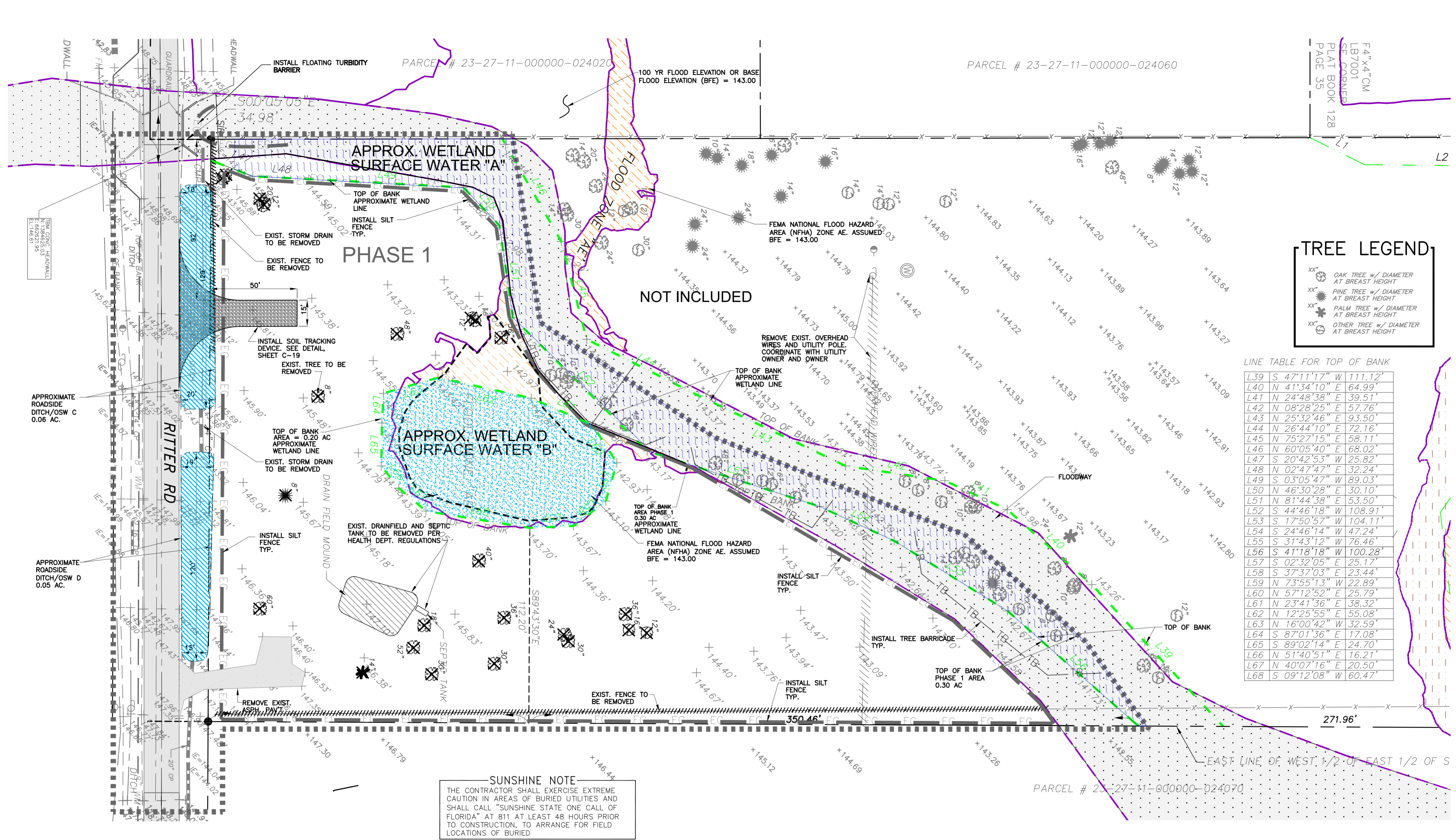
THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN AREAS OF BURIED UTILITIES AND SHALL CALL "SUNSHINE STATE ONE CALL OF FLORIDA" AT 811 AT LEAST 48 HOURS PRIOR TO CONSTRUCTION, TO ARRANGE FOR FIELD LOCATIONS OF BURIED

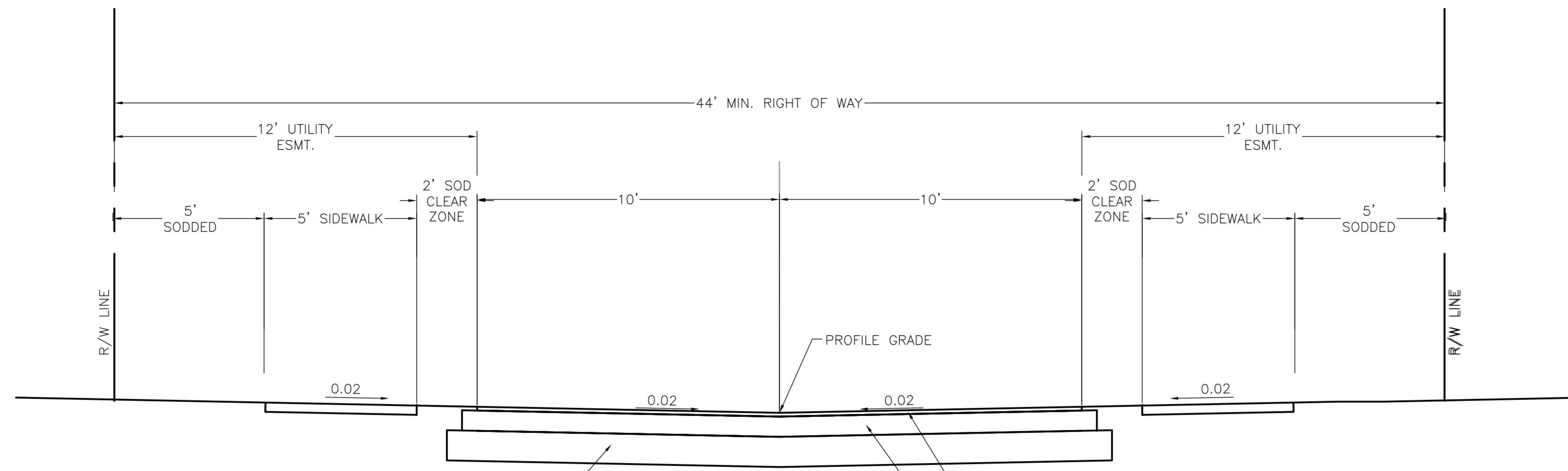
### EROSION/TURBIDITY CONTROL NOTES

- THE INSTALLATION OF TEMPORARY EROSION CONTROL BARRIERS SHALL BE COORDINATED WITH THE CONSTRUCTION OF THE PERMANENT EROSION CONTROL FEATURES TO THE EXTENT NECESSARY TO ASSURE ECONOMICAL, EFFECTIVE AND CONTINUOUS CONTROL OF EROSION AND WATER POLLUTION THROUGHOUT THE LIFE OF THE CONSTRUCTION PHASE.
- THE TYPE OF EROSION CONTROL BARRIERS USED SHALL BE GOVERNED BY THE NATURE OF THE CONSTRUCTION OPERATION AND SOIL TYPE THAT WILL BE EXPOSED. SILTY AND CLAYEY MATERIAL USUALLY REQUIRE SOLID SEDIMENT BARRIERS TO PREVENT TURBID WATER DISCHARGE, WHILE SANDY MATERIAL MAY NEED ONLY SILT SCREENS OR HAY BALES TO PREVENT EROSION. FLOATING TURBIDITY CURTAINS SHALL BE USED IN OPEN WATER SITUATIONS. DIVERSION DITCHES OR SWALES MAY BE REQUIRED TO PREVENT TURBID STORMWATER RUNOFF FROM BEING DISCHARGED TO WETLANDS OR OTHER WATER BODIES. IT MAY BE NECESSARY TO EMPLOY A COMBINATION OF BARRIERS, DITCHES AND OTHER EROSION/TURBIDITY CONTROL MEASURES IF CONDITIONS WARRANT.
- CONSTRUCTION OPERATIONS IN OR ADJACENT TO WETLANDS SHALL BE RESTRICTED TO THOSE AREAS IDENTIFIED IN THE PLANS AND IN THE SPECIFICATIONS.
- EXCAVATED MATERIAL SHALL NOT BE DEPOSITED IN THE WETLANDS OR IN A POSITION CLOSE ENOUGH THERETO TO BE WASHED AWAY BY HIGH WATER OR RUNOFF.
- WHERE PUMPS ARE TO BE USED TO REMOVE TURBID WATERS FROM CONSTRUCTION AREAS, THE WATER SHALL BE TREATED PRIOR TO DISCHARGE TO THE WETLANDS. TREATMENT METHODS INCLUDE AND ARE NOT LIMITED TO, TURBID WATER BEING PUMPED INTO GRASSED SWALES OR APPROPRIATE VEGETATED AREAS, SEDIMENT BASINS, OR CONFINED BY AN APPROPRIATE ENCLOSURE SUCH AS TURBIDITY BARRIERS, AND KEPT CONFINED UNTIL ITS TURBIDITY LEVEL MEETS STATE WATER QUALITY STANDARDS.
- THE CONTRACTOR SHALL SCHEDULE HIS OPERATIONS SUCH THAT THE AREA OF UNPROTECTED ERODIBLE EARTH EXPOSED AT ANY ONE TIME IS NOT LARGER THAN THE MINIMUM AREA NECESSARY FOR EFFICIENT CONSTRUCTION OPERATIONS, AND THE DURATION OF EXPOSED, UNCOMPLETED CONSTRUCTION TO THE ELEMENTS SHALL BE AS SHORT AS PRACTICABLE. CLEARING AND GRUBBING SHALL BE SO SCHEDULED AND PERFORMED THAT GRADING OPERATIONS CAN FOLLOW IMMEDIATELY THEREAFTER, AND GRADING OPERATIONS SHALL BE SCHEDULED AND PERFORMED THAT PERMANENT EROSION CONTROL FEATURES CAN FOLLOW IMMEDIATELY THEREAFTER IF CONDITIONS ON THE PROJECT PERMIT.
- THE CONTRACTOR AND/OR OWNER'S REPRESENTATIVE SHALL PROVIDE ROUTINE MAINTENANCE OF PERMANENT AND TEMPORARY EROSION CONTROL FEATURES UNTIL THE PROJECT IS COMPLETE AND ALL BARED SOILS ARE STABILIZED.
- SILT FENCE SHALL BE LOCATED AT THE PERIMETER OF CONSTRUCTION LIMITS, AS DEFINED BY FIELD CONDITIONS.
- CONTRACTOR SHALL PROVIDE EROSION CONTROL AND SEDIMENTATION BARRIER (HAY BALES OR SILTATION CURTAIN) TO PREVENT SILTATION OF ADJACENT PROPERTY, STREETS, STORM SEWERS AND WATERWAYS. IN ADDITION, CONTRACTOR SHALL PLACE STRAW, MULCH OR OTHER SUITABLE MATERIAL ON GROUND IN AREAS WHERE CONSTRUCTION RELATED TRAFFIC IS TO ENTER AND EXIT SITE. IF, IN THE OPINION OF THE ENGINEER AND/OR LOCAL AUTHORITIES, EXCESSIVE QUANTITIES OF EARTH ARE TRANSPORTED OFF-SITE EITHER BY NATURAL DRAINAGE OR BY VEHICULAR TRAFFIC, THE CONTRACTOR IS TO REMOVE SAID EARTH TO THE SATISFACTION OF THE ENGINEER AND/OR AUTHORITIES.
- IF WIND EROSION BECOMES SIGNIFICANT DURING CONSTRUCTION, THE CONTRACTOR SHALL STABILIZE THE AFFECTED AREA USING SPRINKLING, IRRIGATION OR OTHER ACCEPTABLE METHODS.

### DEMOLITION NOTES

- PRIOR TO THE INITIATION OF SITE CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES INCLUDING BUT NOT LIMITED TO GAS, WATER, ELECTRIC, COMMUNICATION, CABLE TV, SANITARY AND STORM SEWER BOTH ON AND ADJACENT TO THE SITE.
- CONTRACTOR TO REMOVE ALL IMPROVEMENTS WITHIN THE LIMITS OF CONSTRUCTION EXCEPT AS NOTED.
- CONTRACTOR TO COORDINATE WITH LOCAL UTILITY OWNERS TO DISCONNECT/RELOCATE THEIR FACILITIES WITHIN THE LIMITS OF CONSTRUCTION PRIOR TO ANY DEMOLITION.
- SITE SPECIFIC EROSION AND SEDIMENT CONTROL: SILT FENCE TO BE PLACED AROUND THE PERIPHERY OF THE SITE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION/DEMOLITION.
- FUGITIVE DUST EMISSIONS DURING DEMOLITION SHALL BE MAINTAINED TO AN ACCEPTABLE LEVEL BY CONTRACTOR, IN ACCORDANCE WITH THE CONSTRUCTION NOTES AND TESTING SCHEDULE, SHEET C-2
- REMOVE OR CAP ALL UTILITIES TO EXISTING STRUCTURES WHICH ARE TO BE REMOVED. CONTRACTOR TO COORDINATE WITH UTILITY OWNERS PRIOR TO MAKING ANY UTILITY ADJUSTMENTS.
- CONTRACTOR TO DEMOLISH, REMOVE AND DISPOSE OF ALL ASPHALT, CONCRETE, SIDEWALKS, CURBING, BUILDINGS AND BUILDING FOUNDATIONS WITHIN THE LIMITS OF CONSTRUCTION UNLESS OTHERWISE NOTED ON PLANS. DISPOSAL SHALL BE IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS OF POLK COUNTY.
- CONTRACTOR TO PROTECT PROPERTY CORNERS DURING DEMOLITION AND CONSTRUCTION
- DURING LAND ALTERATION AND CONSTRUCTION ACTIVITIES, IT SHALL BE UNLAWFUL TO REMOVE VEGETATION BY GRUBBING OR TO PLACE SOIL DEPOSITS, DEBRIS, SOLVENTS, CONSTRUCTION MATERIAL, MACHINERY OR OTHER EQUIPMENT OF ANY KIND WITHIN THE DRIFLINE OF A TREE TO REMAIN ON THE SITE UNLESS OTHERWISE APPROVED BY POLK COUNTY.





12 INCHES OF SUBGRADE BENEATH THE BASE COURSE SHOULD BE COMPACTED TO A MINIMUM OF 98% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE MODIFIED PROCTOR (ASTM D1557 OR AASHTO T-180). THE SUBGRADE SHOULD BE STABILIZED TO A MINIMUM LIMEROCK BEARING RATIO (LBR) OF 40 PERCENT. STABILIZED SUBGRADE REQUIREMENTS FOR TYPE B STABILIZED SUBGRADE BY THE FDOT

SEE GEOTECHNICAL REPORT BY BJ ROCK GEOENGINEERING DATE: DEC. 2020 BJR PROJECT NO. 20-292

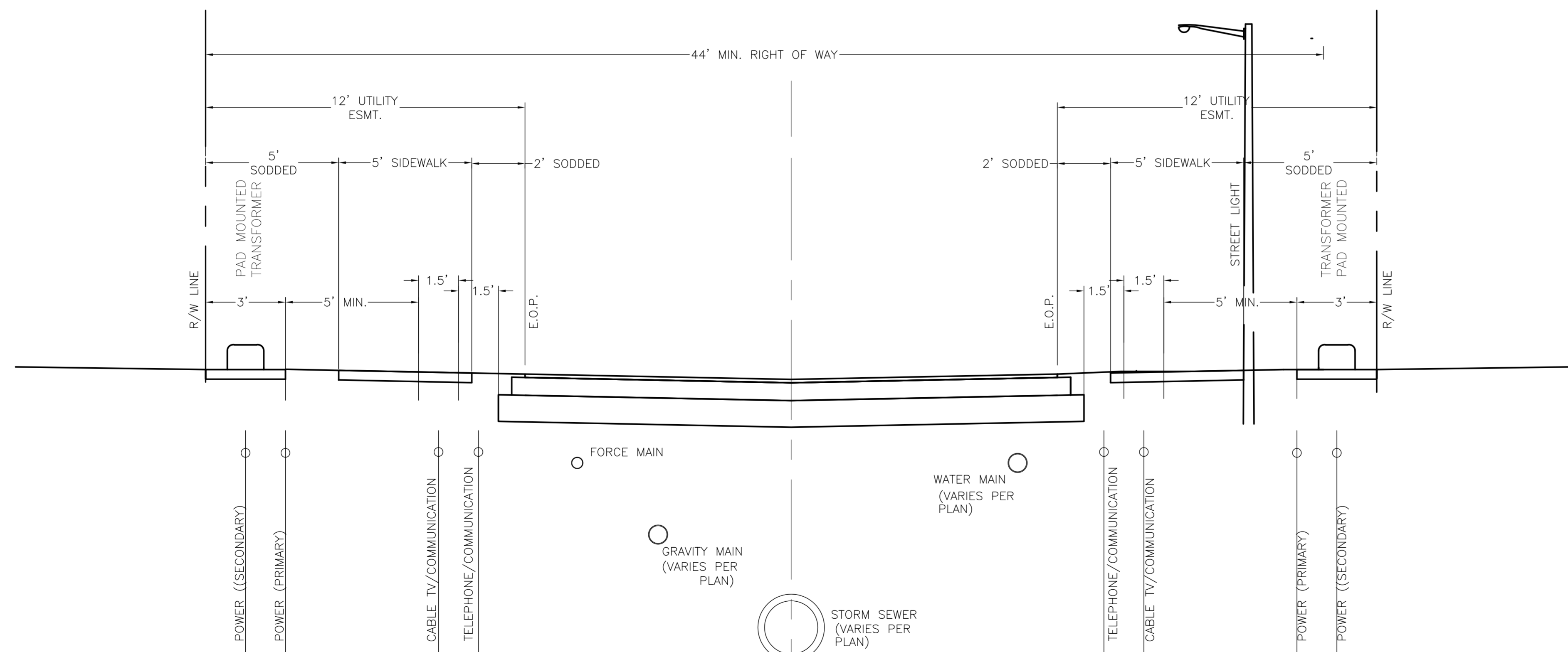
1 1/2" SP-12.5 OR SP-9.5 TRAFFIC LEVEL B OR C  
**4" THICK ASPHALT BLACK BASE** (SP) B-12.5 OR EQUIVALENT COMPLYING w/THE LATEST EDITION OF FDOT ROAD AND BRIDGE CONSTRUCTION SPECS.

6" LIMEROCK WITH A MIN LBR OF 100 PERCENT AND COMPACTED TO A MINIMUM OF 98% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE MODIFIED PROCTOR.

OR

6" CRUSHED CONCRETE WITH A MIN LBR OF 125 PERCENT AND COMPACTED TO A MINIMUM OF 98% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE MODIFIED PROCTOR.

### ON-SITE TYPICAL ROADWAY SECTION



### ON-SITE TYPICAL UTILITY PLACEMENT

ISSUED FOR:		
PERMITTING		
NO.	DATE	DESCRIPTION

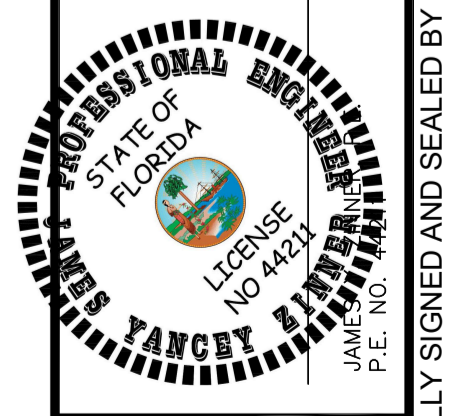
ISSUE DATE: 6/4/2021
REVIEWED BY: JYZ
DRAWN BY: DCE
DESIGNED BY: DCE
PROJECT NUMBER: RITTER RD. 2020

SITE CONSTRUCTION PLANS FOR  
 SWISS VALLEY ESTATES  
 1529 RITTER ROAD  
 LAKELAND FL 33810

**ROADWAY TYPICAL SECTION AND DETAILS**

PREPARED FOR:  
**JEFFREY SCALLON**  
**VISCA CORPORATION INC.**

PREPARED BY:  
**JIM ZINNER PE LLC**  
 JAMES ZINNER, PE  
 110 NORTH WHEELER STREET, SUITE 10  
 TALLAHASSEE, FLORIDA 32302  
 TEL: 904-848-9788  
 FAX: 904-848-9788  
 jimzinner@jimzinner.com



SHEET  
**C-4**

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ISSUED FOR:  
**PERMITTING**

NO.	DATE	DESCRIPTION	BY
1			
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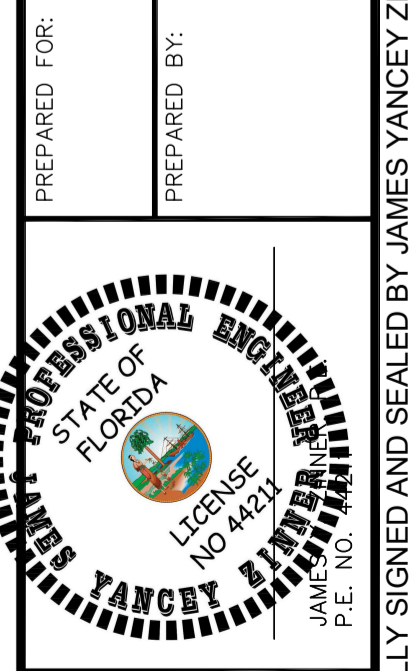
ISSUE DATE: 6/7/2021  
 REVIEWED BY: JYZ  
 DRAWN BY: DOE  
 DESIGNED BY: DOE  
 PROJECT NUMBER: RITTER RD. 2020

PROJECT NAME: SITE CONSTRUCTION PLANS FOR VISCA SWISS VALLEY ESTATES  
 1529 RITTER ROAD  
 LAKELAND FL 33810

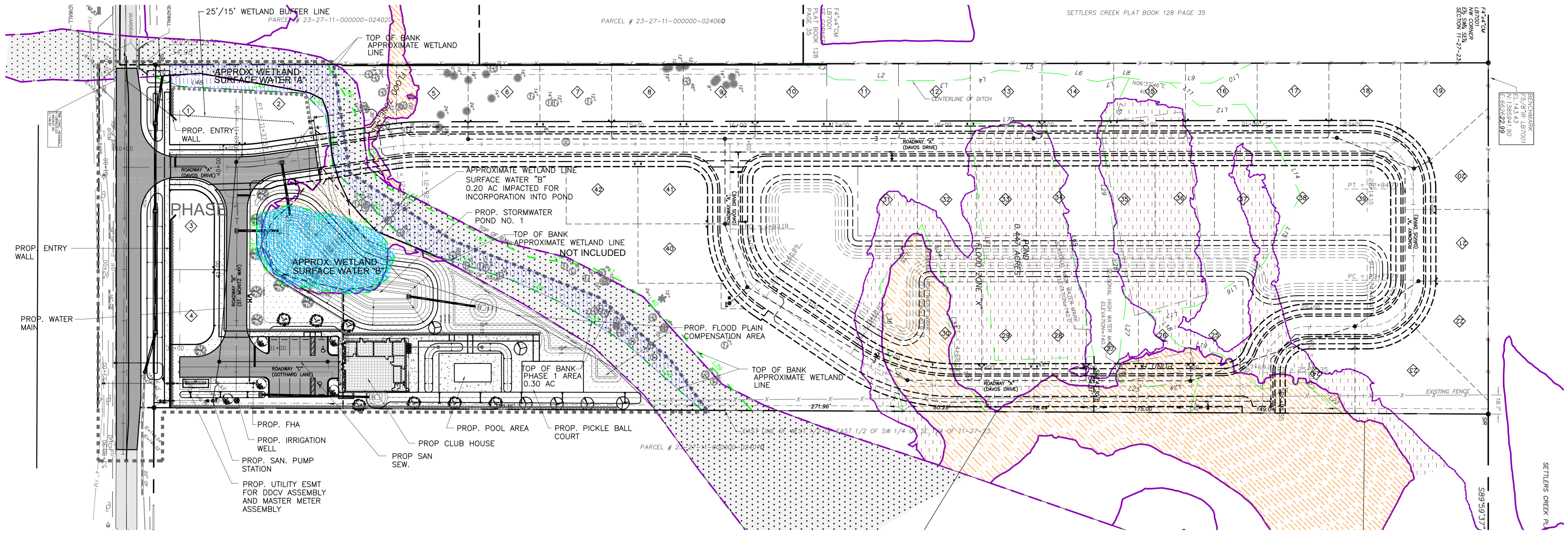
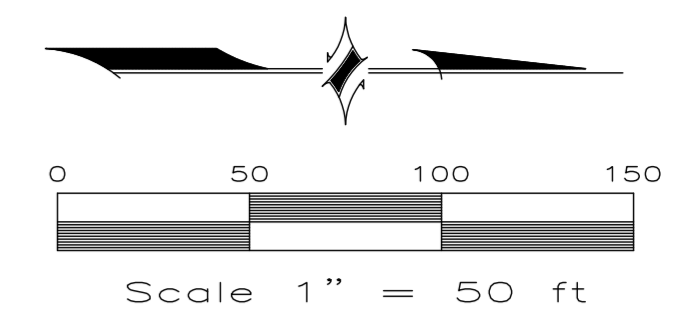
SHEET NAME: **OVERALL SITE PLAN**

PREPARED FOR: JEFFREY SCALLON  
 VISCA CORPORATION INC.

PREPARED BY: **JIM ZINNER PE LLC**  
 JAMES ZINNER, PE  
 PROFESSIONAL ENGINEER  
 110 NORTH WHEELER STREET, SUITE 10  
 PALM BAY, FL 32909  
 (321) 438-9388  
 jim@jimzinnerpe.com



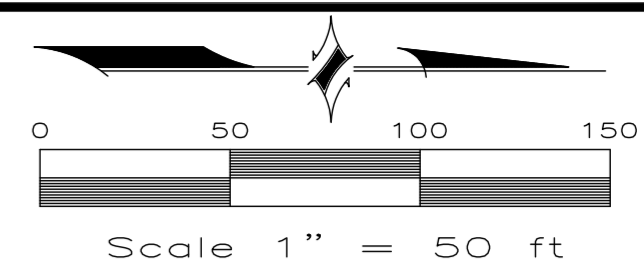
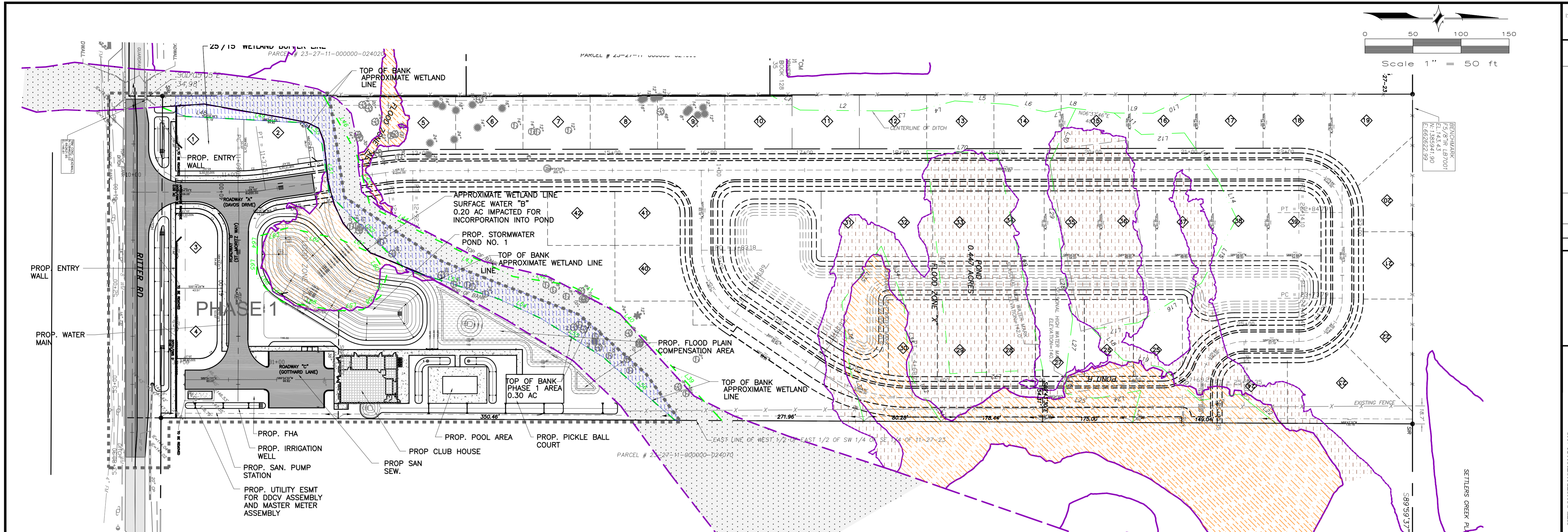
SHEET **C-5**



**LEGEND**

	PROPOSED BUILDING
	PROPOSED SIDEWALK / CONCRETE
	EXISTING ASPHALT PAVEMENT
	PROPOSED ASPHALT PAVEMENT
	FLOODWAY
	FLOOD ZONE AE
	FLOOD ZONE X
	FLOOD PLAIN COMPENSATION AREA
	SURFACE WATER "A"
	AREA OF WETLAND IMPACT SURFACE WATER "B"
	PROPERTY LINE
	PHASE LINE
	25'/15' WETLAND BUFFER LINE
	APPROXIMATE WETLAND LINE
	PROPOSED INLET
	PROPOSED STORM SEWER
	PROPOSED MITERED END SECTION
	TRAFFIC SIGN

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**LOT LAYOUT CURVE TABLE - PH. 1**

CURVE	LENGTH	RADIUS
C1	5.83	178.00
C2	19.56	178.00
C3	36.27	23.00
C4	28.16	18.00
C5	6.80	23.00
C6	5.28	12.00

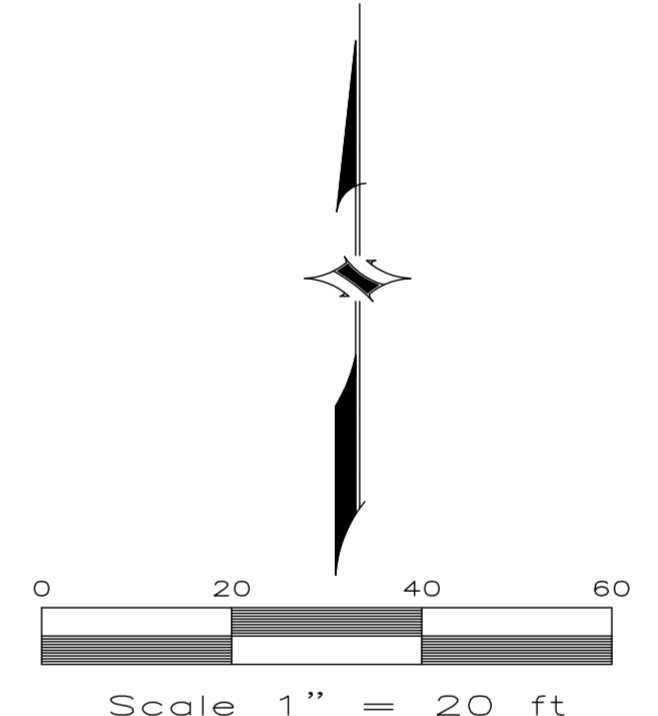
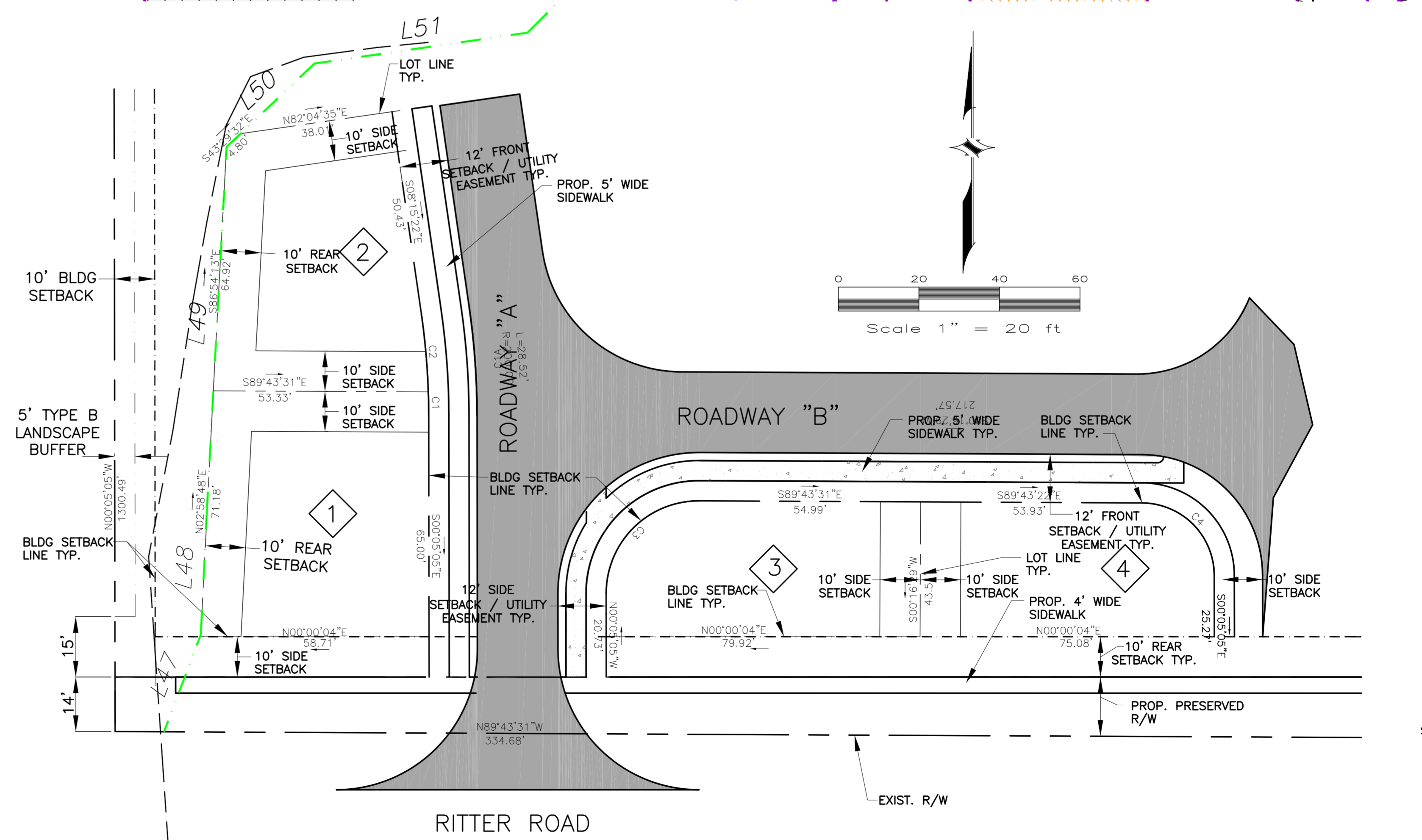
**ROADWAY CURVE TABLE - PH. 1**

CURVE	P.C. STA.	P.T. STA.	TANGENT	P.I. STA.	RADIUS	LENGTH	△
C1A	11+09.05	11+37.57	14.29'	11+23.34	200.00'	28.52'	8°10' 17"

**LEGEND**

- PROPOSED BUILDING
- PROPOSED SIDEWALK / CONCRETE
- EXISTING ASPHALT PAVEMENT
- PROPOSED ASPHALT PAVEMENT
- FLOODWAY
- FLOOD ZONE AE
- FLOOD PLAIN COMPENSATION AREA
- SURFACE WATER "A"
- AREA OF WETLAND IMPACT SURFACE WATER "B"
- PROPERTY LINE
- PHASE LINE
- APPROXIMATE WETLAND LINE

**STREET NAMES**  
 ROADWAY "A" = DAVOS DRIVE  
 ROADWAY "B" = ST. MORITZ WAY  
 ROADWAY "C" = GOTTHARD LANE



**LOT LAYOUT - PHASE 1**

ISSUED FOR: **PERMITTING**

PROJECT NAME: **SWISS VALLEY ESTATES**

PROJECT NUMBER: **1539 RITTER ROAD**

SHEET NAME: **GENERAL LOT LAYOUT**

DATE: **6/14/2021**

ISSUE DATE: **6/14/2021**

REVIEWED BY: **JYZ**

DRAWN BY: **DGE**

DESIGNED BY: **DGE**

NO. DATE DESCRIPTION

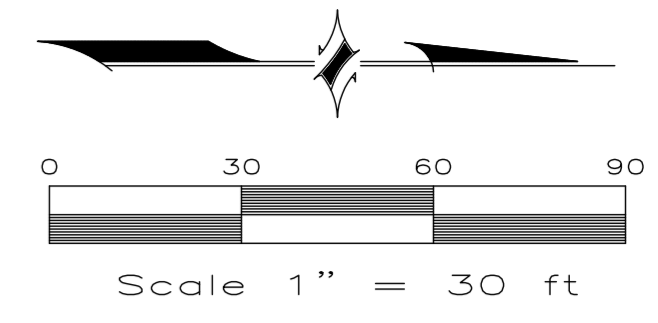
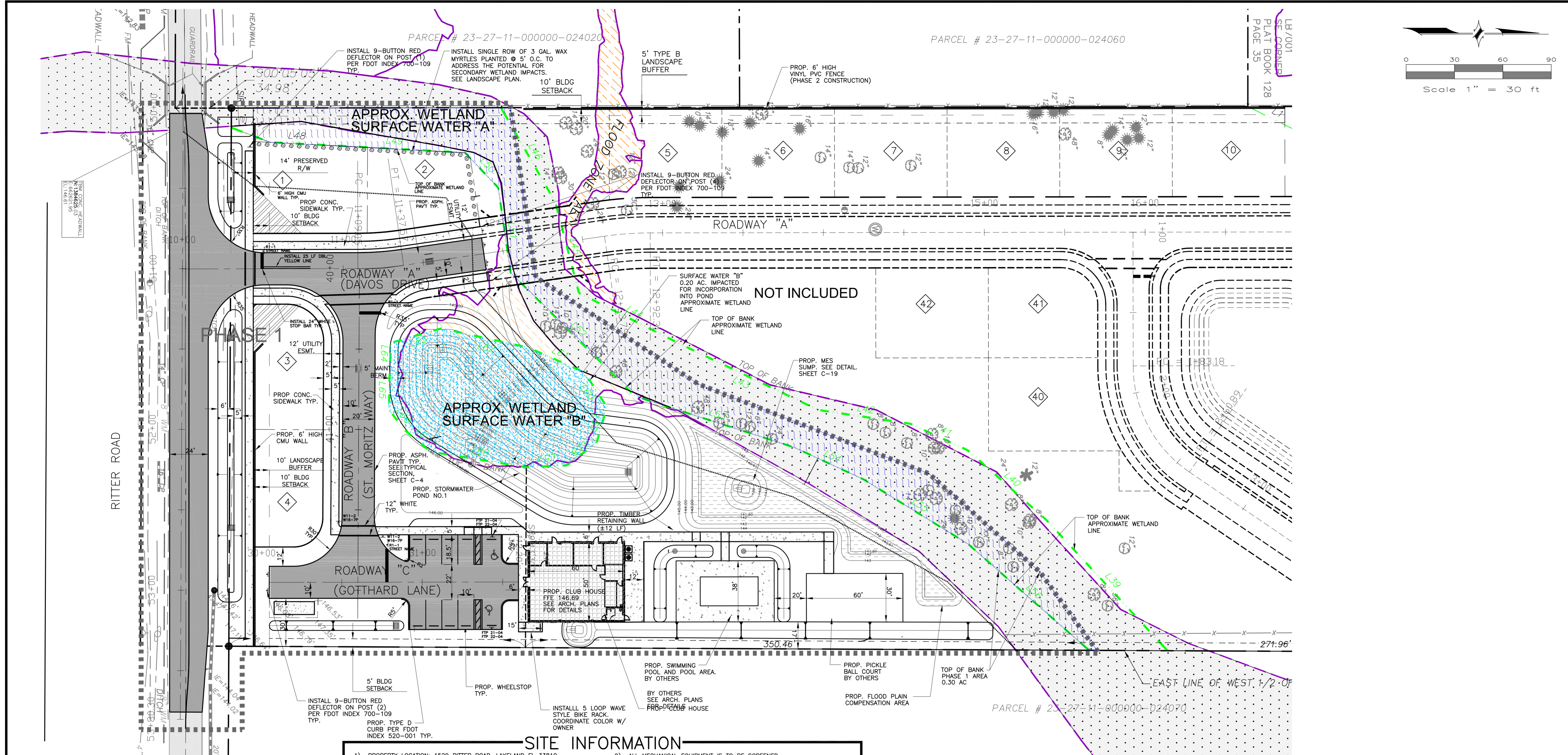
PREPARED BY: **JEFFREY SCALLON**  
**VISCA CORPORATION INC.**

**JIM ZINNER P.E. LLC**  
 JAMES YANCEY ZINNER  
 PROFESSIONAL ENGINEER  
 LICENSE NO. 46576  
 STATE OF FLORIDA

SHEET **C-5A**

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ISSUED FOR:

**PERMITTING**

NO.	DATE	DESCRIPTION

PROJECT NUMBER: RITTER RD-2020

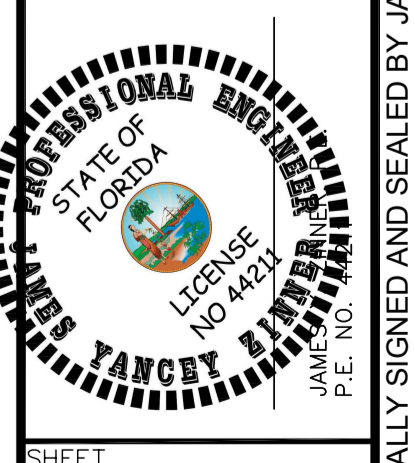
ISSUE DATE:	6/7/2021
REVIEWED BY:	WZ
DRAWN BY:	DOE
DESIGNED BY:	DOE

PROJECT NAME: **PHASE 1 SITE PLAN**

SITE CONSTRUCTION PLANS FOR: **SWISS VALLEY ESTATES**  
 1529 RITTER ROAD  
 LAKELAND FL 33810

PREPARED BY: **JIM ZINNER PE LLC**  
 JIM ZINNER PE LLC  
 110 NORTH WHEELER STREET, SUITE D  
 PLANT CITY, FL 33563  
 (813) 848-8708  
 zinnerpe.com

PROFESSIONAL ENGINEER, ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



SHEET: **C-6**

**GENERAL NOTES**

1. THE PROJECT WILL CONNECT TO EXISTING POLK COUNTY WASTEWATER AND WATER SERVICES.
2. THE PROPOSED ACTIVITIES SHALL COMPLY WITH THE POLK COUNTY DEVELOPMENT REGULATIONS (LATEST EDITION) INCLUDING THE TREE AND LANDSCAPE CODE, STORM WATER MANAGEMENT REGULATIONS AND FIRE CODES AT THE TIME OF PERMITTING.
3. SIDEWALKS TO BE PROVIDED AND BUILT IN ACCORDANCE WITH THE POLK COUNTY LAND DEVELOPMENT REGULATIONS (LATEST EDITION). ALL PROPOSED SIDEWALKS SHALL MEET ADA REQUIREMENTS.
4. BUFFERING AND SCREENING SHALL BE PROVIDED IN ACCORDANCE WITH THE LAND DEVELOPMENT CODE.
5. MAXIMUM BUILDING HEIGHT SHALL BE AS SHOWN, EXCLUDING UNIQUE ARCHITECTURAL FEATURES.
6. ALL SITE LIGHTING SHALL BE PLACED BELOW ROOF LEVEL UNLESS OTHERWISE REQUIRED BY THE POLK COUNTY LAND DEVELOPMENT CODE.
7. TRAFFIC SIGNAGE SHALL BE PER POLK COUNTY LAND DEVELOPMENT CODE AND FDOT CODE REQUIREMENTS.
8. OPERATION AND MAINTENANCE OF THE STORMWATER AREAS PERFORMED BY THE PRIVATE OWNER.
9. SITE ACCESS HAS BEEN DESIGNED FOR EMERGENCY AND PARATRANSIT VEHICLES.
10. SOLID WASTE COLLECTION SHALL BE VIA CURB SIDE PICK UP.
11. THERE ARE WETLANDS AREAS WITHIN THE PROJECT BOUNDARIES.
12. ALL SIGNAGE SHALL COMPLY WITH THE POLK COUNTY SIGNAGE CODES.
13. ALL BUILDING CONSTRUCTION SHALL CONFORM TO THE FLORIDA BUILDING CODE, LATEST EDITION.
14. ALL EASEMENTS SHALL BE DEDICATED TO THE APPROPRIATE ENTITY AND ALL ROADS AND

**SITE INFORMATION**

- 1) PROPERTY LOCATION: 1529 RITTER ROAD, LAKELAND FL 33810  
 ZONING JURISDICTION: POLK COUNTY  
 PARCEL SIZE : 10.01 AC.  
 EXISTING LANDUSE: VACANT M.H.  
 FUTURE LAND USE: RL-4  
 MIN. LOT SIZE: 4,000 S.F.
- 2) OWNER / APPLICANT:  
 JEFFREY SCALLON  
 SRS BUSINESS ENTERPRISES INC.  
 PH. (386) 383-7821
- 3) SITE ENGINEERING PROVIDED BY:  
 JIM ZINNER PE LLC  
 1103 N. WHEELER ST. SUITE D  
 PLANT CITY, FLORIDA 33563  
 PH: (813) 480-8708
- 4) DEVELOPER / CONTRACTOR  
 JEFFREY SCALLON  
 VISCA CORPORATION INC.  
 PH. (386) 383-7821
- 5) ARCHITECTURE PROVIDED BY:  
 T.B.D.
- 7) THIS LOT AS DESCRIBED IS IN ZONES A, AE, X  
 PER COMMUNITY PANEL NO. 12026101636  
 DATED 12/22/2016  
 PARCEL ID: 232711000000024040  
 SECTION TOWNSHIP RANGE: SEC 11- T27S - R23E
- 8) UTILITIES PROVIDED BY:  
 DOMESTIC WATER / FIRE - POLK COUNTY  
 SANITARY SEWER - POLK COUNTY  
 ELECTRIC - FPL  
 TV - SPECTRUM  
 TELEPHONE - FRONTIER  
 STORM WATER - POLK COUNTY  
 SOLID WASTE - CURB SIDE PICKUP
- 9) ALL MECHANICAL EQUIPMENT IS TO BE SCREENED.
- 10) TRANSFORMER LOCATIONS SHALL BE COORDINATED WITH FPL
- 11) PARKING SPACES:  
 MOBILE HOMES: 2 SPACES PER DWELLING  
 CLUB HOUSE= 10 PARKING SPACES AND 5 BICYCLE SPACES PROVIDED  
 ADA SPACES (12'x18.5') 2 SPACES PROVIDED  
 REGULAR SPACES (10'x18.5') 10 SPACES PROVIDED
- 12) BUILDING DATA:  
 BLDG. HEIGHT  
 30' MAX.
- 13) AREA INFORMATION:  
 TOTAL PROJECT AREA = 436,036 S.F.  
 LOT COVERAGE (EXISTING)  
 EXISTING IMPERVIOUS AREA : 0 S.F. 0%  
 EXISTING PERVIOUS AREA : 436,036 S.F. 100%  
 TOTAL : 436,036 S.F. 100%  
 LOT COVERAGE (PROPOSED)  
 PROPOSED IMPERVIOUS AREA : 168,643 S.F. 39%  
 PROPOSED PERVIOUS AREA: 267,393 S.F. 61%  
 TOTAL SITE AREA = 436,036 S.F. 100%  
 F.A.R. 3,660 / 436,036 = 0.008
- 14) PHASING  
 PHASE 1 COMPLETION DATE : DEC 2021 (ESTIMATED)  
 PHASE 2 COMPLETION DATE : DEC 2022 (ESTIMATED)
- 15) LDPD 2020-29 CONDITIONS OF APPROVAL IS FOR A 42 UNIT MHP ON 10 AC WITH AMENITIES.  
 LDPD 2020-29 CONDITIONS OF APPROVAL REQUIRE 10 FT FROM RITTER RD RIGHT-OF-WAY, 10 FT. ON WEST AND NORTH BOUNDARIES, 5 FT ON EASTERN BOUNDARY, 10 FT FROM DRIVE AISLES, 10 FT BETWEEN HABITABLE STRUCTURES AND 6 FT BETWEEN ACCESSORY STRUCTURES.  
 LDPD 2020-29 CONDITIONS OF APPROVAL : TYPE "B" LANDSCAPE BUFFER WITH A 6 FT FENCE ON THE WESTERN BOUNDARY FROM THE 15 FT NORTH OF THE RIGHT-OF-WAY OF RITTER RD TO THE SOUTHERN BOUNDARY OF SETTLERS CREEK SUBDIVISION, APPROXIMATELY 620 FT.
- 16) WETLAND ACREAGE: 1.58 AC

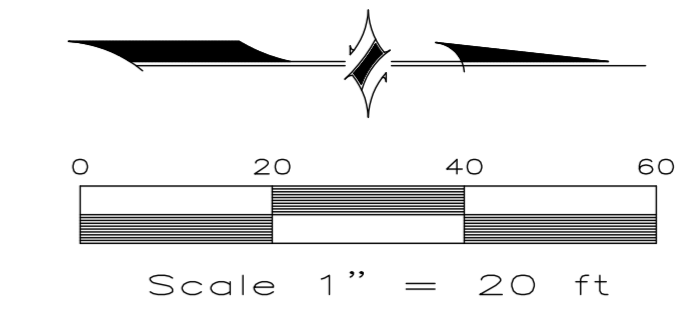
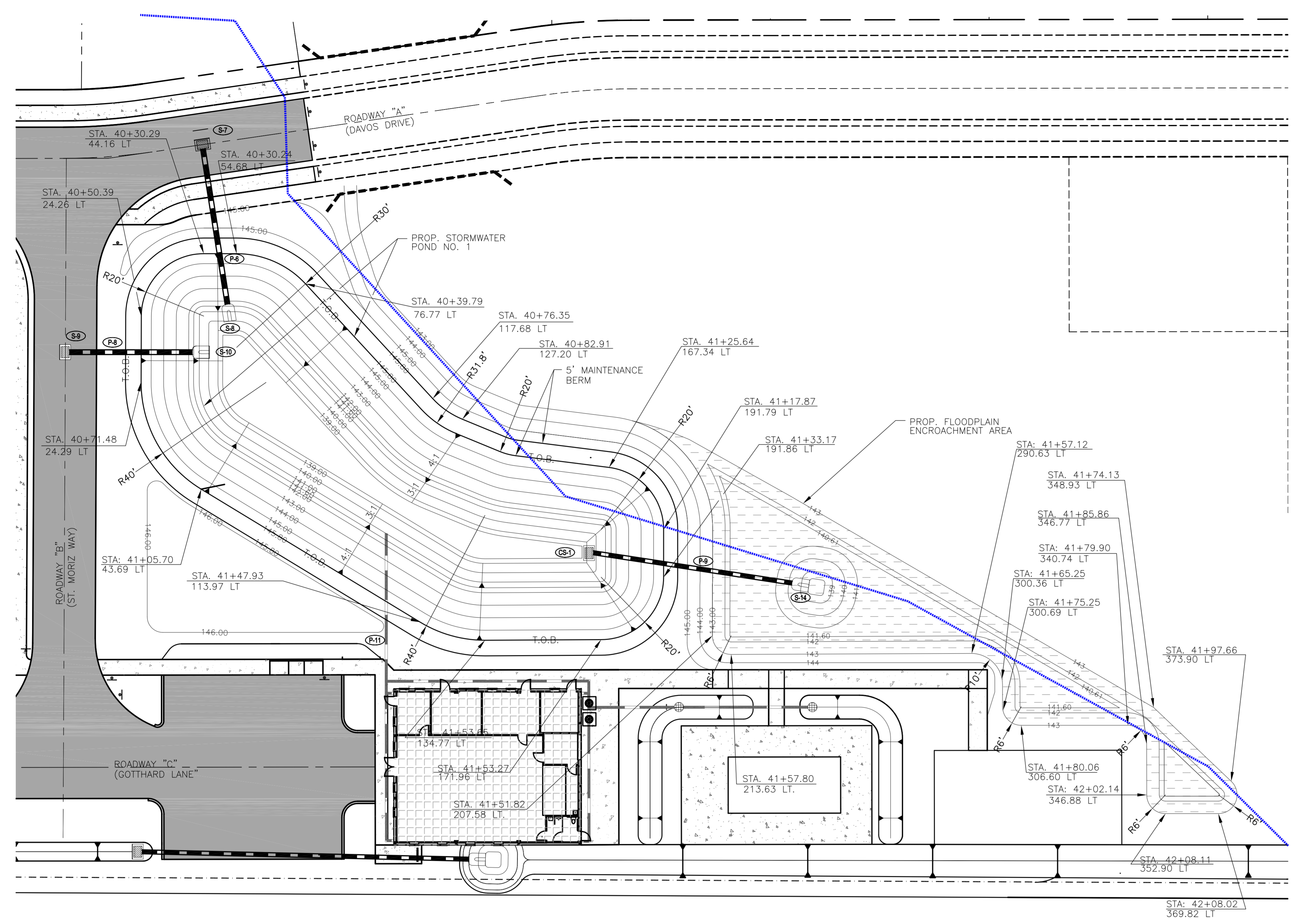
**LEGEND**

	PROPOSED BUILDING		PROPERTY LINE
	PROPOSED SIDEWALK / CONCRETE		PHASE LINE
	EXISTING ASPHALT PAVEMENT		25'/15' WETLAND BUFFER LINE
	PROPOSED ASPHALT PAVEMENT		APPROXIMATE WETLAND LINE
	FLOODWAY		HANDICAP PARKING
	FLOOD ZONE AE		PARKING SPACE COUNT
	FLOOD ZONE X		TRAFFIC SIGN
	FLOOD PLAIN COMPENSATION AREA		
	SURFACE WATER "A"		
	AREA OF WETLAND IMPACT SURFACE WATER "B"		

**SIGN LEGEND**

NO.	TEXT OR SYMBOL	SIZE
R1-1	STOP	36"x36"
W11-2	PEDESTRIAN CROSSING	30"x30"
W16-7P (L/R)	DOWN & LEFT DIRECTIONAL ARROW	24"x12"
FTP-21-04	ACCESSIBILITY DISABLED PARKING SIGN	18"x18"
FTP-22-04	FLORIDA STATE \$100 FINE F.S. 318.14 SIGN	12"x6"

NOTE:  
 ALL TRAFFIC CONTROL SIGNS AND PAVEMENT MARKINGS WILL CONFORM TO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION, FOR DESIGN AND INSTALLATION.



### LEGEND

- PROPERTY LINE
- [Symbol] PROPOSED INLET
- PROPOSED STORM SEWER
- [Symbol] PROPOSED MITERED END SECTION
- [Symbol] PROPOSED BUILDING
- [Symbol] PROPOSED SIDEWALK / CONCRETE
- [Symbol] PROPOSED ASPHALT PAVEMENT
- [Symbol] FLOOD PLAIN COMPENSATION AREA
- [Symbol] 25'/15' WETLAND BUFFER LINE

**NOTE:**  
WITH ASSISTANCE FROM GEOTECHNICAL ENGINEERING PERSONNEL, THE CONTRACTOR MUST IDENTIFY ANY CLAY EXPOSED DURING EXCAVATION OF THE DETENTION POND. WHEN CLAY IS ENCOUNTERED IT MUST BE EXCAVATED 1 FT BELOW THE PROPOSED GRADE AND FILLED WITH CLEAN SAND.

ISSUED FOR:		PERMITTING
NO.	DATE	DESCRIPTION

ISSUE DATE: 6/7/2021	REVIEWED BY: JYZ	DESIGNED BY: DOE
PROJECT NAME: SWISS VALLEY ESTATES 1529 RITTER ROAD LAKELAND FL 33810	PROJECT NUMBER: RTTR RD 2020	PROJECT NUMBER: RTTR RD 2020
SITE CONSTRUCTION PLANS FOR SWISS VALLEY ESTATES 1529 RITTER ROAD LAKELAND FL 33810	STORMWATER POND HORIZONTAL LAYOUT PLAN	

JEFFREY SCALLON  
 VISCA CORPORATION INC.  
**JIM ZINNER PE LLC**  

 JAMES ZINNER, PE  
 PROFESSIONAL ENGINEER, STATE OF FLORIDA  
 NO. 14421  
 110 NORTH WHEELER STREET, SUITE 10  
 TAMPA, FL 33604  
 TEL: 813-508-9508  
 www.zinnerpe.com

**PROFESSIONAL ENGINEER**  
 STATE OF FLORIDA  
 LICENSE  
 NO. 14421  
**JAMES ZINNER**  
 P.E. NO.

SHEET  
**C-6A**

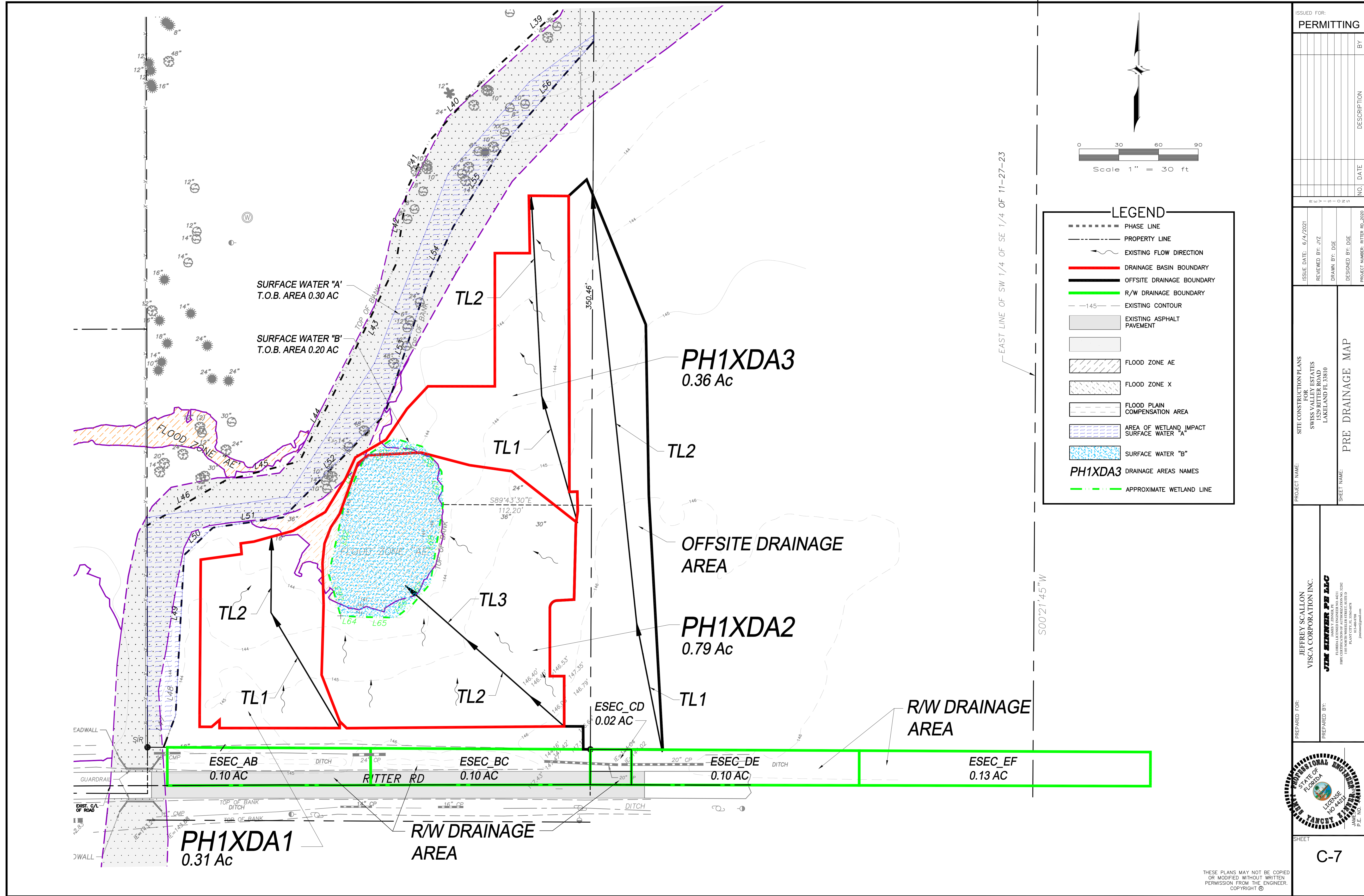
#### STRUCTURE DATA

<p><b>(S7)</b> STA. 11+53.88 (ROADWAY "A") TYPE C GRATE INLET PER INDEX 430-021 TOP EL. 144.99 INV. EL. E 140.14</p> <p><b>(S8)</b> STA. 11+54.56, 61.75' RT (ROADWAY "A") INSTALL 18" M.E.S. PER FDOT INDEX 430-021 INV. EL. AT M.E.S. = 140.00</p> <p><b>(S9)</b> STA. 40+62.04 (ROADWAY "B") TYPE C GRATE INLET PER INDEX 430-021 TOP EL. 145.14 INV. EL. N 140.11</p>	<p><b>(S10)</b> STA. 40+62.04, 46.20' LT (ROADWAY "B") INSTALL 18" M.E.S. PER FDOT INDEX 430-021 INV. EL. AT M.E.S. = 140.00</p> <p><b>(S14)</b> STA. 41+35.73, 167.31' LT (ROADWAY "B") INSTALL 30" M.E.S. PER FDOT INDEX 430-021 INV. EL. AT M.E.S. = 138.40</p> <p><b>(CS1)</b> STA. 41+25.73, 238.36' LT (ROADWAY "B") INSTALL CONTROL STRUCTURE SEE SHEET C-9 FOR DETAILS</p>
---	--

#### PIPE DATA

<p><b>(P6)</b> INSTALL, 57 LF 18" ADS N-12 STORM SEWER @ 0.25%</p>	<p><b>(P8)</b> INSTALL, 46 LF 18" ADS N-12 STORM SEWER @ 0.25%</p>	<p><b>(P9)</b> INSTALL, 71 LF 18" ADS N-12 STORM SEWER @ 0.14%</p>
<p><b>(P11)</b> CONST, 54 LF 10" PVC STORM SEWER @ 1.00%</p>		





**LEGEND**

- PHASE LINE
- PROPERTY LINE
- EXISTING FLOW DIRECTION
- DRAINAGE BASIN BOUNDARY
- OFFSITE DRAINAGE BOUNDARY
- R/W DRAINAGE BOUNDARY
- 145- EXISTING CONTOUR
- EXISTING ASPHALT PAVEMENT
- FLOOD ZONE AE
- FLOOD ZONE X
- FLOOD PLAIN COMPENSATION AREA
- AREA OF WETLAND IMPACT SURFACE WATER "A"
- SURFACE WATER "B"
- PH1XDA3 DRAINAGE AREAS NAMES
- APPROXIMATE WETLAND LINE

ISSUED FOR: PERMITTING

NO.	DATE	DESCRIPTION	BY

PROJECT NAME: SITE CONSTRUCTION PLANS FOR RITTER ROAD  
 PROJECT NUMBER: RITTER RD.2020

ISSUE DATE: 6/4/2021  
 REVIEWED BY: JYZ  
 DRAWN BY: DQE  
 DESIGNED BY: DQE

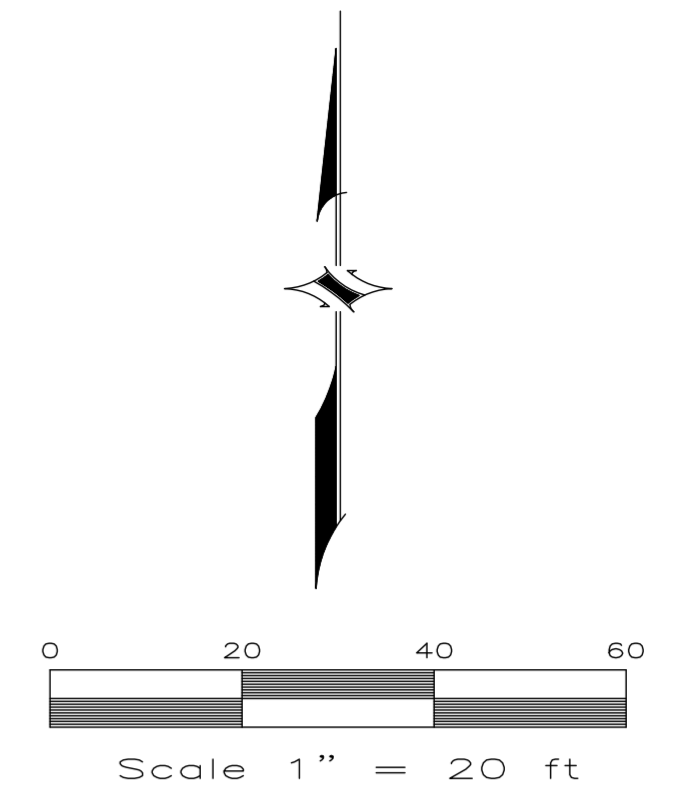
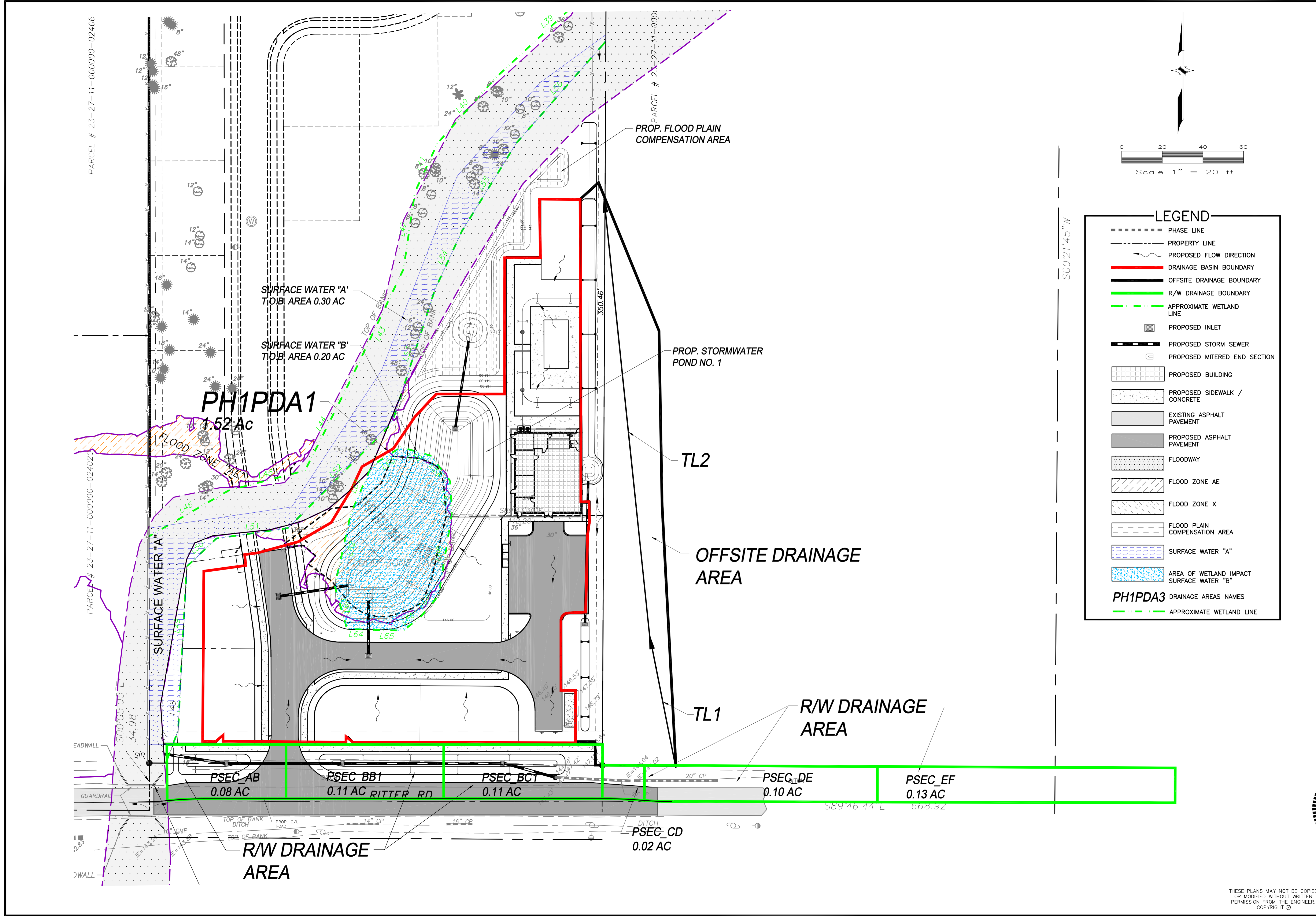
PROJECT: SWISS VALLEY ESTATES  
 1529 RITTER ROAD  
 LAKELAND FL 33810

SHEET NAME: PRE DRAINAGE MAP

PREPARED FOR: JEFFREY SCALLON  
 VISCA CORPORATION INC.  
 PREPARED BY: JIM ZINNER PE LLC  
 JAMES ZINNER PE  
 110 NORTH WHEELER STREET, SUITE 10  
 TAMPA, FL 33606  
 P.E. NO. 121548-938

STATE OF FLORIDA PROFESSIONAL ENGINEER LICENSE NO. 4421

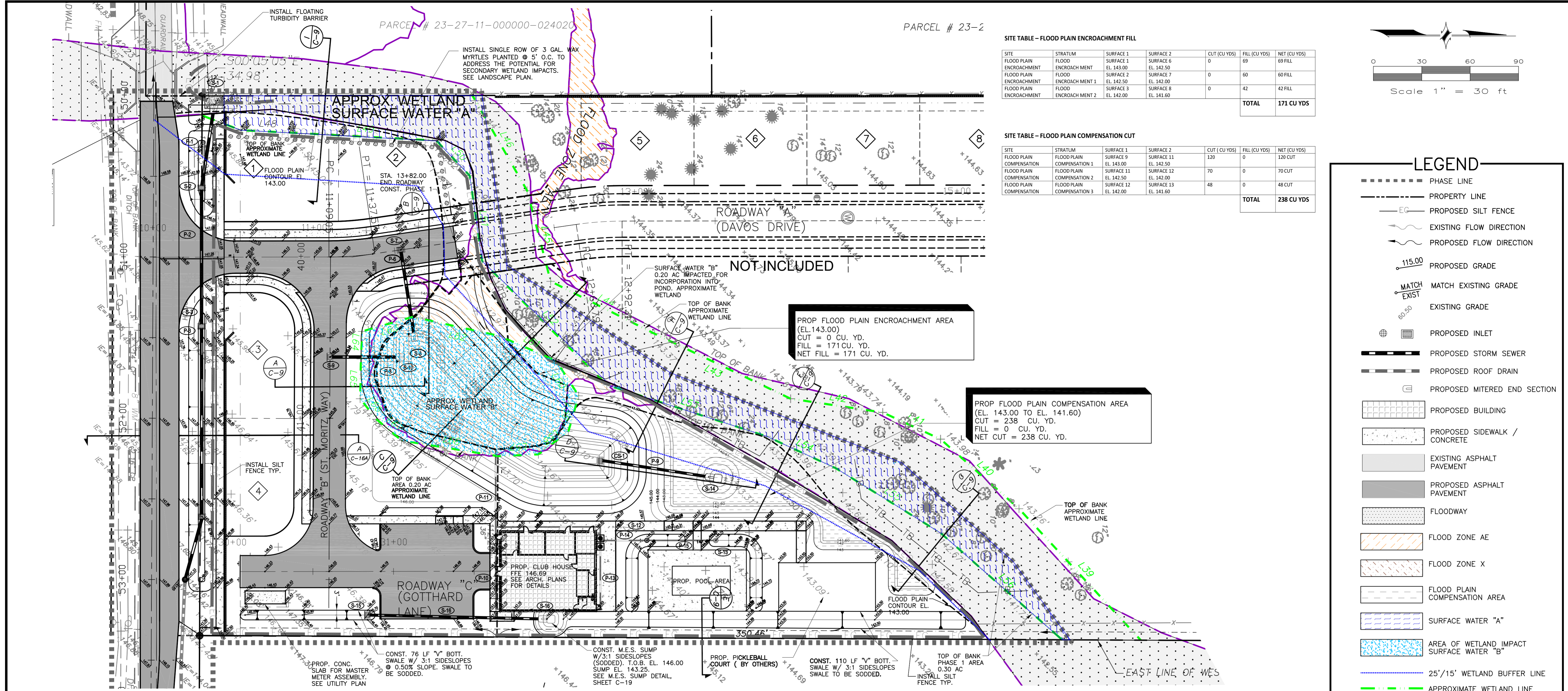
SHEET C-7



LEGEND	
	PHASE LINE
	PROPERTY LINE
	PROPOSED FLOW DIRECTION
	DRAINAGE BASIN BOUNDARY
	OFFSITE DRAINAGE BOUNDARY
	R/W DRAINAGE BOUNDARY
	APPROXIMATE WETLAND LINE
	PROPOSED INLET
	PROPOSED STORM SEWER
	PROPOSED MITERED END SECTION
	PROPOSED BUILDING
	PROPOSED SIDEWALK / CONCRETE
	EXISTING ASPHALT PAVEMENT
	PROPOSED ASPHALT PAVEMENT
	FLOODWAY
	FLOOD ZONE AE
	FLOOD ZONE X
	FLOOD PLAIN COMPENSATION AREA
	SURFACE WATER "A"
	AREA OF WETLAND IMPACT SURFACE WATER "B"
	PH1PDA3 DRAINAGE AREAS NAMES
	APPROXIMATE WETLAND LINE

ISSUED FOR:		PERMITTING	
NO. DATE		DESCRIPTION	
BY		BY	
REVISION		REVISION	
PROJECT NUMBER: RITTER RD 2020		PROJECT NUMBER: RITTER RD 2020	
DESIGNED BY: DCE		DESIGNED BY: DCE	
DRAWN BY: DCE		DRAWN BY: DCE	
REVIEWED BY: JYZ		REVIEWED BY: JYZ	
ISSUE DATE: 6/4/2021		ISSUE DATE: 6/4/2021	
PROJECT NAME: SITE CONSTRUCTION PLANS FOR SWISS VALLEY ESTATES 1529 RITTER ROAD LAKELAND FL 33810		PROJECT NAME: SITE CONSTRUCTION PLANS FOR SWISS VALLEY ESTATES 1529 RITTER ROAD LAKELAND FL 33810	
SHEET NAME: POST DRAINAGE MAP		SHEET NAME: POST DRAINAGE MAP	
PREPARED BY: JIM ZINNER PE LLC		PREPARED BY: JIM ZINNER PE LLC	
JEFFREY SCALLON VISCA CORPORATION INC.		JEFFREY SCALLON VISCA CORPORATION INC.	
PROFESSIONAL ENGINEER LICENSE NO. 4421		PROFESSIONAL ENGINEER LICENSE NO. 4421	
STATE OF FLORIDA		STATE OF FLORIDA	
SHEET C-7A		SHEET C-7A	

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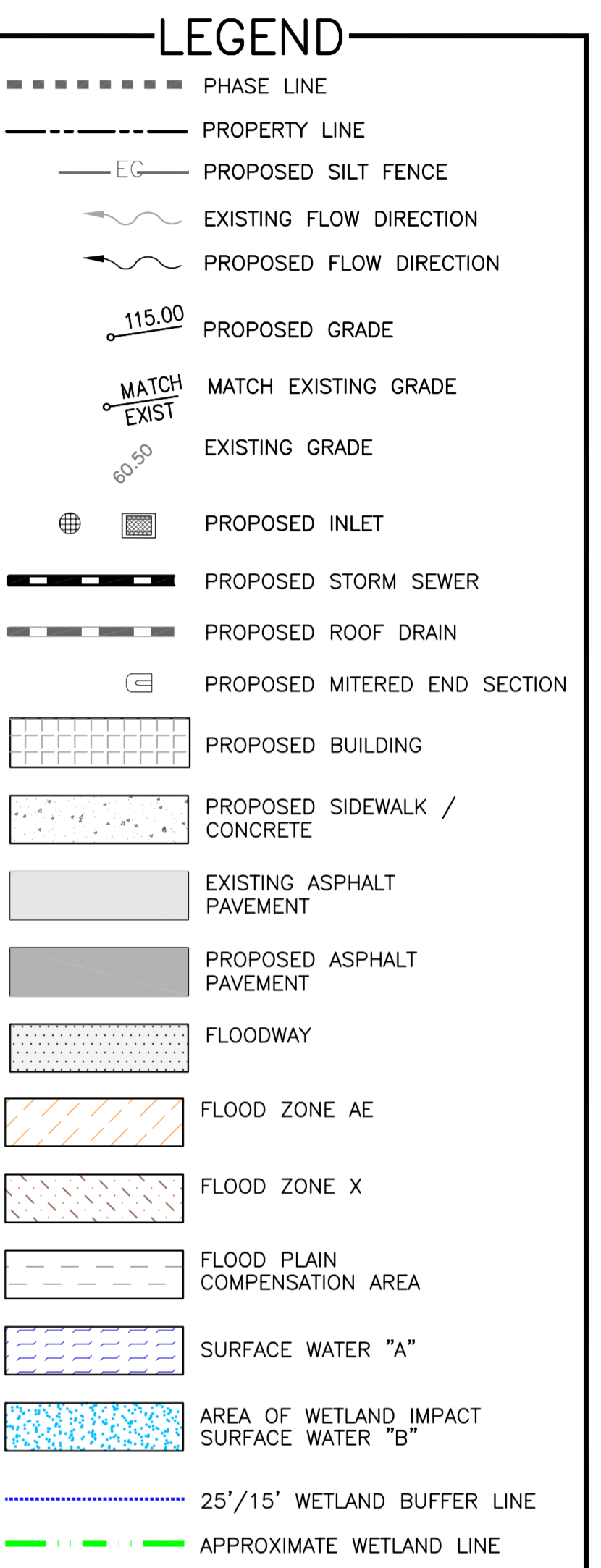
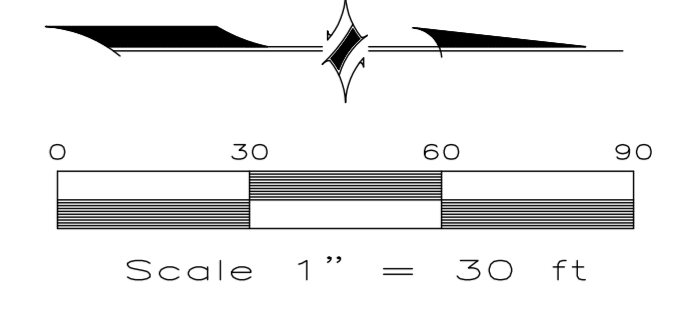


**SITE TABLE - FLOOD PLAIN ENCROACHMENT FILL**

SITE	STRATUM	SURFACE 1	SURFACE 2	CUT (CU YDS)	FILL (CU YDS)	NET (CU YDS)
FLOOD PLAIN ENCROACHMENT	FLOOD ENCROACHMENT	SURFACE 1 EL. 143.00	SURFACE 2 EL. 142.50	0	69	69 FILL
FLOOD PLAIN ENCROACHMENT	FLOOD ENCROACHMENT 1	SURFACE 2 EL. 142.50	SURFACE 7 EL. 142.00	0	60	60 FILL
FLOOD PLAIN ENCROACHMENT	FLOOD ENCROACHMENT 2	SURFACE 3 EL. 142.00	SURFACE 8 EL. 141.60	0	42	42 FILL
<b>TOTAL</b>					<b>171</b>	<b>171 CU YDS</b>

**SITE TABLE - FLOOD PLAIN COMPENSATION CUT**

SITE	STRATUM	SURFACE 1	SURFACE 2	CUT (CU YDS)	FILL (CU YDS)	NET (CU YDS)
FLOOD PLAIN COMPENSATION	FLOOD PLAIN COMPENSATION 1	EL. 143.00	SURFACE 11 EL. 142.50	120	0	120 CUT
FLOOD PLAIN COMPENSATION	FLOOD PLAIN COMPENSATION 2	EL. 142.50	SURFACE 12 EL. 142.00	70	0	70 CUT
FLOOD PLAIN COMPENSATION	FLOOD PLAIN COMPENSATION 3	EL. 142.00	SURFACE 13 EL. 141.60	48	0	48 CUT
<b>TOTAL</b>				<b>238</b>		<b>238 CU YDS</b>



**PROP FLOOD PLAIN ENCROACHMENT AREA (EL. 143.00)**  
 CUT = 0 CU. YD.  
 FILL = 171 CU. YD.  
 NET FILL = 171 CU. YD.

**PROP FLOOD PLAIN COMPENSATION AREA (EL. 143.00 TO EL. 141.60)**  
 CUT = 238 CU. YD.  
 FILL = 0 CU. YD.  
 NET CUT = 238 CU. YD.

ISSUED FOR: **PERMITTING**

NO. DATE DESCRIPTION

ISSUE DATE: 6/7/2021  
 REVIEWED BY: JYZ  
 DRAWN BY: DOE  
 DESIGNED BY: DOE  
 PROJECT NUMBER: RITTER RD-2020

SITE CONSTRUCTION PLANS FOR: SWISS VALLEY ESTATES, 1529 RITTER ROAD, LAKELAND FL 33810

SHEET NAME: **PAVING, GRADING, AND DRAINAGE PLAN**

PREPARED FOR: **JEFFREY SCALLON, VISCA CORPORATION INC.**

PREPARED BY: **JIM ZINNER PE LLC**

PROFESSIONAL ENGINEER LICENSE NO. 14424

SHEET **C-8**

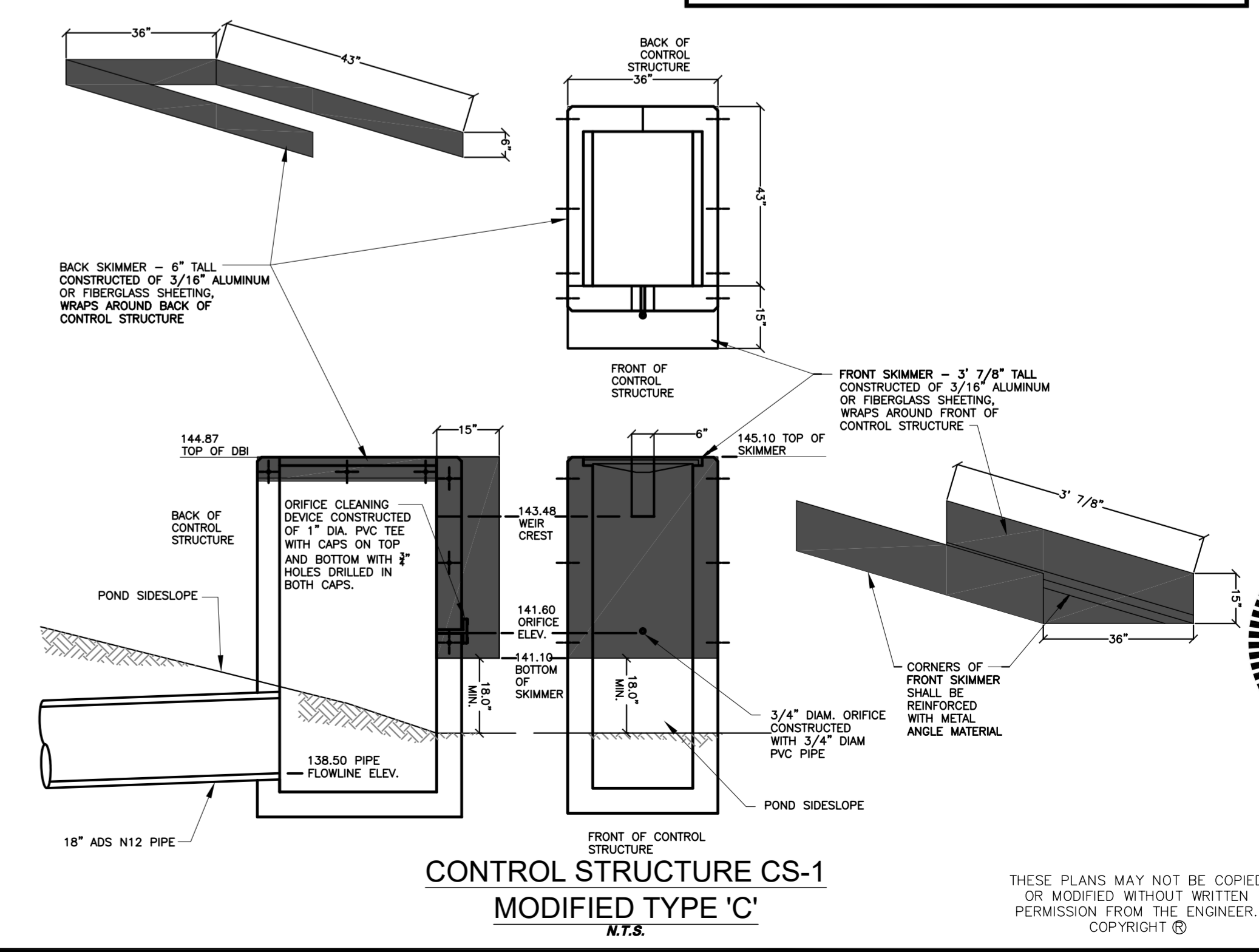
- GENERAL NOTES**
- ALL CONSTRUCTION, MATERIALS, AND WORKMANSHIP ARE TO BE IN ACCORDANCE WITH POLK COUNTY STANDARDS, AND FOOT SPECIFICATIONS, LATEST EDITIONS.
  - GRASS AND MULCH, OR FOLIAD SOD, ALL AREAS IN EXISTING RIGHT-OF-WAY DISTURBED BY CONSTRUCTION.
  - CONTRACTOR IS TO COORDINATE ALL WORK WITHIN, BUT NOT LIMITED TO PUBLIC RIGHT-OF-WAY WITH UTILITY COMPANIES IN ORDER TO PREVENT DAMAGE TO UTILITY LINES AND THE MAKING OF ADJUSTMENTS TO SAME, IF REQUIRED.
  - CONTRACTOR SHALL CONTACT THE ENGINEER AND/OR THE OWNER PRIOR TO ANY CONSTRUCTION THAT MAY DAMAGE TREES.
  - ADJUSTING MANHOLE TOPS TO MATCH GRADE AND SLOPE OF THE FINISH PAVING SHALL BE INCLUDED IN THE RESPECTIVE CONTRACT UNIT PRICE FOR MANHOLES, PAYMENT OF WHICH WILL CONSTITUTE FULL COMPENSATION FOR THE CONSTRUCTION AND COMPLETION OF THE MANHOLE, AND NO ADDITIONAL PAYMENT WILL BE ALLOWED OR MADE FOR ADJUSTING MANHOLE TOPS.
  - NOT USED.
  - ALL FINISH FLOOR ELEVATIONS (FFE) ARE MINIMUMS.
  - SLOPE PERIMETER GRADE TO MATCH EXISTING GRADE AT 4:1 MAXIMUM.
  - ANY AREAS SUBJECT TO EROSION MUST BE ADEQUATELY STABILIZED WITH VEGETATIVE MATERIAL THAT WILL, WITHIN A REASONABLE TIME FRAME, DETER SOIL DISTURBANCE, SODDING, PLUGGING, OR SEEDING IS ACCEPTABLE FOR STABILIZATION. HOWEVER, SODDING MAY BE REQUIRED IN AREAS OF EROSION-PRONE SOILS OR WHERE SLOPES ARE GREATER THAN 5:1. VEGETATION OTHER THAN GRASS IS ACCEPTABLE UNLESS OTHERWISE SPECIFIED.
  - THE PROPERTY SHOWN HEREON APPEARS TO LIE IN FLOOD ZONE "X" ACCORDING TO THE FLOOD INSURANCE RATE MAP, FIRM PANEL NUMBER 12057C0535H, REVISED 08/28/2008, FOR POLK COUNTY, FLORIDA.
  - ALL GRADING OF SIDEWALKS AND PEDESTRIAN WALKWAYS SHALL MEET MINIMUM ADA STANDARDS. SIDEWALK GROSS SLOPES AND DRIVEWAY CROSSINGS FOR SIDEWALKS TO BE 2.0% MAX. SLOPE. ALL SIDEWALK RUNNING SLOPES SHALL NOT EXCEED 5% WITHOUT USE OF PROPER RAMPS PER FDOT OR FLORIDA BUILDING CODE. CONTRACTOR SHALL FIELD VERIFY SIDEWALK FORM BOARDS PRIOR TO CONSTRUCTING WALKWAYS.
  - CONTRACTOR SHALL WRAP ALL INLET GRATES WITH FILTER FABRIC UPON INSTALLATION. FABRIC TO BE REMOVED UPON COMPLETION OF BUILDING CONSTRUCTION.
  - BUILDING EXTERIOR GRADE SHALL BE 5" LEVEL AT BUILDING PERIMETER PRIOR TO SLOPING TO GRADE.
  - CONTRACTOR SHALL OBTAIN ALL CONTRACTOR RELATED PERMITS.
  - ELEVATIONS SHOWN HEREON ARE BASED ON FLORIDA DEPARTMENT OF TRANSPORTATION, FLORIDA PERMANENT REFERENCE NETWORK CONFIRMED TO BE ON THE NAVD83 OF 1988.
  - DATUM CONVERSION: NAVD 88 - NGVD = 0.86 FT.
  - WITH ASSISTANCE FROM GEOTECHNICAL ENGINEERING PERSONNEL, THE CONTRACTOR MUST IDENTIFY ANY CLAY EXPOSED DURING EXCAVATION OF THE DETENTION POND, WHEN CLAY IS ENCOUNTERED IT MUST BE EXCAVATED 1 FT BELOW THE PROPOSED GRADE AND FILLED WITH CLEAN SAND.

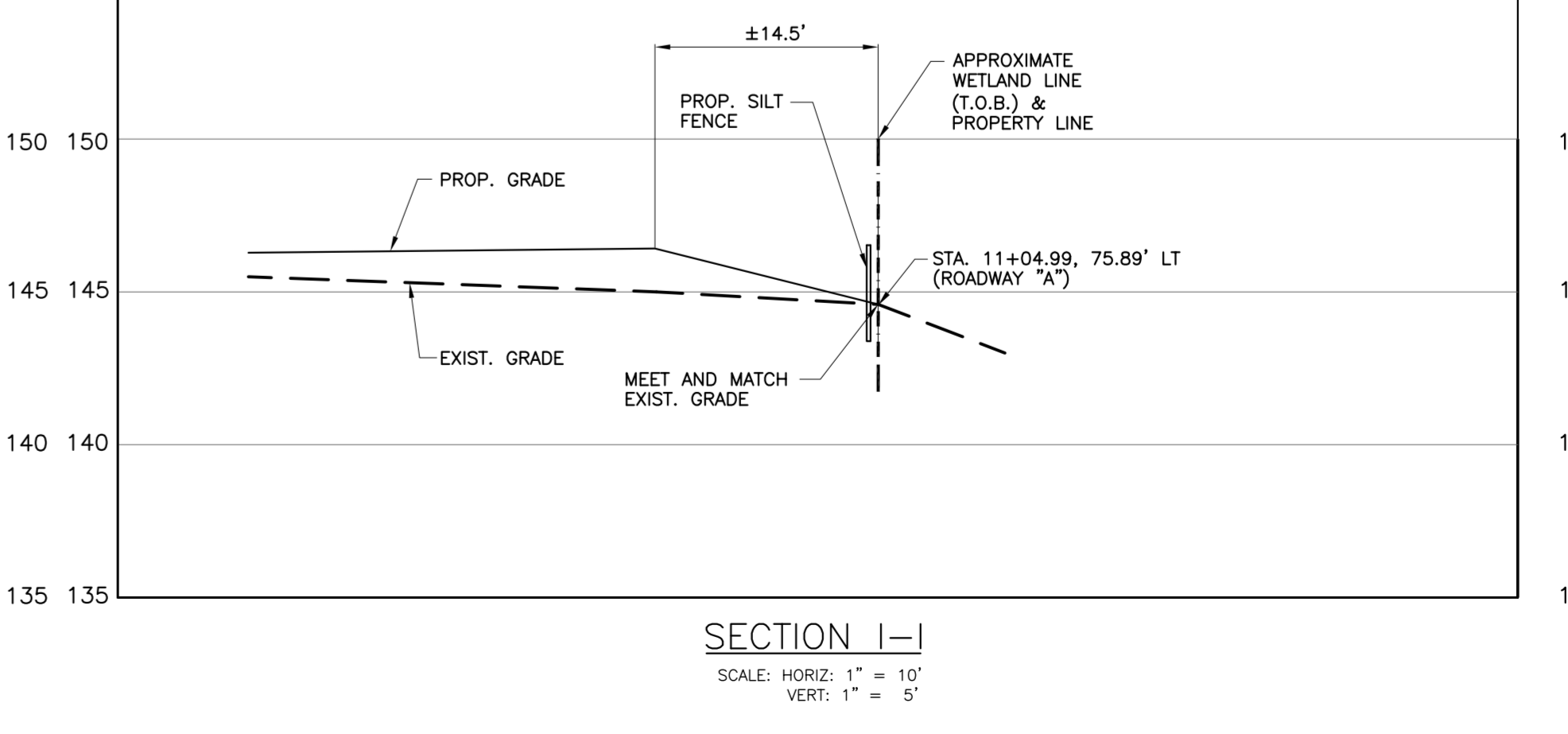
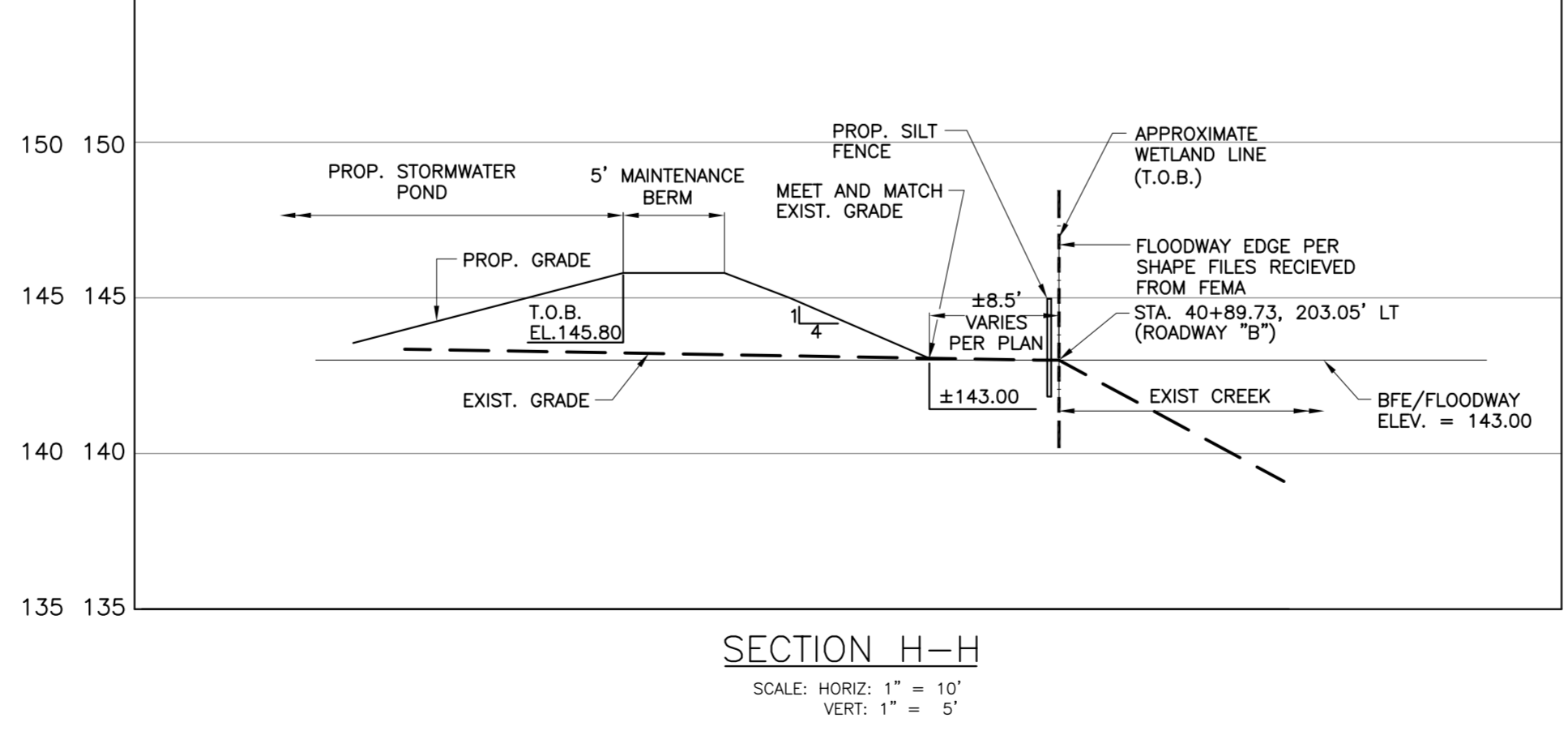
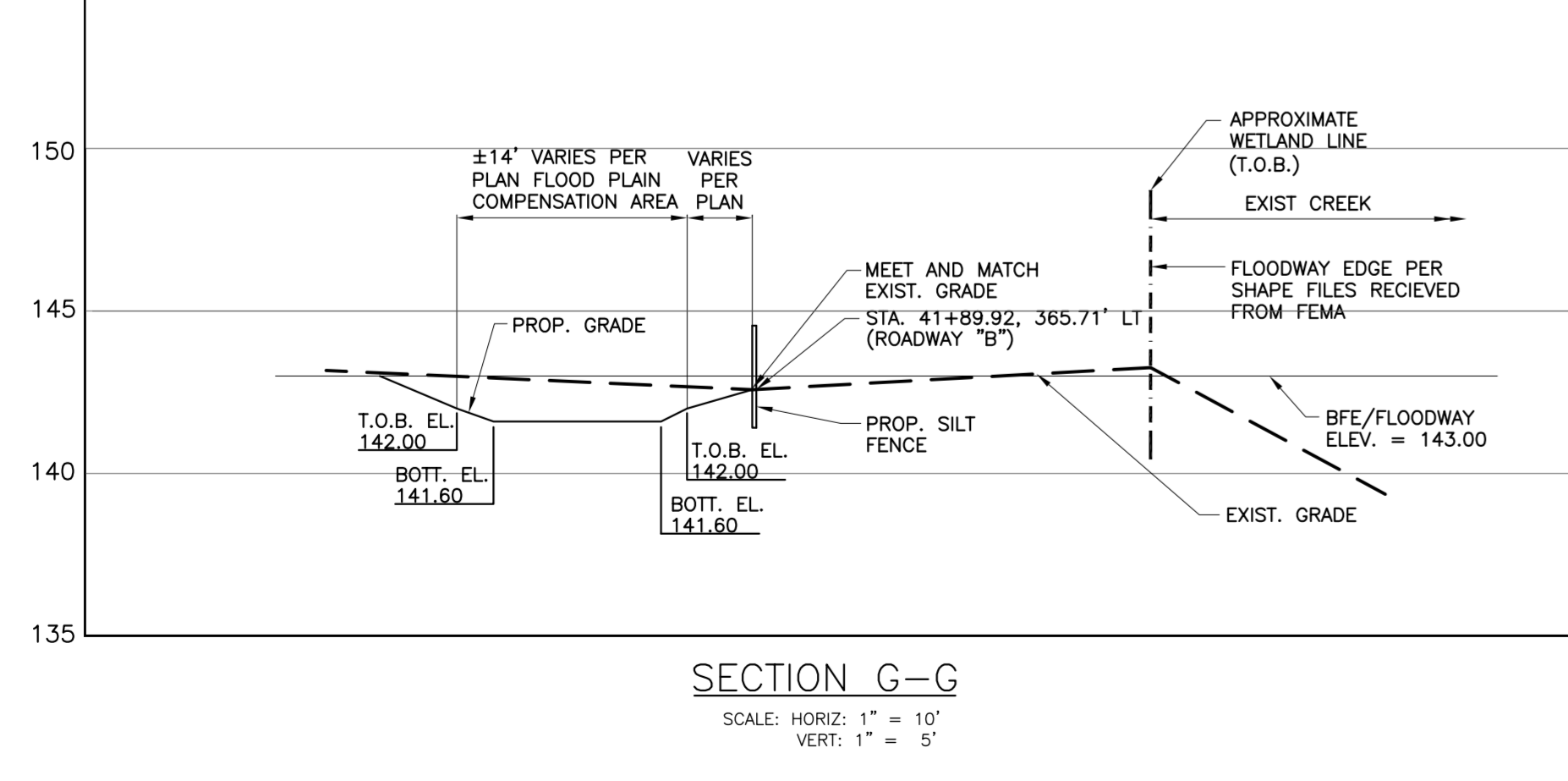
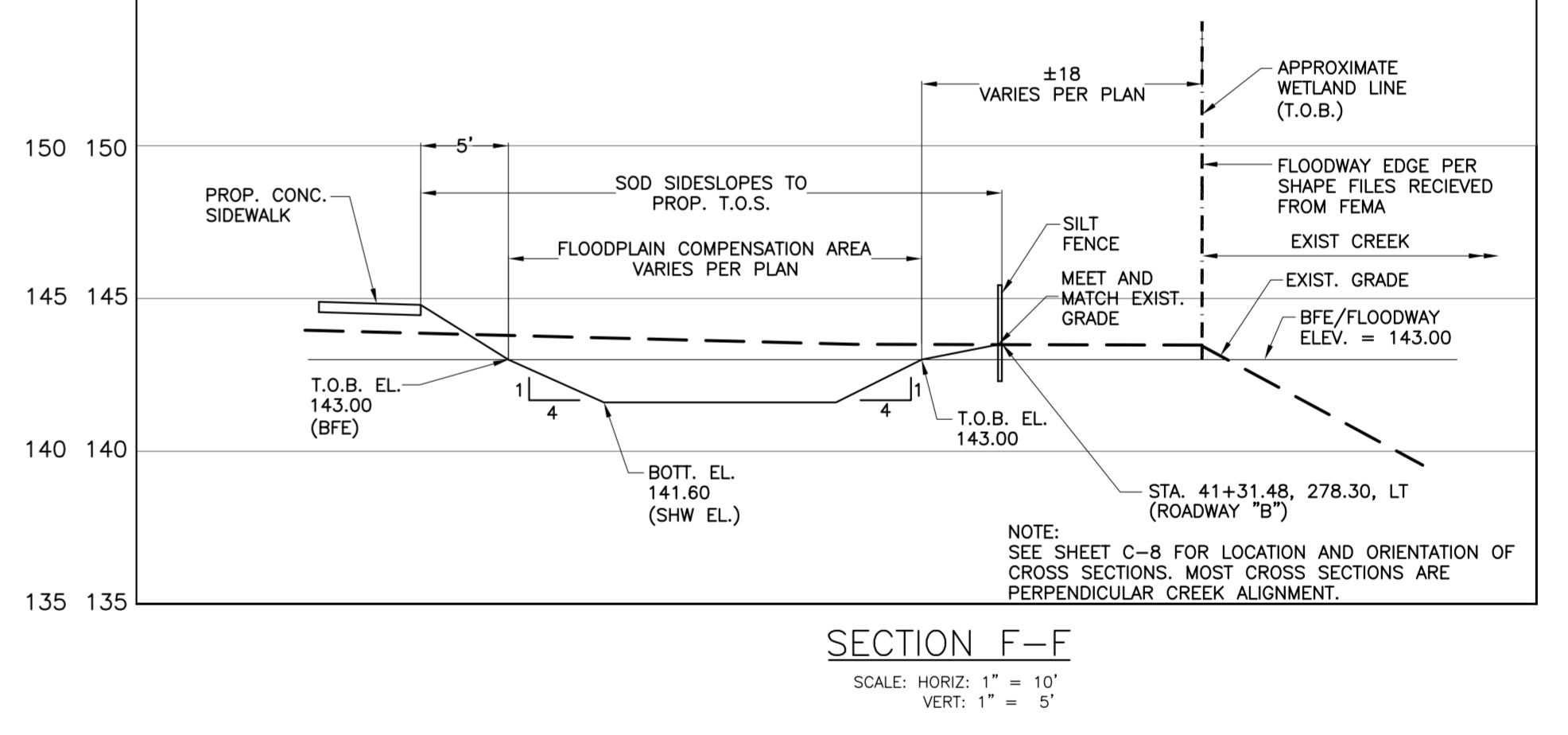
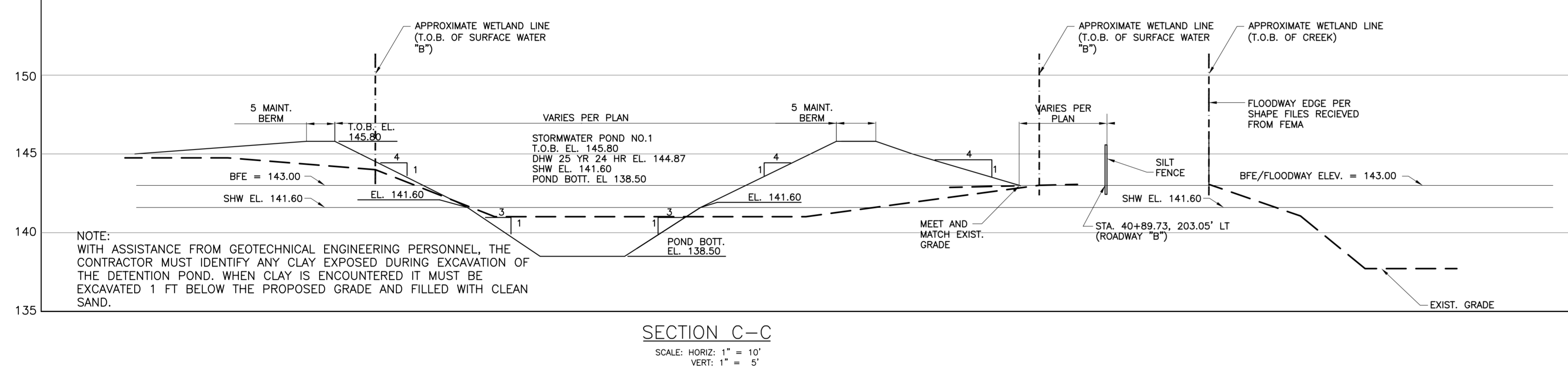
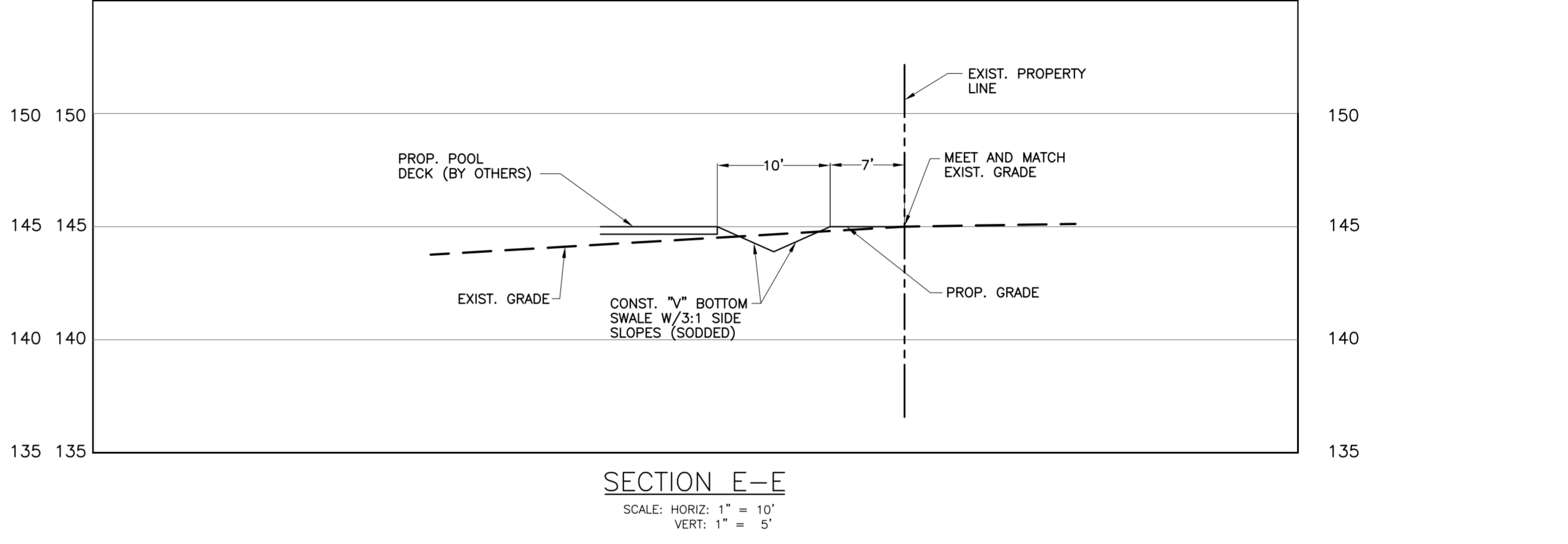
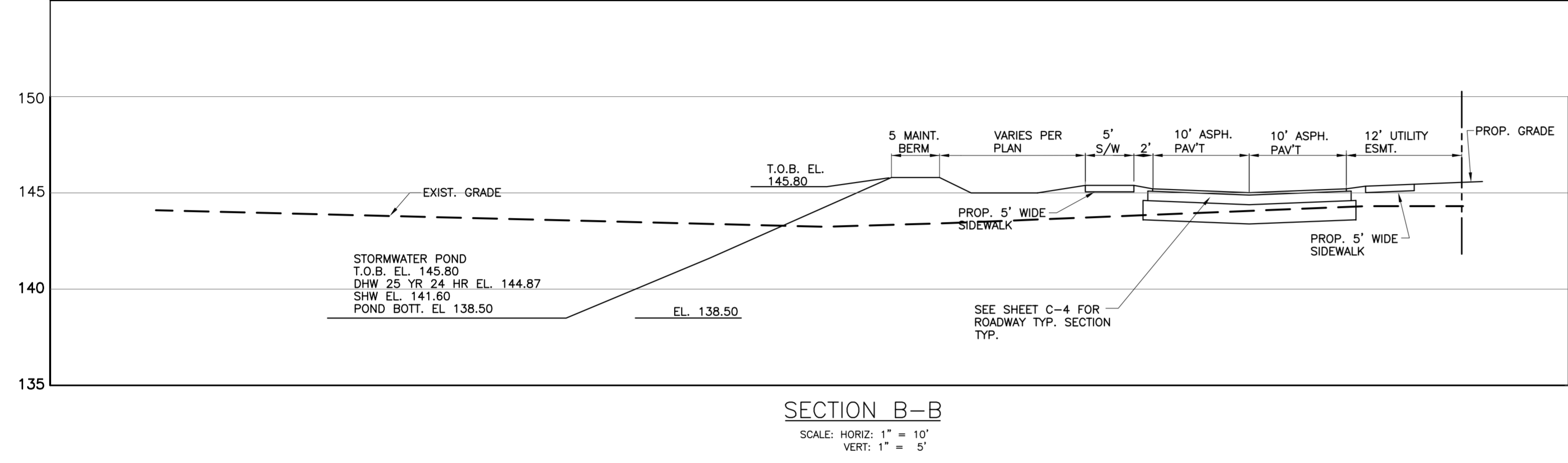
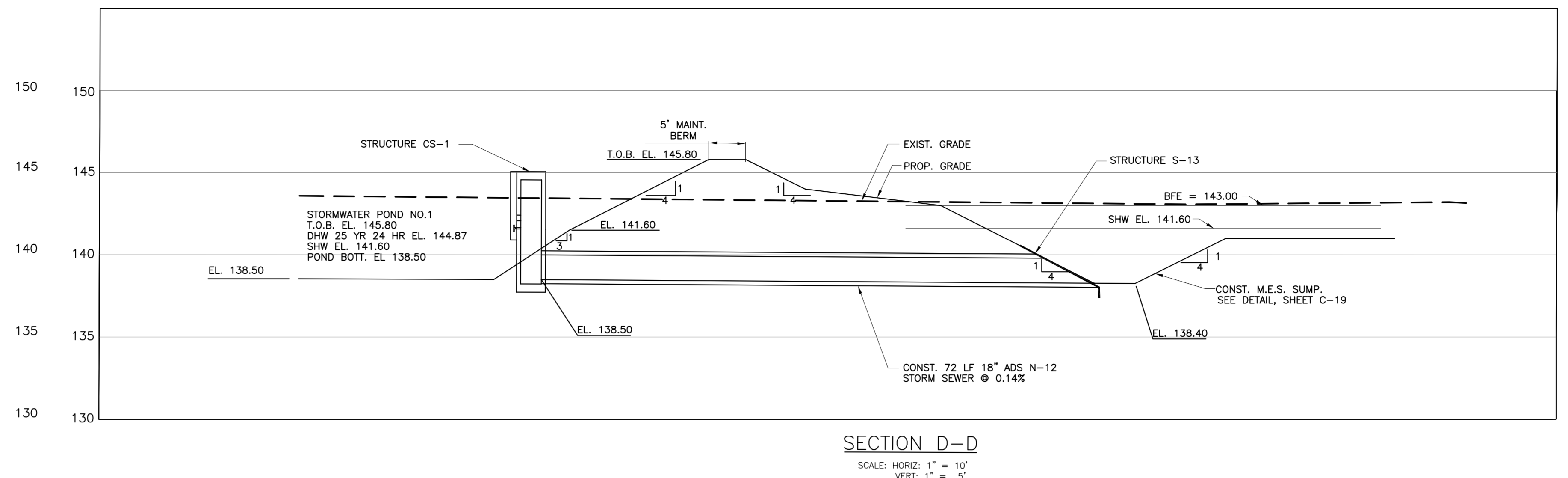
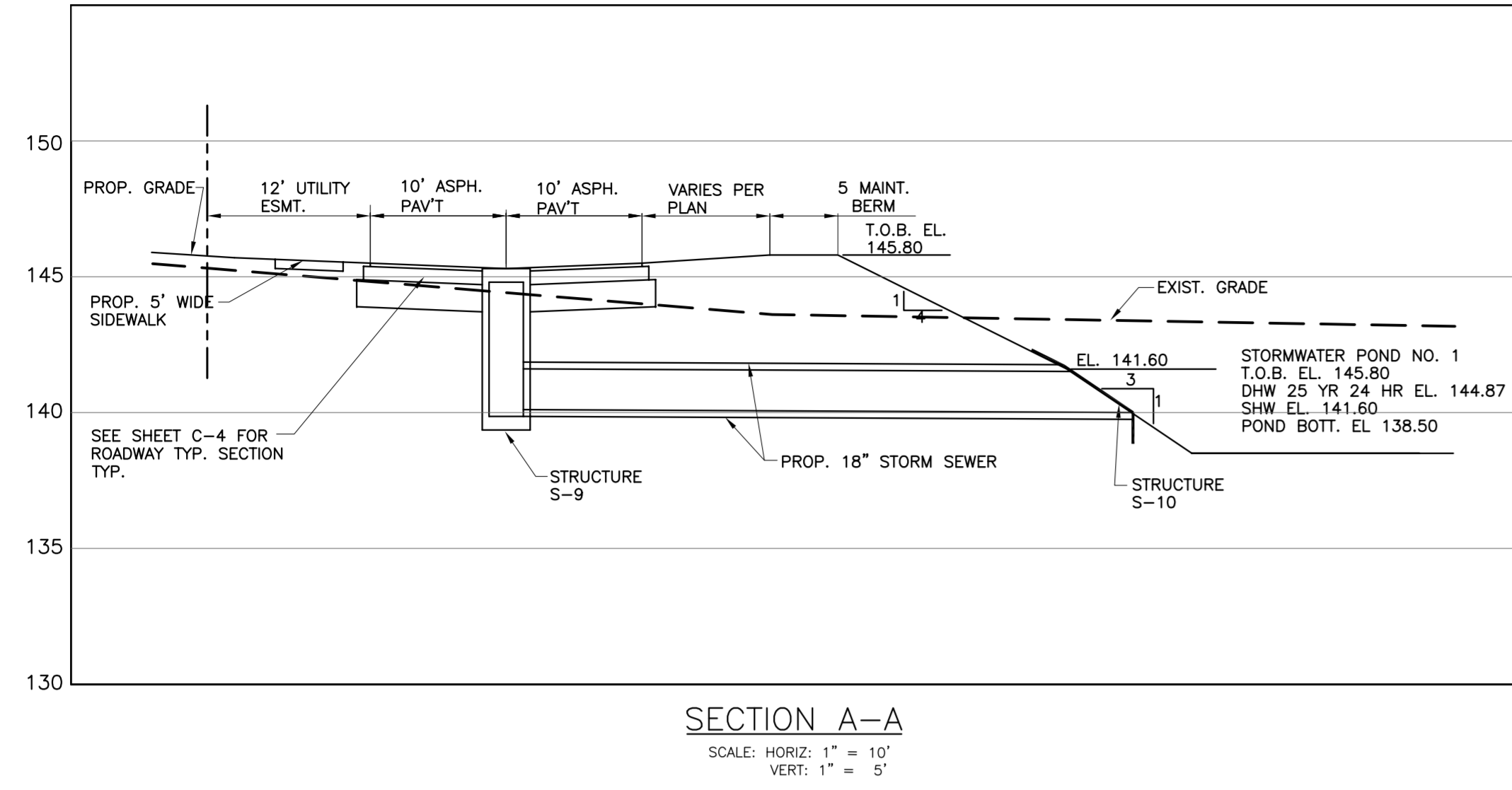
- POND OPERATION AND MAINTENANCE INSTRUCTIONS**
- OPERATION**  
 THE PROJECT'S STORMWATER MANAGEMENT SYSTEM IS A GRAVITY OPERATED SYSTEM AND REQUIRES NO OPERATOR ACTION OTHER THAN MAINTENANCE.
- MAINTENANCE**
- SWALES: ALL SWALES SHALL BE PERIODICALLY MOWED AND CLEANED. DURING THE MOWING OPERATION, SWALES SHALL BE INSPECTED FOR BARE SPOTS, DAMAGE, AND EROSION. ANY BARE SPOTS GREATER THAN ONE (1) SQUARE FOOT IN AREA SHALL BE SEEDED OR SODDED TO REPLACE THE GRASS COVER. IN CASE OF EROSION OR DAMAGE WHERE UNDERLYING SOIL IS MISSING, THE MISSING SOIL SHALL BE REPLACED AND THE AREA BROUGHT BACK TO GRADE THEN SEEDED OR SODDED AS REQUIRED.
  - INLET GRATES: INLET GRATES WILL BE CHECKED MONTHLY FOR DAMAGE OR BLOCKAGE. ANY DAMAGED GRATES WILL BE REPLACED OR REPAIRED. ANY DEBRIS BLOCKING FULL FLOW THROUGH THE GATE WILL BE REMOVED.
  - PIPES AND INLETS: PIPES AND INLETS WILL BE INSPECTED YEARLY FOR DAMAGE OR BLOCKAGE. ANY DAMAGED PIPES OR INLETS WILL BE REPAIRED OR REPLACED. REMOVE ANY TRASH, DEBRIS, OR SAND DEPOSITS.
  - POND RETENTION AREAS: ALL PONDS SHALL BE PERIODICALLY MOWED AND CLEANED. DURING THE MOWING OPERATION, PONDS SHALL BE INSPECTED FOR BARE SPOTS, DAMAGE, AND EROSION. ANY BARE SPOTS GREATER THAN ONE (1) SQUARE FOOT IN AREA SHALL BE SEEDED OR SODDED TO REPLACE THE GRASS COVER. IN CASE OF EROSION OR DAMAGE WHERE UNDERLYING SOIL IS MISSING, THE MISSING SOIL SHALL BE REPLACED AND THE AREA BROUGHT BACK TO GRADE THEN SEEDED OR SODDED AS REQUIRED.

- STREET NAMES**
- ROADWAY "A" = DAVOS DRIVE
  - ROADWAY "B" = ST. MORITZ WAY
  - ROADWAY "C" = GOTTHARD LANE
- TREE LEGEND**
- XX OAK TREE w/ DIAMETER AT BREAST HEIGHT
  - XX PINE TREE w/ DIAMETER AT BREAST HEIGHT
  - XX PALM TREE w/ DIAMETER AT BREAST HEIGHT
  - XX OTHER TREE w/ DIAMETER AT BREAST HEIGHT

- STRUCTURE DATA**
- (S7) STA. 11+53.88 (ROADWAY "A") TYPE C GRATE INLET PER INDEX 425-052 TOP EL. 144.99 INV. EL. E 140.14
  - (S8) STA. 11+54.56, 61.75' RT (ROADWAY "A") INSTALL 18" M.E.S. PER FDOT INDEX 430-021 INV. EL. AT M.E.S. = 140.00
  - (S9) STA. 40+62.04 (ROADWAY "B") TYPE C GRATE INLET PER INDEX 425-052 TOP EL. 145.14 INV. EL. N 140.11
  - (S10) STA. 40+62.04, 46.20' LT (ROADWAY "B") INSTALL 18" M.E.S. PER FDOT INDEX 430-021 INV. EL. AT M.E.S. = 140.00
  - (S11) STA. 40+74.77, 48.26' LT (ROADWAY "B") INSTALL 18" M.E.S. PER FDOT INDEX 430-021 INV. EL. AT M.E.S. = 139.00
  - (CS1) STA. 41+25.59, 167.96' LT (ROADWAY "B") INSTALL CONTROL STRUCTURE SEE SHEET C-8 FOR DETAILS
  - (S12) STA. 41+74.73, 196.97' LT (ROADWAY "B") INSTALL 18" NYLOPLAST DRAIN BASIN TOP EL. 144.10 INV. EL. N & S 141.58
  - (S13) STA. 41+54.56, 61.75' RT (ROADWAY "B") INSTALL 18" NYLOPLAST DRAIN BASIN TOP EL. 144.19 INV. EL. N & S 141.69
  - (S14) STA. 41+35.73, 167.31' LT (ROADWAY "B") INSTALL 30" M.E.S. PER FDOT INDEX 430-021 INV. EL. AT M.E.S. = 138.40
  - (S15) STA. 30+29.07, 27.02' RT. (ROADWAY "C") TYPE C GRATE INLET PER INDEX 425-052 TOP EL. 145.70 INV. EL. N 143.45
  - (S16) STA. 41+35.73, 167.31' LT (ROADWAY "B") INSTALL 15" M.E.S. INV. EL. AT M.E.S. = 143.25

- PIPE DATA**
- (P6) INSTALL 57 LF 18" ADS N-12 STORM SEWER @ 0.25%
  - (P7) NOT USED
  - (P8) INSTALL 46 LF 18" ADS N-12 STORM SEWER @ 0.25%
  - (P9) INSTALL 71 LF 18" ADS N-12 STORM SEWER @ 0.14%
  - (P10) CONST. 51 LF 10" PVC STORM SEWER @ 1.00%
  - (P11) CONST. 54 LF 10" PVC STORM SEWER @ 1.00%
  - (P12) CONST. 65 LF 10" PVC STORM SEWER @ 0.25%
  - (P13) CONST. 43 LF 10" PVC STORM SEWER @ 1.00%
  - (P14) CONST. 28 LF 10" PVC STORM SEWER @ 0.25%
  - (P15) CONST. 43 LF 10" PVC STORM SEWER @ 0.25%
  - (P16) CONST. 111 LF 15" N-12 ADS STORM SEWER @ 0.15%





ISSUED FOR: PERMITTING

NO.	DATE	DESCRIPTION	BY

ISSUE DATE: 6/7/2021  
 REVIEWED BY: JYZ  
 DRAWN BY: DOE  
 DESIGNED BY: DOE  
 PROJECT NUMBER: RITTER RD 2020

SITE CONSTRUCTION PLANS FOR  
 SWISS VALLEY ESTATES  
 1529 RITTER ROAD  
 LAKELAND FL 33810

PROJECT NAME: PAVING, GRADING, AND DRAINAGE DETAILS

PREPARED FOR: JEFFREY SCALLON, VISCA CORPORATION INC.  
 PREPARED BY: JIM ZINNER, PE, JIM ZINNER PE LLC  
 JIM ZINNER PE LLC  
 110 NORTH WHEELER STREET, SUITE 10  
 PALM HARBOR, FL 34684  
 813-968-9508  
 jzinner@jimzinnerpe.com

STATE OF FLORIDA  
 PROFESSIONAL ENGINEER  
 LICENSE NO. 4421  
 JAMES YANCEY ZINNER

SHEET C-9

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**STORMWATER CONSTRUCTION SURFACE WATER MANAGEMENT PLAN (C.S.W.M.P.)**

This STORMWATER CONSTRUCTION SURFACE WATER MANAGEMENT PLAN (C.S.W.M.P.) is for construction of the SWISS VALLEY ESTATES MHP. Construction activities to include clearing, grubbing, excavation, fill, This CSWMP construction of parking areas, buildings and utilities.

**SITE DESCRIPTION**

The project site is located at 1529 Ritter Rd., Lakeland FL 33810 in Section 23 , Township 27 S, Range 11 E, POLK COUNTY, Florida This CSWMP shall be used in conjunction with the required Notice of Intent (NOI) and the required Stormwater Pollution Prevention Plan (SWPPP) as required by the NOI. The NOI permit must from the Florida Department of Environmental Protection by the general contractor before civil construction begins.

Owner: JEFFREY SCALLON – VICE PRESIDENT  
SRS BUSINESS ENTERPRISES INC.  
PH. (386) 383-7821

Civil Engineer: JIM ZINNER PE LLC  
1103 N. WHEELER ST., SUITE D  
PLANT CITY, FL 35635  
FBPE CERTIFICATION OF AUTHORIZATION NO. 32202

Construction Plans: PHASE 1 SITE CONSTRUCTION PLANS  
FOR  
SWISS VALLEY ESTATES  
1529 RITTER ROAD  
LAKELAND, FL 33810

General Contractor: TBD

According to current Flood Insurance Maps Issued by the Federal Emergency Management Agency, the property shown appears to lie within zones "X & AE" PANEL NO. 12105C0163G

**SEQUENCE OF CONSTRUCTION EVENTS:**

- 1. Install staked silt fence and other erosion control features as indicated on construction plans.
- 2. Continue clearing & grubbing remainder of site.
- 3. Fill building site to grade & begin building construction.
- 4. Excavate ponds, stabilize pond banks with sod or mulch, per plans.
- 5. Fill remainder of site & install stormwater piping system and storm piping system silt controls.
- 6. Construct underground utility system and parking lot base, curbing & paving.
- 7. Final grading and landscaping/sod installation.
- 8. Clean stormwater system and remove sediments from pond as required.
- 9. Once all site areas stabilized, remove erosion protection devices.

**NAME OF RECEIVING WATERS:**

Site discharges to Fox Branch Tributary.

**EROSION AND SEDIMENT CONTROLS**

**STABILIZATION PRACTICES:**

Denude only portions of the site expected to be graded or altered within 14 days. Do not denude more than one half the site area at a time.

Temporary Stabilization – Denuded areas, soil stockpiles and other areas of the site where construction activity temporarily ceases for at least 21 days will be stabilized with temporary seed and mulch no later than 14 days after the last construction activity in that area. Hydromulch using locally recommended application for quick germinating ground cover. As an alternative, manually apply rye grain at the rate of 150 pounds per acre (or other quick germinating ground cover at recommended rate for area) along with 10-10-10 fertilizer at rate recommended by manufacturer and apply 3,000 pounds per acre of straw (or other fibrous mulch) secured by crimping. Reapply as required until vegetative cover established.

Wind Erosion Stabilization – Manage fugitive dust from bare areas and areas of active construction by applying water spray to saturate surface soils. Apply water spray on a daily basis or as needed to maintain minimal dust transport. Monitor fugitive dust on a continuous basis and use additional measures as required to control off-site transport of unacceptable levels of dust. Stabilize area to be paved by spreading base material.

Permanent Stabilization – Permanently stabilize all disturbed areas with pavement, landscaping & mulch, sod, seed & mulch, etc. per plans. Maintain as required.

**STRUCTURAL PRACTICES:**

Prior to disturbing the site, install staked silt fence barriers and other erosion control measures per plans. Excavate portions of ponds to use as sediment basins and construct diversion swales to route site runoff into sediment basins. Inspect all aspects of the system per the inspection plan and maintain as required. Install additional erosion control measures such as staked hay or straw bales, double row of silt fence, etc. at locations of excessive erosion. Install sediment traps such as geotextile fabric with clean rock cover at sediment pond outfall locations if turbid discharge is noted.

**STORM WATER MANAGEMENT:**

The permanent storm water system will include curbed and paved parking areas with storm inlets. An underground stormwater piping system will convey stormwater to the ponds. Sediments accumulated in the stormwater system and ponds during construction will be removed prior to completion of the project. All pervious areas of the site disturbed during construction will be revegetated with a permanent vegetative cover.

**OTHER CONTROLS**

**WASTE MANAGEMENT:**

Collect and contain all waste materials in a controlled area in accordance with applicable regulations. All trash and construction debris to be removed from site and properly disposed. No construction debris to be buried on-site. The General Contractor for the site is responsible for assuring that all personnel are instructed regarding the correct procedures for waste disposal and will be responsible for implementing these procedures.

**HAZARDOUS WASTE:**

Local and state environmental agencies will be notified if any hazardous materials or waste are encountered on the site. Hazardous waste/materials will be identified, removed from the site and properly disposed per applicable regulations. Hazardous materials/waste generated and/or stored on-site will be handled, stored, transported and disposed per applicable regulations. The General Contractor for the site is responsible for assuring that all personnel are instructed regarding the correct procedures for hazardous waste/materials and will be responsible for implementing these procedures.

**SANITARY WASTE:**

Portable toilet units will be utilized to collect sanitary waste. Waste from portable toilet units to be collected and disposed by licensed sanitary waste hauler in accordance with applicable regulations.

**OFF-SITE VEHICLE TRACKING:**

Stabilized construction entrances will be constructed to minimize off-site vehicle tracking. Paved streets used for haul routes will be cleaned as needed to remove excess mud, dirt and rock tracked from the site. Dump trucks hauling material from and to the site to be covered with a tarpaulin at all times.

**TIMING OF CONTROLS/MEASURES:**

The Sequence of Construction (see above) will be followed as practicable.

**CERTIFICATION OF COMPLIANCE**

This Storm Water CONSTRUCTION SURFACE WATER MANAGEMENT PLAN reflects applicable Federal, State and local regulations for stormwater management and erosion and sediment control.

**MAINTENANCE/INSPECTION PROCEDURES**

**EROSION & SEDIMENT CONTROL INSPECTION AND MAINTENANCE PRACTICES**

- \* Less than one half of the site will be denuded at one time.
- \* All control measures will be inspected at least once each week and following any storm event of 0.5 inches or greater.
- \* A maintenance inspection report will be made after each inspection. A copy of the report to be completed by the inspector. Reports to be kept in a bound notebook at the project site office.
- \* All measures will be maintained in good working order and; if repair is necessary, will be initiated within 24 hours of the report.
- \* Built up sediment will be removed from silt fences when it has reached one-third the height of the fence.
- \* Silt fence will be inspected for depth of sediment, tears, secure attachment to posts and firm embedment of posts in the ground.
- \* Sediment basin(s) will be inspected for depth of sediment and built up sediment will be removed when it reaches ten percent of the design capacity and at the end of the job.
- \* Other erosion control devices installed and diversion swales will be inspected and any needed repairs made within 24 hours of the report.
- \* Temporary and permanent seed & mulch/sod areas will be inspected for bare spots, washouts and healthy growth. Repairs and reseeded to be initiated within 24 hours of the report.
- \* The General Contractor for the site will assign the Site Superintendent to be responsible for inspections, maintenance and repair activities. The Site Superintendent is authorized to assign responsibility for inspections and maintenance and repair activities to a designated representative(s). General Contractor to advise Owner and Engineer of the names of the Site Superintendent and designated representative(s) and provide 24 hour contact information for same. General Contractor to provide training for Site Superintendent and designated representative(s) to assure they are aware of the inspection and maintenance practices required by this CSWMP.

**NON-STORM WATER DISCHARGES:**

It is expected that the following non-stormwater discharges will occur from the site during the construction period and must be filtered or discharged in a settling sump before discharging offsite.

- \* Water from water line flushing(s).
- \* Pavement wash waters (where no spills or leaks of toxic or hazardous materials have occurred).
- \* Uncontaminated groundwater from dewatering operations.

**INVENTORY FOR CONSTRUCTION SURFACE WATER MANAGEMENT PLAN:**

The following materials and substances may be present on the site during construction:

- \* Concrete
- \* Detergents
- \* Paints (enamel & latex)
- \* Metal Studs
- \* Tar
- \* Fertilizers
- \* Petroleum Based Products and Fuels
- \* Cleaning Solvents
- \* Wood (including pressure treated)
- \* Masonry Block
- \* Roofing Shingles
- \* Chlorine (for disinfection of water lines)
- \* Asphalt
- \* Glass
- \* Stone

**GOOD HOUSEKEEPING:**

The following good housekeeping practices will be followed at the site during the construction of the project:

- \* An effort will be made to store only enough product required to do the job
- \* All materials stored onsite will be stored in a neat, orderly manner in appropriate containers and, if possible, under a roof or other enclosure.
- \* Products will be kept in their original containers with the original manufacturer's labels retained on the container.
- \* Substances will not be mixed with one another unless recommended by the manufacturer.
- \* Whenever possible, all of a product will be used up before disposing of the container.
- \* Manufacturer's recommendation for proper use and disposal will be followed.
- \* The Site Superintendent will inspect daily to ensure proper use and disposal of materials onsite.

These practices are used to reduce the risks associated with hazardous materials:

- \* Products will be kept in their original containers unless they are not re-sealable.
- \* Original labels and material safety data will be retained since they contain important product information.
- \* If surplus product must be disposed of, manufacturer's as well as local, State and Federal recommended methods for proper handling, transport and disposal will be followed.
- \* Prior to handling hazardous materials, personnel will receive all required training and wear appropriate personal protective equipment.

**PRODUCT SPECIFIC PRACTICES:**

Petroleum Products – All on-site vehicles and mobile equipment will be monitored for leaks and receive regular preventive maintenance to reduce the chance for leakage. Petroleum products will be stored in appropriately labeled approved containers. Any asphalt substances used on-site will be applied according to the manufacturer's recommendations.

Fertilizers – Fertilizers used will be applied only in the minimum amounts recommended by the manufacturer. Once applied, the fertilizer will be worked into the soil to limit exposure to storm water. Storage will be in a covered shed. The contents of any partially used bags of fertilizer will be transferred to a sealable plastic bin to avoid spills.

Paints – All containers will be tightly sealed and stored when not required for use. Excess paint will not be discharged into the storm water system but will be properly disposed of according to manufacturer's specifications and local ordinances and codes.

Concrete Trucks – The Site Superintendent will designate an area for concrete trucks to wash out or discharge surplus concrete. A containment berm will be installed around this area to prevent runoff to the remainder of the site. Hard debris will be properly disposed off-site upon completion of the project.

**SPILL CONTROL PRACTICES:**

In addition to the good housekeeping and material management practices discussed in the previous sections of this plan, the following practices will be followed for spill prevention and cleanup:

- \* Manufacturer's recommended methods for spill cleanup will be clearly posted and site personnel will be made aware of the procedures and the location of the information and cleanup supplies.
- \* Material and equipment necessary for spill cleanup will be kept in the material storage area on-site. Equipment and materials will include at a minimum; brooms, dust pans, mops, rags, gloves, goggles, kitty litter, sand sawdust and plastic and metal trash containers specifically designated for this purpose.
- \* All spills will be cleaned up immediately after discovery.
- \* The spill area will be kept well ventilated and personnel will wear appropriate protective clothing & equipment to prevent injury from contact with hazardous substances.
- \* Spills of toxic or hazardous material will be reported to the appropriate local and State government agency, regardless of the size of the spill.
- \* Should a spill occur, the spill prevention plan will be adjusted to include measures to prevent the same type of spill from reoccurring and how to clean up the spill if there is another one. A description of the spill, what caused it, and the cleanup measures implemented will also be included.
- \* The Site Superintendent will be the spill prevention and cleanup coordinator. The Site Superintendent may designate other site personnel who will receive spill prevention and cleanup training. These individuals may be assigned responsibility for a specific phase of prevention and cleanup. The names and 24 hour contact information for the spill personnel will be posted in the material storage area and in the office trailer on-site.

**NOTICE OF TERMINATION:**

A Notice of Termination will be submitted to the Florida Department of Environmental Protection after the construction has been completed and the site has undergone final stabilization.

ISSUED FOR:

PERMITTING

BY

DESCRIPTION

NO. DATE

ISSUE DATE: 6/4/2021

REVIEWED BY: JYZ

DRAWN BY: DOE

DESIGNED BY: DOE

PROJECT NUMBER: RITTER RD-2020

SITE CONSTRUCTION PLANS FOR SWISS VALLEY ESTATES 1529 RITTER ROAD LAKELAND FL 33810

PROJECT NAME: STORMWATER CONSTRUCTION SURFACE WATER MANAGEMENT PLAN

PREPARED FOR: JEFFREY SCALLON VISCA CORPORATION INC.

PREPARED BY: JIM ZINNER PE LLC

JAMES YANCEY PE

PROFESSIONAL ENGINEER

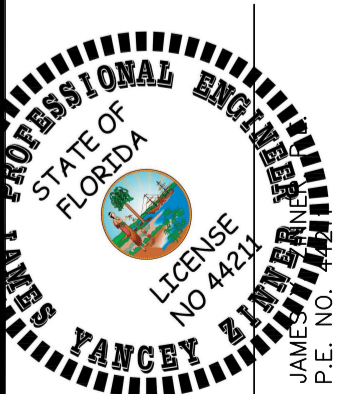
FLORIDA LICENSE NO. 1421

110 NORTH WHEELER STREET, SUITE D

PLANT CITY, FL 33563

PH: 813-548-9388

www.jzinnerpe.com



SHEET

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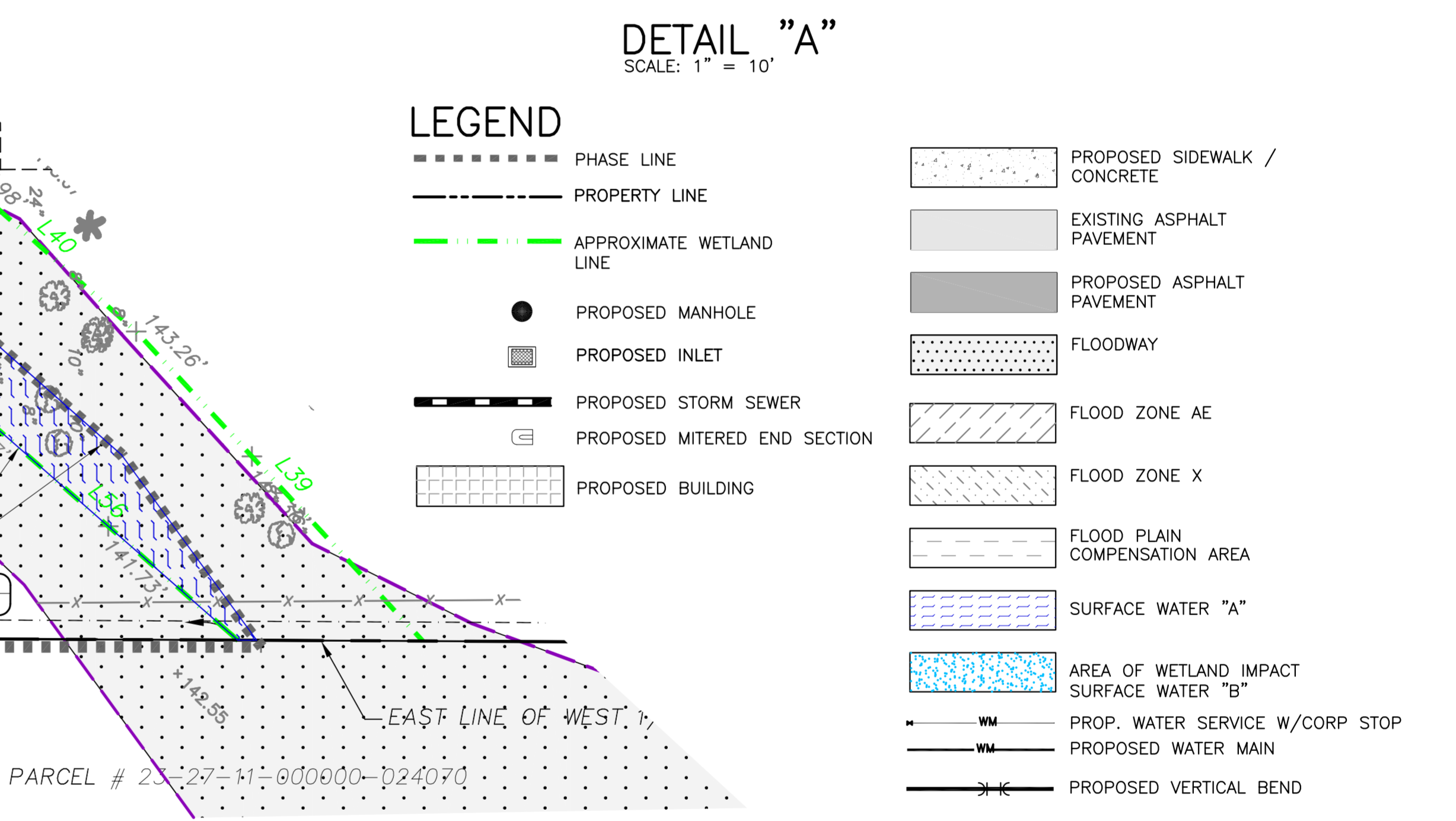
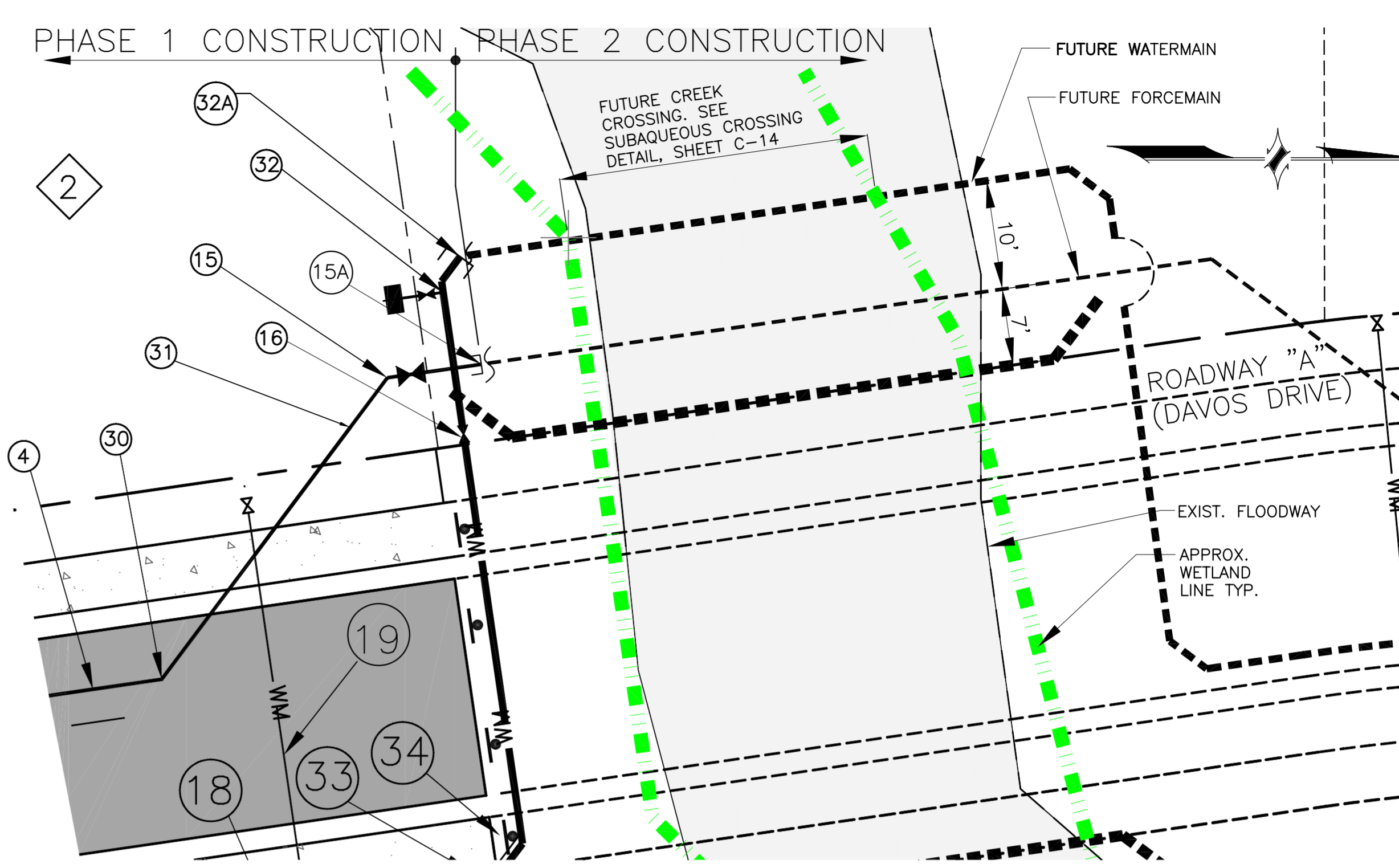
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THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY JAMES YANCEY ZINNER, PROFESSIONAL ENGINEER, ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

ISSUED FOR:		PERMITTING	BY
NO. DATE			
ISSUE DATE:	6/7/2021	NO. DATE	DESCRIPTION
REVIEWED BY:	JYZ		
DRAWN BY:	DOE		
DESIGNED BY:	DOE		
PROJECT NUMBER:		RTTR RD-2020	

SITE CONSTRUCTION PLANS		UTILITY PLAN	
PROJECT NAME:		SITE CONSTRUCTION PLANS	
PROJECT NO.:		1529 RITTER ROAD	
PROJECT ADDRESS:		LAKELAND FL 33810	
PROJECT OWNER:		JEFFREY SCALLON	
PROJECT ENGINEER:		VISCA CORPORATION INC.	
PROJECT ARCHITECT:		JIM ZINNER PE LLC	
PROJECT CONTRACTOR:		JIM ZINNER PE LLC	
PROJECT SUBCONTRACTOR:		JIM ZINNER PE LLC	
PROJECT CONSULTANT:		JIM ZINNER PE LLC	
PROJECT SPECIALIST:		JIM ZINNER PE LLC	
PROJECT DESIGNER:		JIM ZINNER PE LLC	
PROJECT CHECKER:		JIM ZINNER PE LLC	
PROJECT APPROVER:		JIM ZINNER PE LLC	

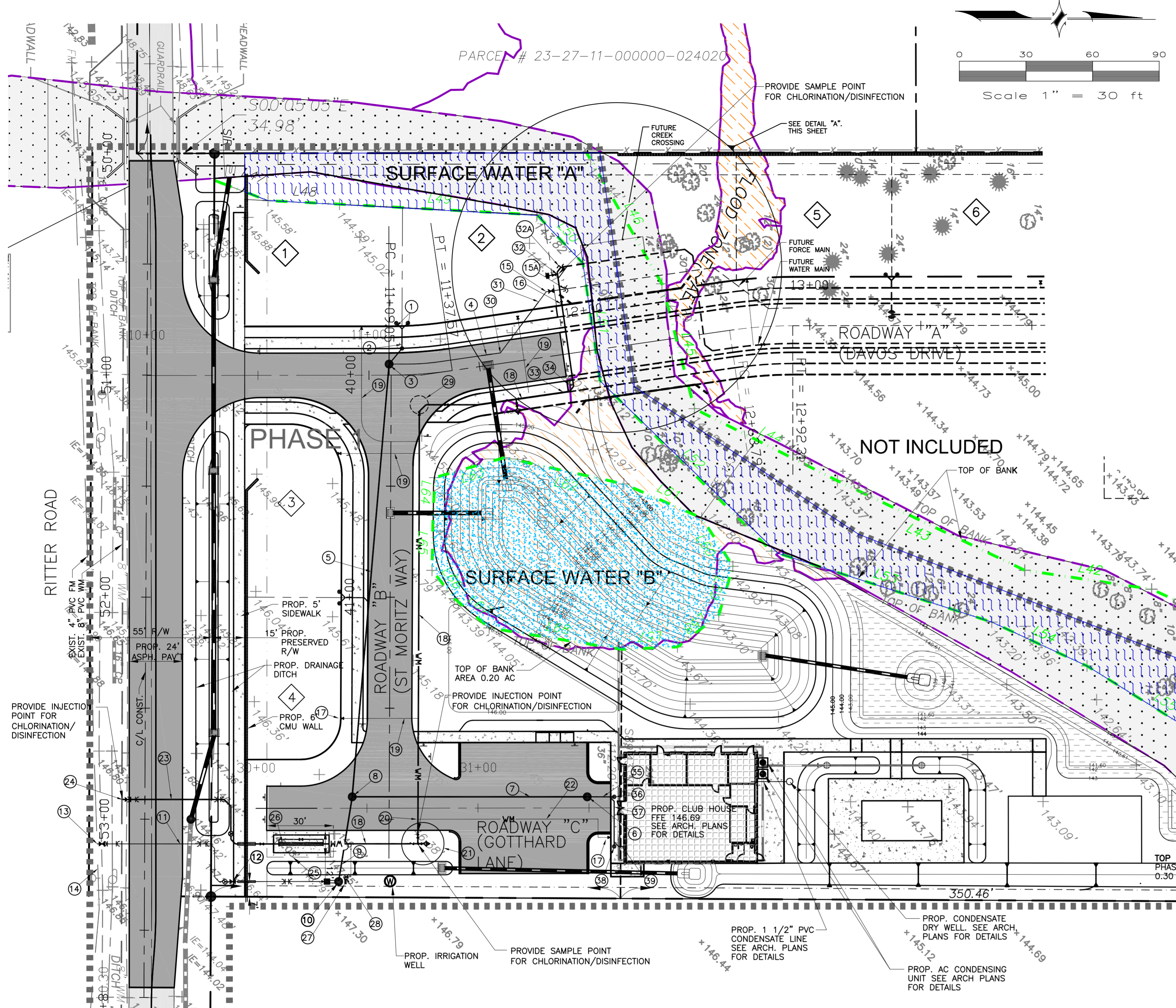
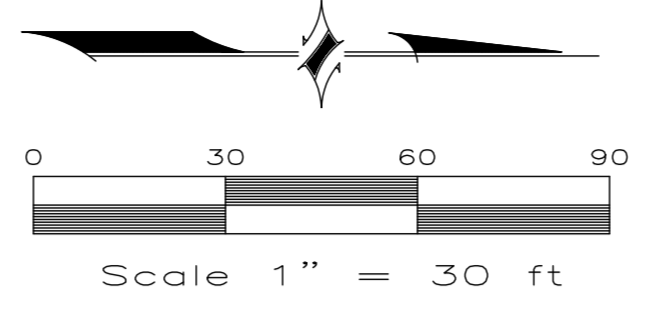
PREPARED FOR:		STATE OF FLORIDA	LICENSE NO. 4424
PREPARED BY:			
PROJECT NAME:		UTILITY PLAN	
PROJECT NO.:		C-11	
PROJECT ADDRESS:		1529 RITTER ROAD	
PROJECT OWNER:		JEFFREY SCALLON	
PROJECT ENGINEER:		VISCA CORPORATION INC.	
PROJECT ARCHITECT:		JIM ZINNER PE LLC	
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PROJECT DESIGNER:		JIM ZINNER PE LLC	
PROJECT CHECKER:		JIM ZINNER PE LLC	
PROJECT APPROVER:		JIM ZINNER PE LLC	



- 29 STA. 11+22.68, 13.84' RT. (ROADWAY "A") INSTALL 8" 2'-8" G.V. & BOX 8"x8"x8" TEE
- 30 STA. 11+60.19' 4.76' LT. (ROADWAY "A") INSTALL 4" 45° BEND
- 31 STA. 11+80.55' 25.07' LT. (ROADWAY "A") INSTALL 4" 45° BEND
- 32 STA. 11+90.72, 36.05' LT. (ROADWAY "A") INSTALL BLOWOFF ASSEMBLY, 8" 45° BEND
- 32A STA. 11+92.72, 39.07' LT. (ROADWAY "A") INSTALL 8" PLUG
- 33 STA. 11+90.67, 14.82' RT. (ROADWAY "A") INSTALL 8" 45° BEND
- 34 STA. 11+88.67, 16.82' RT. (ROADWAY "A") INSTALL 8" 45° BEND
- 35 INSTALL 12 LF 6" PVC SAN. SEW. @ 1.00% SLOPE.
- 36 INSTALL SAN. CLEANOUT TOP EL. 146.56 (MATCH FIN. GR.) INV. EL. 142.39
- 37 INSTALL 22 LF 6" PVC SAN. SEW. @ 1.00% SLOPE.
- 38 INSTALL SAN. CLEANOUT TOP EL. 147.06 (MATCH FIN. GR.) INV. EL. 142.61
- 39 INSTALL #5 LF 6" PVC SAN. SEW. @ 1.00% SLOPE. INV. EL. @ BLDG 142.66

- NOTES:
- ALL WATER AND WASTEWATER FACILITIES WILL BE PRIVATELY OWNED AND MAINTAINED
  - ALL WATER AND WASTEWATER FACILITIES SHALL BE INSTALLED IN ACCORDANCE WITH WITH PC PCU REQUIREMENTS
  - ALL WATER FACILITIES PIPING AND FITTINGS USED FOR THIS PROJECT SHALL CONFORM TO CHAPTER 4 SECTION 410 OF THE PCU STANDARDS AND SPECIFICATIONS.
  - ALL WASTEWATER FACILITIES PIPING AND FITTINGS USED FOR THIS PROJECT SHALL CONFORM TO CHAPTER 5 SECTIONS 510 AND 511 OF THE PCU STANDARDS AND SPECIFICATIONS.
  - IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL ABOVEGROUND AND BELOW GROUND FACILITIES, WHETHER ON THESE PLANS OR NOT, PRIOR TO COMMENCEMENT OF WORK. EFFECTIVE DECEMBER 1, 1993, THERE IS A STATEWIDE "ONE CALL" UTILITY LOCATION SERVICE. CONTRACTOR SHALL CALL 1-800-432-4770 48 HOURS PRIOR TO COMMENCING WORK. CONTRACTOR SHALL NOTIFY ENGINEER IF ANY CONFLICTS OCCUR SO THAT DESIGN MAY BE ADJUSTED.

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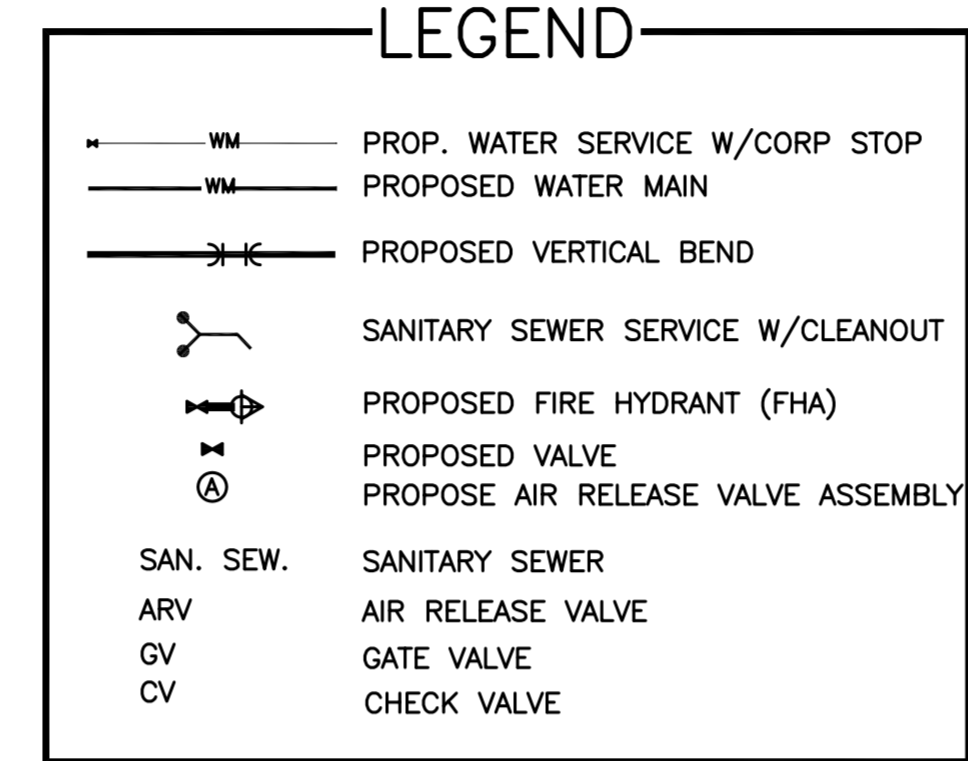
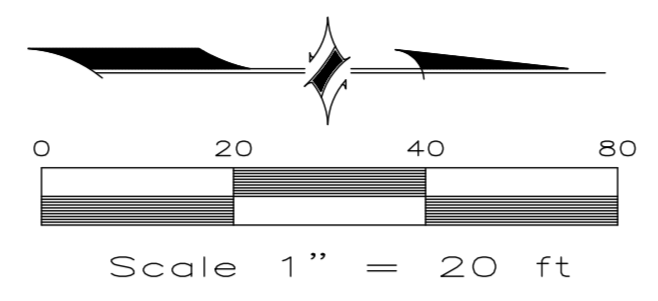
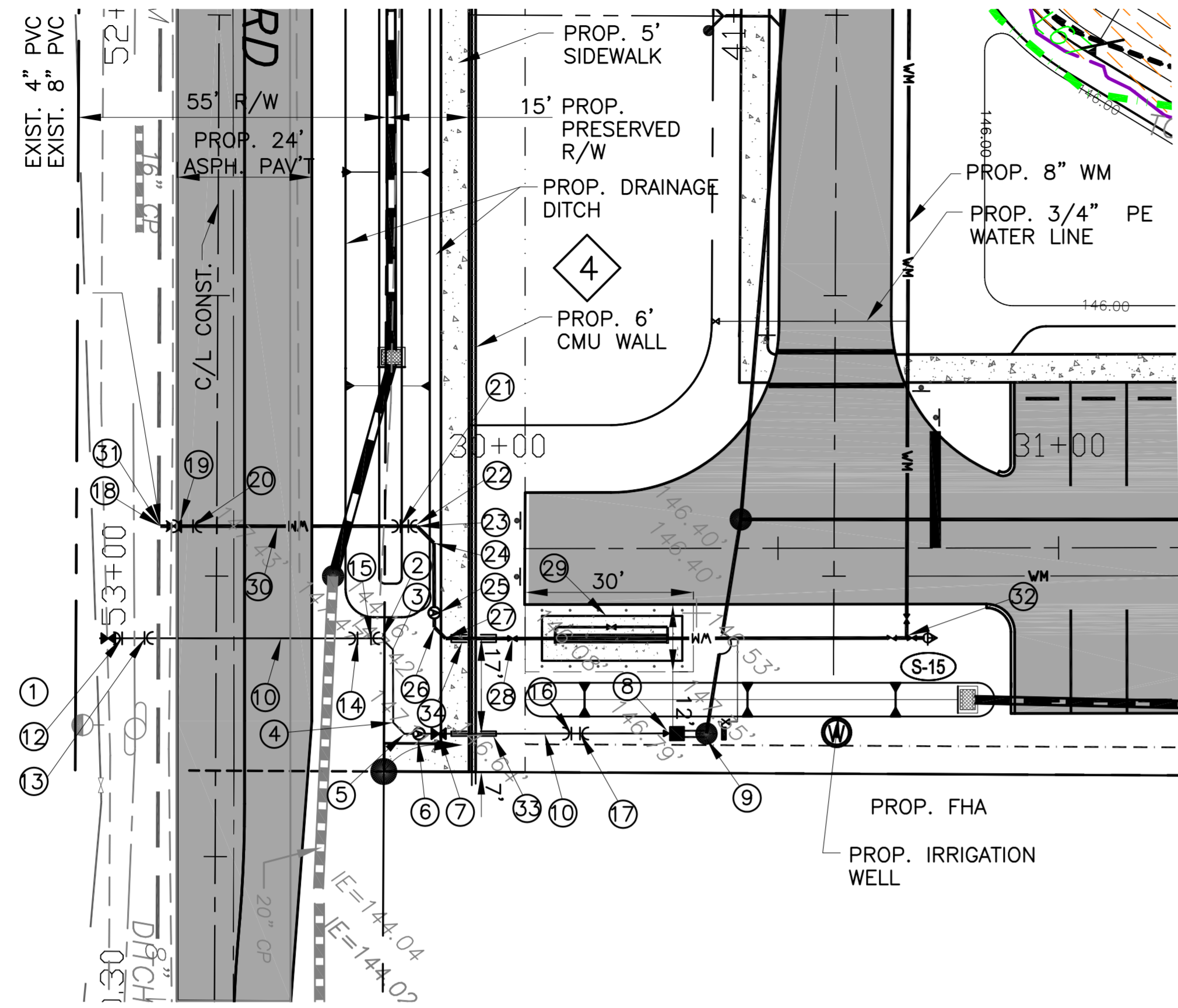


- 1 INSTALL SAN. C.O. @ PROPERTY LINE. PROVIDE 3' COVER TYP.
- 2 INSTALL 6" PVC SAN. SEW. SERVICE @ 1.00% SLOPE TYP.
- 3 SMH-1 STA. 11+09.05, 5.00' LT. (ROADWAY "A") INSTALL SAN. MH TOP EL. 146.22 (MATCH FIN. GR.) INV. N. 141.87 (4" FM) INV. W. 141.69 (8" SAN. SEW.) INV. W. 141.79 (6" SAN. SEW.)
- 4 INSTALL 90 LF 4" PVC FM. CONNECT TO SAN. MH. SEE FM CONNECTION DETAIL.
- 5 INSTALL 196 LF 8" PVC SAN. SEW. @ 0.40% SLOPE.
- 6 SMH-3 STA. 31+49.21, 5.00' LT. (ROADWAY "C") INSTALL SAN. MH TOP EL. 146.50 (MATCH FIN. GR.) INV. S. 142.27 INV. N. 142.17
- 7 INSTALL 106 LF 8" PVC SAN. SEW. @ 0.40% SLOPE.
- 8 SMH-2 STA. 30+43.38, 5.16' LT. (ROADWAY "C") INSTALL SAN. MH TOP EL. 146.21 (MATCH FIN. GR.) INV. W. 141.01 INV. SE. 140.91 INV. N. 141.57
- 9 INSTALL 39 LF 8" PVC SAN. SEW. @ 0.40% SLOPE.
- 10 STA. 30+37.21, 33.00' RT. (ROADWAY C) PROP. SAN. PUMP STATION SEE SHEET C-12 AND C-13 FOR DETAILS
- 11 INSTALL 117 LF 4" PVC SAN. FM. CONTRACTOR SHALL OPEN CUT RITTER ROAD IN ORDER TO INSTALL THE FM. RESTORE PAV'T PER POLK COUNTY STANDARDS.
- 12 INSTALL 4" CV & BOX
- 13 STA. 53+11.20, 21.40' RT (RITTER RD.) INSTALL 4"x4" TAPPING VALVE AND SLEEVE. CONTRACTOR SHALL COORDINATE THE TAP WITH POLK COUNTY UTILITIES DEPT.
- 14 EXIST. 4" FM
- 15 STA. 11+84.55, 29.06' LT. (ROADWAY "A") INSTALL 4" 45° BEND, 4" GV & BOX
- 15A STA. 11+92.22, 29.05' LT. INSTALL PLUG FOR FUTURE CONNECTION.
- 16 STA. 11+90.71, 22.97' LT. (ROADWAY "A") INSTALL 8" GV & BOX
- 17 NOT USED
- 18 INSTALL 8" PVC (C900) WATER MAIN RESTRAIN AS REQ'D. SEE DETAIL, SHEET C-14
- 19 INSTALL 3/4" P.E. WATER SERVICE WITH CORP STOP TYP.
- 20 INSTALL 2"x8" SERVICE SADDLE W/ CORP STOP
- 21 STA. 30+73.89, 16.02' RT. (ROADWAY "C") INSTALL 3"-8" GV & BOX AND FHA
- 22 INSTALL 2" PVC WATER LINE. (SERVICE TO BLDG)
- 23 INSTALL 86 LF 8" (C900) PVC WATER MAIN. CONTRACTOR SHALL OPEN CUT RITTER ROAD IN ORDER TO INSTALL THE WATER MAIN. RESTORE PAV'T PER POLK COUNTY STANDARDS.
- 24 STA. 52+91.14, 10.07' RT. (RITTER RD) INSTALL 8"x8" TAPPING VALVE AND SLEEVE. CONTRACTOR SHALL COORDINATE THE TAP WITH POLK COUNTY UTILITIES DEPT.
- 25 PROP. 30"x12" MASTER WATER METER EASEMENT
- 26 PROP. 8" MASTER WATER METER
- 27 PROP. CONTROL PANEL
- 28 PROP. HOSE BIB, SEE SHEET C-3 FOR DETAILS

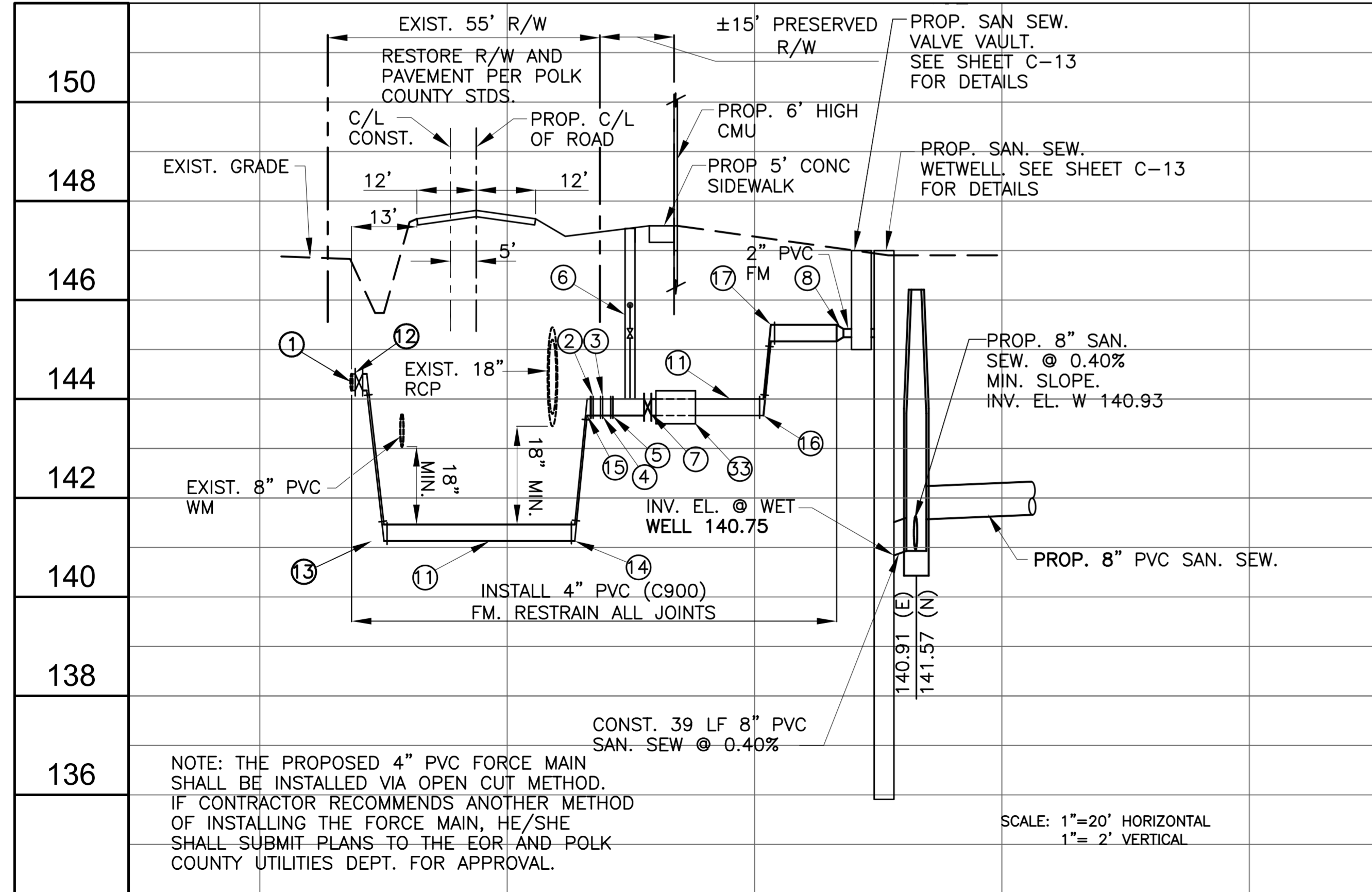
GENERAL NOTES:

- THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN EXCAVATING IN PROXIMITY OF WATER MAINS, WASTEWATER FORCE MAINS, GRAVITY MAINS AND RECLAIMED WATER MAINS. MANHOLE LOCATIONS SHOWN ON PLANS ARE NOT EXACT OR GUARANTEED. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING EXISTING UTILITY LOCATIONS.
- THE PCU BASE-1 DISPATCH OPERATOR (863-534-7351) SHALL BE NOTIFIED BY THE CONTRACTOR FOR PIPE EMERGENCIES.
- MAKE TEMPORARY CONNECTIONS TO AN EXISTING POTABLE WATER SOURCE. FLUSH OUT NEW WATER MAIN WITH POTABLE WATER. USE "JUMPER" ASSEMBLY WITH A CROSS CONNECTION CONTROL ASSEMBLY TO MAKE TEMPORARY CONNECTIONS TO AN EXISTING WATER SOURCE.
- ALL EXISTING WATER, FORCE, GRAVITY AND RECLAIMED WATER MAINS AND OTHER FACILITIES WITHIN THE LIMITS OF THE PROJECT SHALL BE SUPPORTED AND PROTECTED AGAINST DAMAGE DURING CONSTRUCTION.
- ALL EXISTING AND NEW PCU VALVES, VALVE BOXES, ARV'S, FIRE HYDRANTS AND MANHOLES SHALL BE PROTECTED AND ADJUSTED TO FINISHED GRADES AS SHOWN ON THE DRAWINGS. ALL EXISTING ABOVE GROUND VALVES SHALL BE RELOCATED, AS REQUIRED.
- PCU SHALL BE NOTIFIED AT LEAST FIVE (5) DAYS PRIOR TO ANY CONSTRUCTION ACTIVITY WITHIN PROXIMITY OF ITS FACILITIES.
- THE CONTRACTOR SHALL IMMEDIATELY CONTACT PCU AND REPAIR ALL DAMAGES TO PCU'S MAINS AND FACILITIES AT THE CONTRACTOR'S EXPENSE. IF THE REPAIR IS NOT MADE IN A TIMELY MANNER, AS DETERMINED BY PCU, PCU MAY PERFORM REQUIRED REPAIRS AND CLEANUP. THE CONTRACTOR WILL BE CHARGED FOR ALL EXPENSES ASSOCIATED WITH THE REPAIR.
- ONLY PCU STAFF SHALL OPERATE WATER, WASTEWATER, AND RECLAIMED WATER VALVES. THE CONTRACTOR SHALL COORDINATE VALVE OPERATION WITH THE PCU INSPECTOR.
- THE CONTRACTOR SHALL COORDINATE ALL LIFT STATION OPERATION AND SHUT DOWN CONTROL WITH THE PCU INSPECTOR. THE CONTRACTOR SHALL PROVIDE FOR BYPASSING AND/OR HOLDING OF WASTEWATER DURING THE INTERRUPTION OF FLOWS AND CONNECTIONS WITH EXISTING WASTEWATER SYSTEMS.
- ALL NEW VALVES BEING INSTALLED SHALL REMAIN CLOSED DURING CONSTRUCTION. KEEP VALVES ON ALL WET TAPS CLOSED UNTIL CLEARED BY FDEP/FDOP.
- THE UTILITY IMPROVEMENTS AND ADJUSTMENTS SHOWN ON THESE PLANS ARE INTENDED TO MAINTAIN THE INTEGRITY OF THE PCU WATER, WASTEWATER AND RECLAIMED WATER SYSTEMS. ALL MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE UTILITY STANDARDS AND SPECIFICATIONS MANUAL. THE PLANS DO NOT INCLUDE WORK PERFORMED ON OR FOR UTILITY SYSTEMS OWNED BY OTHERS, UNLESS STATED OTHERWISE ON THE PLANS.
- DO NOT OPEN ANY VALVES THAT DIRECTLY CONNECTS ANY PROPOSED WATER MAINS TO ANY EXISTING MAINS UNLESS CLEARED BY BOTH FDEP/FDOP & PCU.
- DURABLE COLORED PLASTIC CURB MARKERS, AS SPECIFIED WITHIN THE APPROPRIATE APPROVED MATERIALS CHECKLIST AND THE APPROPRIATE SECTIONS OF THE MANUAL, SHALL BE SECURELY ATTACHED IN INCHES FROM THE TOP OF CURB, OR IN THE EDGE OF PAVEMENT WHERE CURBING IS NOT PRESENT, IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS SO THAT ALL SERVICES AND VALVES ARE ACCURATELY LOCATED.

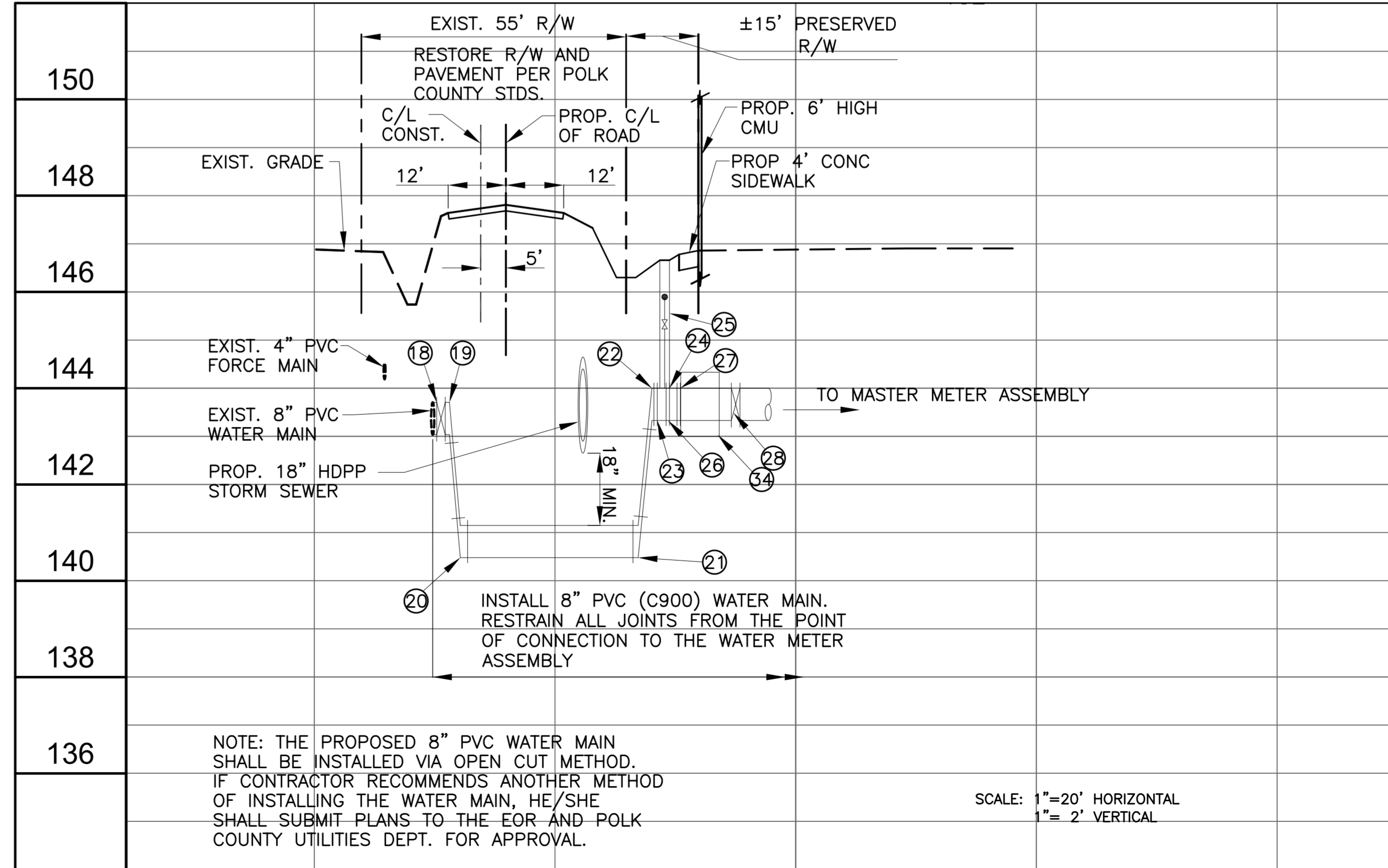
GENERAL NOTES FIGURE GR-22 DECEMBER, 2010



- ① STA. 53+11.20, 21.40' RT. INSTALL 4" TAPPING VALVE AND SLEEVE
- ② STA. 53+10.95, 29.44' LT. INSTALL 4" 45° BEND
- ③ STA. 53+12.94, 31.46' LT. INSTALL 4" 45° BEND
- ④ STA. 53+25.96, 31.59' LT. INSTALL 4" 45° BEND
- ⑤ STA. 53+27.95, 33.61' LT. INSTALL 4" 45° BEND
- ⑥ STA. 53+27.93, 36.19' LT. INSTALL ARV AND VAULT
- ⑦ STA. 53+27.91, 39.84' LT. INSTALL 4" C.V. AND BOX
- ⑧ STA. 53+27.66, 78.16' LT. INSTALL 2"x4" REDUCER
- ⑨ STA. 53+27.65, 87.41' LT. INSTALL WETWELL. SEE SHEET C-13 FOR DETAILS.
- ⑩ INSTALL 114 LF 4" PVC (C900) FM. RESTRAIN ALL JOINTS
- ⑪ INSTALL 4" PVC (C900). RESTRAIN ALL JOINTS.
- ⑫ STA. 53+11.19, 20.17' RT. INSTALL 4" 45° BEND
- ⑬ STA. 53+11.15, 10.83' LT. INSTALL 4" 45° BEND
- ⑭ STA. 53+10.97, 25.15' LT. INSTALL 4" 45° BEND
- ⑮ STA. 53+10.96, 27.65' LT. INSTALL 4" 45° BEND
- ⑯ STA. 53+27.74, 63.41' LT. INSTALL 4" 45° BEND
- ⑰ STA. 53+27.74, 64.88' LT. INSTALL 4" 45° BEND
- ⑱ STA. 52+91.14, 10.07' RT. INSTALL 8"x8" TAPPING VALVE AND SLEEVE
- ⑲ STA. 52+91.13, 6.84' RT. INSTALL 8" 45° BEND
- ⑳ STA. 52+91.12, 4.20' RT. INSTALL 8" 45° BEND
- ㉑ STA. 52+90.94, 32.17' LT. INSTALL 8" 45° BEND
- ㉒ STA. 52+90.93, 35.61' LT. INSTALL 8" 45° BEND
- ㉓ STA. 52+90.93, 35.66' LT. INSTALL 8" 45° BEND
- ㉔ STA. 52+93.91, 38.69' LT. INSTALL 8" 45° BEND
- ㉕ STA. 53+06.34, 38.81' LT. INSTALL ARV AND VAULT
- ㉖ STA. 53+08.94, 38.84' LT. INSTALL 8" 45° BEND
- ㉗ STA. 53+10.92, 40.86' LT. INSTALL 8" 45° BEND
- ㉘ STA. 53+10.84, 52.77' LT. INSTALL 8" GV AND BOX
- ㉙ INSTALL 8" MASTER METER ASSEMBLY
- ㉚ INSTALL ±95 LF 8" (C900) WATER MAIN. RESTRAIN ALL JOINTS FROM THE POINT OF CONNECTION TO THE MASTER METER ASSEMBLY.
- ㉛ PROVIDE INJECTION POINT FOR CHLORINATION/DISINFECTION
- ㉜ PROVIDE SAMPLE POINT FOR CHLORINATION/DISINFECTION
- ㉝ INSTALL 8 LF 10" STL. CASING, 0.188" WALL THICKNESS, ENDS SEALED. TOP OF CASING EL. 144.17. CASING SHALL BE CENTERED UNDER CMU WALL.
- ㉞ INSTALL 8 LF 16" STL. CASING, 0.281" WALL THICKNESS, ENDS SEALED. TOP OF CASING EL. 144.17. CASING SHALL BE CENTERED UNDER CMU WALL.



**FORCE MAIN CONNECTION DETAIL**



**WATER MAIN CONNECTION DETAIL**

ISSUED FOR: PERMITTING

PROJECT NAME: SITE CONSTRUCTION PLANS FOR SWISS VALLEY ESTATES, 1529 RITTER ROAD, LAKELAND FL 33810

PROJECT NUMBER: RITTER RD, 2020

ISSUE DATE: 6/4/2021

REVIEWED BY: JYZ

DRAWN BY: DOE

DESIGNED BY: DOE

NO. DATE DESCRIPTION

PREPARED BY: JIM ZINNER, P.E., LICENSE NO. 4421

JEFFREY SCALLON, VISCA CORPORATION INC., 110 NORTH WHEELER STREET, SUITE 10, TAMPA, FL 33606, 813-988-9388

STATE OF FLORIDA PROFESSIONAL ENGINEER

SHEET C-11A

FLOW GENERATION  
 FLOWS FROM 42 DWELLING UNITS = (180 GPD)(42 UNITS) = 7,560 GPD  
 TOTAL AVERAGE DAILY FLOW = 7,560 GPD  
 PEAK FACTOR = 4  
 PEAK FLOW = (4)(7,560 GPD) = 30,240 GPD OR 21 GPM

- B. PEAK HOUR FLOW (PEAK FACTOR =  $\frac{4}{1440}$  PER UTILITY TECHNICAL MANUAL)  
 $\text{ADF} \times \text{PEAK FACTOR} = \frac{(7,650) \times (4)}{1440} = 21$  G.P.M.
- C. DESIGN MINIMUM FLOW:  
 $\text{ADF} \times 0.20 = \frac{(7,650) \times 0.20}{1440} = 1.06$  G.P.M.
- D. MINIMUM REQUIRED PUMP CAPACITY = 80 G.P.M.
- E. MINIMUM VELOCITY IN FORCE MAIN = 2 FEET/SECOND

**WETWELL DESIGN (DUPLIX SYSTEM)**

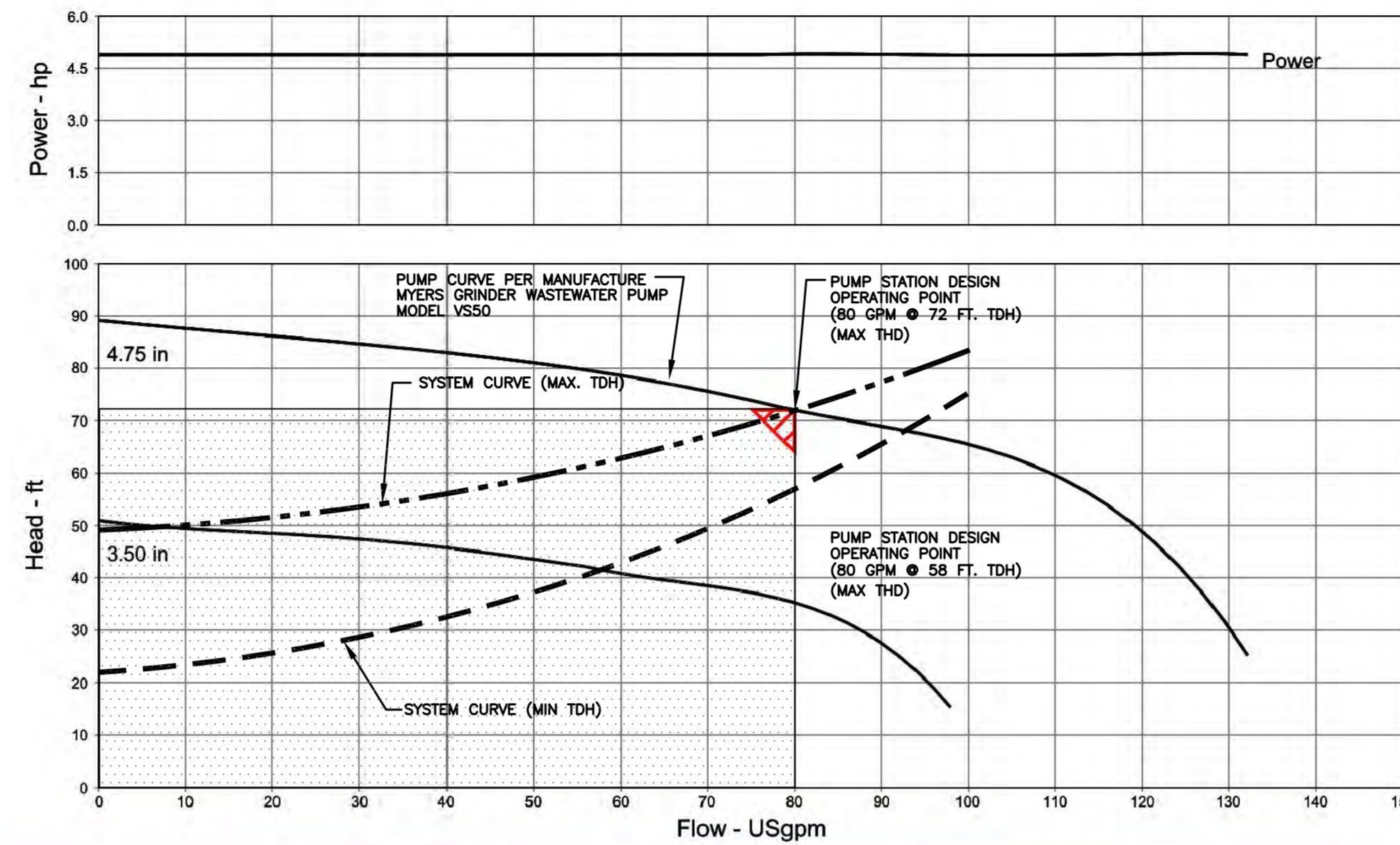
- A. DESIGN CRITERIA:
- \*MAXIMUM PUMP MOTOR CYCLE RATE = 6 STARTS PER HOUR
  - MAXIMUM DETENTION TIME AT MINIMUM FLOW = 30 MINUTES
- \*NOTE: IT IS THE DESIGN ENGINEER'S RESPONSIBILITY TO ENSURE THE PUMP MANUFACTURER'S STARTS PER HOUR ARE NOT EXCEEDED WHEN BOTH PUMPS ARE OPERATIONAL.
- B. PUMP CONTROL LEVEL SETTINGS:
- PUMP CYCLING RATES ARE AT A MAXIMUM WHEN INFLOW EQUALS ONE-HALF THE DESIGN PUMPING RATE OF  $\frac{80}{2} = 40$  G.P.M.
  - WETWELL VOLUME REQUIRED BETWEEN LEAD PUMP START AND PUMP SHUT OFF LEVEL =  
 $V = \frac{\text{CYCLE PERIOD} \times (1/2) \text{ PUMP RATE}}{4}$   
 $V = \frac{10 \text{ MIN.} \times 1/2 (80) \text{ G.P.M.}}{4} = 100$  GALLONS
  - WETWELL DIAMETER (D) = 4 FEET  
 WETWELL VOLUME =  $\frac{\pi(D)^2 \times 1 \text{ ft} \times 7.48 \text{ GAL./C.F.}}{4} = \frac{7.48(\pi)(4)^2}{4} = 94.01$  GALS./FT.DEPTH
  - WETWELL LEVEL CHANGE BETWEEN PUMP STOP AND LEAD PUMP START =  $\frac{94.01}{(94-82)} = \frac{94.01}{12} = 7.83$  (FT.) DESIGN FOR: 12.00 INCHES
  - CONTROL ELEVATIONS:  
 BOTTOM ELEV. 136.25  
 ALL PUMPS OFF ELEV. 137.75  
 LEAD PUMP ON ELEV. 138.75  
 LAG PUMP ON ELEV. 139.75  
 HIGH WATER ALARM ELEV. 140.25  
 INFLUENT INVERT ELEV. 140.75  
 TOP OF SLAB ELEV. 137.20

**SYSTEM CURVE CALCULATIONS**

- A. FRICTION LOSS:
1. PUMPING STATION PIPING
- | ITEM                    | SIZE (INCHES) | QUANTITY | FRICTION LOSS (eq.) | TOTAL |
|-------------------------|---------------|----------|---------------------|-------|
| a. TEE                  | 2             | 1        | 12                  | 12    |
| b. 90° ELBOW            | 2             | 8        | 5.5                 | 44    |
| c. CHECK VALVE          | 2             | 2        | 1.25                | 2.5   |
| d. GATE VALVE           | 2             | 2        | 1.25                | 2.5   |
| e. SIDE OUTLET CROSS    |               |          |                     |       |
| f. WYE                  | 2x4           | 1        | 2                   | 2     |
| g. OTHER: REDUCER       |               |          |                     |       |
|                         |               |          | TOTAL               | 63    |
| 2 (825) PVC PIPE LENGTH |               |          |                     | 25    |
| TOTAL EQUIVALENT LENGTH |               |          |                     | 88    |
2. FORCE MAIN PIPING:
- | ITEM                    | SIZE (INCHES) | QUANTITY | FRICTION LOSS (eq.) | TOTAL |
|-------------------------|---------------|----------|---------------------|-------|
| a. TEE                  |               |          |                     |       |
| b. 90° ELBOW            | 4             | 1        | 2.5                 | 2.5   |
| c. CHECK VALVE          | 4             | 1        | 2.5                 | 2.5   |
| d. GATE VALVE           | 4             |          |                     |       |
| e. SIDE OUTLET CROSS    |               |          |                     |       |
| f. WYE                  | 4             | 10       | 5                   | 50    |
| g. OTHER: 45° BEND      |               |          |                     |       |
|                         |               |          | TOTAL               | 55    |
| 4 (525) PVC PIPE LENGTH |               |          |                     | 114   |
| TOTAL EQUIVALENT LENGTH |               |          |                     | 169   |
- B. STATIC HEAD:  
 1. PIPE CENTER LINE AT DISCHARGE POINT = ELEV. 144.00 FT.  
 2. LOW WATER LEVEL (ALL PUMPS OFF) = ELEV. 137.75 FT.  
 3. TOTAL STATIC HEAD (B1-B2) = 6.25 FT.
- C. PRESSURE AT POINT OF CONNECTION: = 19 P.S.I. MAX.

**SYSTEM vs. PUMP PERFORMANCE CURVE**

PUMP MANUFACTURER: MYERS	PUMP MODEL: VS50	RPM: 3500	HP: 4.91
GPM: 80	TDH: 72 FT	IMPELLER DIA./NO.: 4.75"	PHASE: 1 PHASE
		VOLTS: 230	AMPS:



Item number	: Default	Size	: Myers - VS50(1PH)	Flow, rated	: 80.00 USgpm
Service	: 1	Stages	: 1	Head, rated	: 72.00 ft
Quantity	: 1	Speed	: 3500 rpm	NPSH required	: -
Quote number	: SUB_G_O_AH_00010_C_2	Based on curve number	: Rev 2016-12-07	Fluid density	: 1.000 / 1.000 SG
Date last saved	: 11 Feb 2021 11:42 AM	Efficiency	: 4.91 hp	Viscosity	: 1.00 cP
		Power, rated		Cp/Ch/Ce/Cr [ANSI/HI 9.6.7-2010]	: 1.00 / 1.00 / 1.00 / 1.00

**PRESSURE AT POINT OF CONNECTION**

16.1 TDH (ft) 7

Head (ft) = (Pressure (psi) X 2.3)

Pipe Head Loss Calculation Based on Hazen-Williams Equation:  
 $Q = 0.006756 \cdot C \cdot D^{2.63} \cdot H^{0.54}$

Q = Discharge in gallons per minute, gpm  
 D = Pipe diameter in inches, in = 100  
 C = Coefficient for aged pipe = 100  
 H = Head loss per 1000 ft. of pipe

**SYSTEM CURVE CALCULATIONS**

Q(GPM)	0	10	20	30	40	50	60	70	80	90	100	110	120	130
Friction Loss	0.00	0.47	1.69	3.58	6.10	9.22	12.91	17.18	21.99	27.34	33.23	39.63	46.56	53.99
Static Head	6.25	6.25	6.25	6.25	6.25	6.25	6.25	6.25	6.25	6.25	6.25	6.25	6.25	6.25
Design Pressure	16.10	16.10	16.10	16.10	16.10	16.10	16.10	16.10	16.10	16.10	16.10	16.10	16.10	16.10
Total Head (FT)	22.35	22.82	24.04	25.93	28.45	31.57	35.26	39.53	44.34	49.69	55.58	61.98	68.91	76.34

V=Q/A f/s = 8.2 80 gpm / 0.0218 ft^2 Velocity check based on flow generation. 2"

V=Q/A f/s = 2.0 80 gpm / 0.0872 ft^2 Velocity check based on flow generation. 4"

**SYSTEM HEAD COMPUTATION - TOTAL LOSSES IN FEET (MAX. TDH)**

Q(GPM)	0	10	20	30	40	50	60	70	80	90	100	110	120	130
Friction Loss	0.00	0.47	1.69	3.58	6.10	9.22	12.91	17.18	21.99	27.34	33.23	39.63	46.56	53.99
Static Head	6.25	6.25	6.25	6.25	6.25	6.25	6.25	6.25	6.25	6.25	6.25	6.25	6.25	6.25
Design Pressure	16.10	16.10	16.10	16.10	16.10	16.10	16.10	16.10	16.10	16.10	16.10	16.10	16.10	16.10
Total Head (FT)	22.35	22.82	24.04	25.93	28.45	31.57	35.26	39.53	44.34	49.69	55.58	61.98	68.91	76.34

V=Q/A f/s = 8.2 80 gpm / 0.0218 ft^2 Velocity check based on flow generation. 2"

V=Q/A f/s = 2.0 80 gpm / 0.0872 ft^2 Velocity check based on flow generation. 4"

**SYSTEM HEAD COMPUTATION - TOTAL LOSSES IN FEET (MIN.. TDH)**

Q(GPM)	0	10	20	30	40	50	60	70	80	90	100	110	120	130
Friction Loss	0.00	0.47	1.69	3.58	6.10	9.22	12.91	17.18	21.99	27.34	33.23	39.63	46.56	53.99
Static Head	6.25	6.25	6.25	6.25	6.25	6.25	6.25	6.25	6.25	6.25	6.25	6.25	6.25	6.25
Design Pressure	16.10	16.10	16.10	16.10	16.10	16.10	16.10	16.10	16.10	16.10	16.10	16.10	16.10	16.10
Total Head (FT)	22.35	22.82	24.04	25.93	28.45	31.57	35.26	39.53	44.34	49.69	55.58	61.98	68.91	76.34

V=Q/A f/s = 8.2 80 gpm / 0.0218 ft^2 Velocity check based on flow generation. 2"

V=Q/A f/s = 2.0 80 gpm / 0.0872 ft^2 Velocity check based on flow generation. 4"

Custom Pump & Controls, Inc. Project:  
 Package Lift Station Engineer:  
 Flotation Calculations Date:

Basin Dia.	48"
Basin Depth	132"
Anti Float Ring	3"

Unit Weight	Quan	Total	
Aluminum Cover	85 lb	1	85 lb
Fiberglass Wet Well	518 lb	1	518 lb
Pump Model VS50	not included	2	
Base Elbow	100 lb	2	200 lb
Guide Rails (1-1/4" dia.)	2.3 lb/ft	43'	97.7 lb
Hold Down Rails (3/4" dia.)	1.1 lb/ft	21'	23.7 lb
Discharge Pipe (2" Sched 40 PVC)	2.1 lb/ft	10'	21. lb
Cable Rack	5 lb	1	5 lb

Downward Force: 950.4 lb

Net Downward Force: 950.4 lb

Basin Capacity: 1034 gal 8.3 lb/gal 8,612.9 lb

Upward Force: 8,612.9 lb

Net Upward Force: 7,662.5 lb

Effective Weight of Concrete per CY: 2,365.2 lb

Service Factor: 1.10

Cubic Yards of Concrete Required at 1.1 S.F. 3.6 CY

Note: Saturated Soil calculation is based on the area of the float ring minus the area of the basin times the height of the basin converted to cubic feet and multiplied by the weight of saturated soil (120 lbs/CF).  
 Normally, a station will not require concrete ballast once it is installed and the saturated soil can hold it in place.  
 However, while the unit is being installed concrete ballast may be required.

**FLOTATION CALCULATIONS**

ISSUED FOR: PERMITTING

PROJECT NAME: SWISS VALLEY ESTATES  
 1529 RITTER ROAD  
 LAKELAND FL 33810

ISSUE DATE: 6/4/2021  
 REVIEWED BY: JYZ  
 DRAWN BY: DGE  
 DESIGNED BY: DGE  
 PROJECT NUMBER: RITTER RD-2020

JEFFREY SCALLON  
 VISCA CORPORATION INC.  
 JIM ZINNER PE LLC  
 JAMES YANCY P.E.  
 110 NORTH WHEELER STREET, SUITE 10  
 TAMPA, FLORIDA 33604  
 (813) 484-9368  
 jim@visca.com

PREPARED FOR: JIM ZINNER PE LLC  
 PREPARED BY: JAMES YANCY P.E.

PROFESSIONAL ENGINEER  
 STATE OF FLORIDA  
 LICENSE NO. 44212  
 JAMES YANCY P.E.

SHEET C-12

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY JAMES YANCY ZINNER, PROFESSIONAL ENGINEER, ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



# SPECIFICATIONS

## DESIGN CONDITIONS

MODEL	VS50	H.P.	4.91
VOLT	230	PHASE	1
DISCHARGE	2"	IMPELLER	4.50"
GPM	80	TDH	72 FT

**PUMP MODEL** - PUMP SHALL BE OF THE CENTRIFUGAL TYPE MYERS MODEL VS50 OR EQUAL WITH AN INTEGRALLY BUILT-IN GRINDER UNIT AND SUBMERSIBLE TYPE MOTOR. DISCHARGE SHALL BE STANDARD 2" FLANGE.

**OPERATING CONDITIONS** - PUMP SHALL HAVE A CAPACITY OF 80 GPM AT A TOTAL HEAD OF 72 FEET AND SHALL USE A 4.91 HP MOTOR OPERATING AT 3500 RPM.

**MOTOR** - PUMP MOTOR SHALL BE OF THE TOTALLY ENCLOSED, SUBMERSIBLE, SQUIRREL CAGE INDUCTION TYPE RATED 5 HORSEPOWER AT 3500 RPM, 60 HZ.

MOTOR SHALL BE FOR SINGLE PHASE 230 VOLTS X OR THREE PHASE 200 VOLTS, 230 VOLTS, 460 VOLTS OR 575 VOLTS. SINGLE PHASE MOTORS SHALL BE OF CAPACITOR START, CAPACITOR RUN, NEMA L TYPE. THREE-PHASE MOTORS SHALL BE NEMA B TYPE.

STATOR WINDING SHALL BE OF THE OPEN TYPE WITH CLASS F INSULATION GOOD FOR 155°C (311°F) MAXIMUM OPERATING TEMPERATURE. WINDING HOUSING SHALL BE FILLED WITH A CLEAN HIGH DIELECTRIC OIL THAT LUBRICATES BEARINGS AND SEALS AND TRANSFERS HEAT FROM WINDINGS AND ROTOR TO OUTER SHELL AIR-FILLED MOTORS, WHICH DO NOT HAVE THE SUPERIOR HEAT DISSIPATING CAPABILITIES OF OIL-FILLED MOTORS, SHALL NOT BE CONSIDERED EQUAL.

MOTOR SHALL HAVE TWO HEAVY DUTY BALL BEARINGS TO SUPPORT PUMP SHAFT AND TAKE RADIAL AND THRUST LOADS AND A SLEEVE GUIDE BUSHING DIRECTLY ABOVE THE LOWER SEAL. THE CHAMBER SHALL CAUSE A RED LIGHT TO BE DESIGNED FOR 50,000 HOURS. STATOR SHALL BE HEAT SHRUNK INTO MOTOR HOUSING.

A HEAT SENSOR THERMOSTAT SHALL BE ATTACHED TO TOP END OF MOTOR WINDING AND SHALL BE CONNECTED IN SERIES WITH THE MAGNETIC CONTACTOR COIL IN CONTROL BOX TO STOP MOTOR IF MOTOR WINDING TEMPERATURE REACHES 221°F. THERMOSTAT TO RESET AUTOMATICALLY WHEN MOTOR COOLS. THREE HEAT SENSORS SHALL BE USED ON THREE-PHASE MOTORS.

THE COMMON MOTOR PUMP AND GRINDER SHAFT SHALL BE OF #416 STAINLESS STEEL THREADED TO TAKE PUMP IMPELLER AND GRINDER IMPELLER.

**SEALS** - MOTOR SHALL BE PROTECTED BY TWO MECHANICAL SEALS MOUNTED IN TANDEM WITH A SEAL CHAMBER BETWEEN THE SEALS. SEAL CHAMBER SHALL BE OIL FILLED TO LUBRICATE SEAL FACE AND TO TRANSMIT HEAT FROM SHAFT TO OUTER SHELL.

SEAL FACE SHALL BE CARBON AND LAPPED TO A FLATNESS OF ONE LIGHT BAND. LOWER SEAL FACES SHALL BE X CARBIDE (OPTIONAL).

A DOUBLE ELECTRODE SHALL BE MOUNTED IN THE SEAL CHAMBER TO DETECT ANY WATER ENTERING THE CHAMBER THROUGH THE LOWER SEAL. WATER IN THE CHAMBER SHALL CAUSE A RED LIGHT TO TURN ON AT THE CONTROL BOX. THIS SIGNAL SHALL NOT STOP MOTOR BUT SHALL ACT AS A WARNING ONLY, INDICATING SERVICE IS REQUIRED.

**PUMP IMPELLER** - THE PUMP IMPELLER SHALL BE OF THE SEMI-OPEN TYPE. IMPELLER SHALL BE OF 316 SST AND SHALL BE THREADED ONTO STAINLESS STEEL SHAFT.

**GRINDER MECHANISM** - THE STATIONARY CUTTER SHALL BE CIRCULAR IN DESIGN AND CONTAIN EVENLY SPACED CUTTING SLOTS THAT EXTEND OUTWARDS FROM THE INLET OF THE PUMP. THE SLOTS ARE TAPERED INWARD TOWARD THE INLET TO HELP DIRECT SLURRY THROUGH THE CUTTING SLOTS INTO THE PUMP. THE SLOTS ARE TO BE ANGLED, OR UNDERCUT, TO HELP MAINTAIN A SHARP AXIAL CUTTING EDGE, EVEN AS THE AXIAL FACE WEARS DURING USE. THE STATIONARY CUTTER SHALL BE PRESSED INTO THE SUCTION OPENING OF THE VOLUTE AND HELD IN PLACE BY FOUR 300 SERIES STAINLESS STEEL SCREWS. THE STATIONARY CUTTER SHALL BE PROVIDED WITH TAPPED BACK-OFF HOLES SO THAT SCREWS CAN BE USED TO REMOVE THE CUTTER FROM THE VOLUTE. THE ROTATING CUTTER SHALL CONTAIN THREE AXIAL CUTTING ARMS EXTENDING FROM THE HUB, PERPENDICULAR TO THE PUMP SHAFT, THAT ARE SHAPED TO AID IN THE REJECTION OF SUSPENDED DEBRIS THAT HAS NOT BEEN SUFFICIENTLY REDUCED IN SIZE BY THE AXIAL CUTTING ACTION. THE CURVED, LEADING EDGE OF THE CUTTING ARMS SHALL CREATE A SCISSOR ACTION WITH THE STATIONARY CUTTER PLATE TO MINIMIZE THE REQUIRED TORQUE. THIS WILL ALLOW THE CUTTER TO MACERATE TOUGH OBJECTS AND PROLONG CUTTER LIFE. SCRATCHES ON THE HUB OF THE CUTTER ADD ADDITIONAL CUTS THAT PREVENT DEBRIS FROM BECOMING ENTTANGLED WITHIN THE ROTATING CUTTER. THE ROTATING CUTTER SHALL THREAD ONTO THE END OF THE PUMP SHAFT AND BE SECURED BY A 300 SERIES STAINLESS STEEL WASHER IN CONJUNCTION WITH A 300 SERIES STAINLESS STEEL FLAT HEAD CAP SCREW THREADED INTO THE END OF THE SHAFT. BOTH STATIONARY AND ROTATING CUTTERS SHALL BE MADE OF 440C STAINLESS STEEL, HARDENED TO ROCKWELL 57-60C AND GROUND CLOSE TO TOLERANCE. THE GRINDER SHALL BE CAPABLE OF GRINDING NORMAL DOMESTIC SEWAGE INTO A FINE SLURRY.

**CORROSION PROTECTION** - THE PUMP SHALL BE PAINTED WITH WATERBORNE HYBRID ACRYLIC/ALKYD PAINT. THIS CUSTOM ENGINEERED, QUICK DRY PAINT SHALL PROVIDE SUPERIOR LEVELS OF CORROSION AND CHEMICAL PROTECTION. ALL FASTENERS TO BE 300 SERIES STAINLESS STEEL.

**BEARING END CAP** - UPPER MOTOR BEARING CAP SHALL BE A SEPARATE CASTING FOR EASY MOUNTING AND REPLACEMENT.

**POWER CABLES** - POWER CORD AND CONTROL CORD SHALL BE DOUBLE SEALED. THE POWER AND CONTROL CONDUCTOR SHALL BE SINGLE STRAND SEALED WITH EPOXY POTTING COMPOUND AND THEN CLAMPED IN PLACE WITH RUBBER SEAL BUSHING TO SEAL OUTER JACKET AGAINST LEAKAGE AND TO PROVIDE FOR STRAIN PULL. CORDS SHALL WITHSTAND A FULL STRAIN.

INSULATION OF POWER AND CONTROL CORDS SHALL BE TYPE SOOW OR W. BOTH CONTROL AND POWER CORDS SHALL HAVE A GREEN CARRIER GROUND CONDUCTOR THAT ATTACHES TO MOTOR FRAME.

### WET WELL

SHALL BE A FILAMENT WOUND FIBERGLASS BASIN USING A COMMERCIAL GRADE OF GLASS FIBER HAVING A COUPLING AGENT WHICH WILL PROVIDE A SUITABLE BOND BETWEEN THE GLASS REINFORCEMENT AND THE RESIN. THE LAMINATE SHALL CONSIST OF AN INNER SURFACE, AN INTERIOR LAYER, AND AN EXTERIOR LAYER OF LAMINATE BODY. THE INNER SURFACE SHALL BE FREE OF CRACKS AND CRAZING WITH A SMOOTH FINISH. SOME WAINESS IS PERMISSIBLE AS LONG AS THE SURFACE IS SMOOTH AND FREE OF PITS. BETWEEN 0.010 AND 0.020 INCHES OF RESIN-RICH SURFACE SHALL BE PROVIDED. THE BASIN SHALL BE PROVIDED WITH AN ANTI-FLOATATION RING TO PREVENT RISING.

### VALVE BOX

SHALL BE CPC MODEL VB3242 FIBERGLASS VALVE BOX WITH U.S. FOUNDRY APS-150 ALUMINUM VALVE BOX COVER. VALVE BOX SHALL BE PRE-PLUMBED USING ALL SCHEDULE 80 PVC PIPING AND FITTINGS, AND SHALL INCLUDE TWO (2), 2" SCHEDULE 80 PVC FLANGED BALL CHECK VALVES, AND THREE (3), 2" SCHEDULE 80 PVC FLANGED GATE VALVES. ONE (1) 2" GATE VALVE IS SUPPLIED AS AN EMERGENCY PUMP-OUT. PVC PIPING IN VALVE BOX, AND WET WELL SHALL BE CONNECTED AND HELD IN PLACE BY CPC MODEL 32 RESILIENT MOUNT SEALING SYSTEM TO COMPENSATE FOR POSSIBLE UNEVEN SETTLING OF BASIN OR VALVE BOX. SYSTEM SHALL BE PRESSURE TESTED AT 150 P.S.I. PRIOR TO SHIPMENT.

### ALUMINUM HATCH COVERS

SHALL BE FABRICATED FROM 1/4" ALUMINUM DIAMOND PLATE AND BUILT TO WITHSTAND A LOAD OF 150 LB. P.S.F. AND SHALL BE MANUFACTURED BY U.S. FOUNDRY, HULL, VA, OR EQUAL. STAINLESS STEEL BOLTS, NUTS AND HINGES - LOCKING STAPLE.

### FLOATS

SHALL BE ANCHOR SCIENTIFIC S30NO ROTO-FLOATS OR EQUAL.

### ACCESSORIES

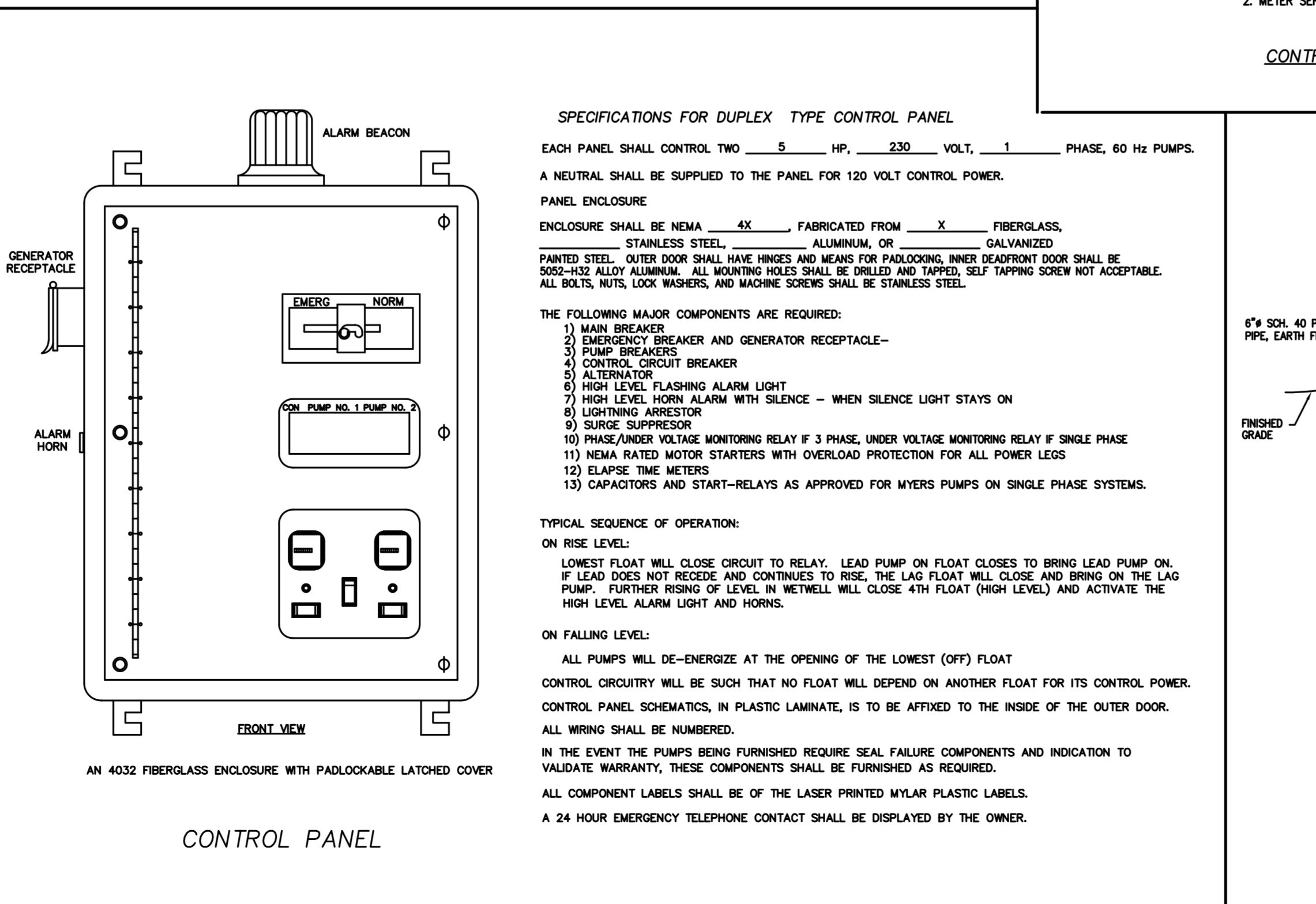
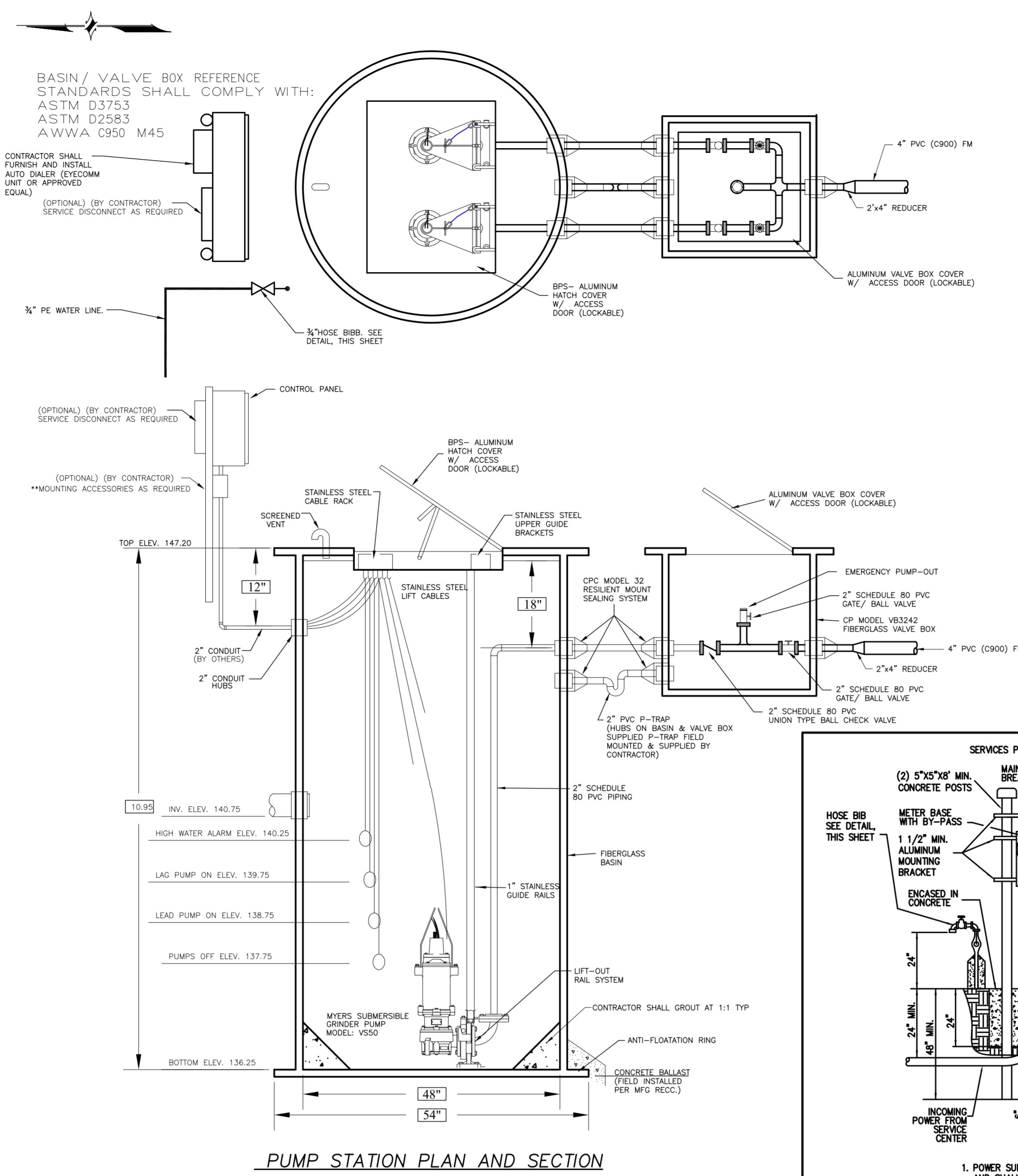
- STAINLESS STEEL UPPER GUIDE BRACKETS
- STAINLESS STEEL GUIDE RAILS
- STAINLESS STEEL CABLE RACK
- STAINLESS STEEL LIFT CABLES

### ANTI-FLOATATION

CONCRETE IS RECOMMENDED TO PREVENT FLOATATION OF THE FIBERGLASS BASIN. THE FOLLOWING LISTS THE CUBIC FEET REQUIRED PER FOOT OF BASIN DEPTH.

BASIN DIAMETER	CUBIC FEET OF CONCRETE REQUIRED PER FOOT OF BASIN DEPTH
24"	2
30"	3.5
36"	5
48"	8.5 ~ 10.25' = 93 C.F. CONC. REQ'D.
60"	12

FOR TECHNICAL ASSISTANCE, CONTACT CUSTOM PUMP & CONTROLS INC., TAMPA, FL. AT 1-(800) 940-3309, OR CUSTOM PUMP & CONTROLS, INC., JACKSONVILLE, FL. AT 1-(800) 940-3750



**CONTROL PANEL**

**SPECIFICATIONS FOR DUPLEX TYPE CONTROL PANEL**

EACH PANEL SHALL CONTROL TWO 5 HP, 230 VOLT, 1 PHASE, 60 HZ PUMPS.

A NEUTRAL SHALL BE SUPPLIED TO THE PANEL FOR 120 VOLT CONTROL POWER.

**PANEL ENCLOSURE**

ENCLOSURE SHALL BE NEMA 4X, FABRICATED FROM X FIBERGLASS, STAINLESS STEEL, ALUMINUM, OR GALVANIZED PAINTED STEEL. OUTER DOOR SHALL HAVE HINGES AND MEANS FOR PADLOCKING. INNER DEADFRONT DOOR SHALL BE 6062-H32 ALLOY ALUMINUM. ALL MOUNTING HOLES SHALL BE DRILLED AND TAPPED. SELF TAPPING SCREW NOT ACCEPTABLE. ALL BOLTS, NUTS, LOCK WASHERS, AND MACHINE SCREWS SHALL BE STAINLESS STEEL.

THE FOLLOWING MAJOR COMPONENTS ARE REQUIRED:

- 1) MAIN BREAKER
- 2) EMERGENCY BREAKER AND GENERATOR RECEPTACLE-PUMP BREAKERS
- 3) CONTROL CIRCUIT BREAKER
- 4) ALTERNATOR
- 5) HIGH LEVEL FLASHING ALARM LIGHT
- 6) HIGH LEVEL HORN ALARM WITH SILENCE - WHEN SILENCE LIGHT STAYS ON
- 7) LIGHTNING ARRESTOR
- 8) SURGE SUPPRESSOR
- 9) PHASE/UNDER VOLTAGE MONITORING RELAY IF 3 PHASE, UNDER VOLTAGE MONITORING RELAY IF SINGLE PHASE
- 10) NEMA RATED MOTOR STARTERS WITH OVERLOAD PROTECTION FOR ALL POWER LEGS
- 11) ELAPSE TIME METERS
- 12) CAPACITORS AND START-RELAYS AS APPROVED FOR MYERS PUMPS ON SINGLE PHASE SYSTEMS.

**TYPICAL SEQUENCE OF OPERATION:**

**ON RISE LEVEL:**

LOWEST FLOAT WILL CLOSE CIRCUIT TO RELAY. LEAD PUMP ON FLOAT CLOSES TO BRING LEAD PUMP ON. IF LEAD DOES NOT RECDE AND CONTINUES TO RISE, THE LAG FLOAT WILL CLOSE AND BRING ON THE LAG PUMP. FURTHER RISING OF LEVEL IN WETWELL WILL CLOSE 4TH FLOAT (HIGH LEVEL) AND ACTIVATE THE HIGH LEVEL ALARM LIGHT AND HORNS.

**ON FALLING LEVEL:**

ALL PUMPS WILL DE-ENERGIZE AT THE OPENING OF THE LOWEST (OFF) FLOAT.

CONTROL CIRCUITRY WILL BE SUCH THAT NO FLOAT WILL DEPEND ON ANOTHER FLOAT FOR ITS CONTROL POWER.

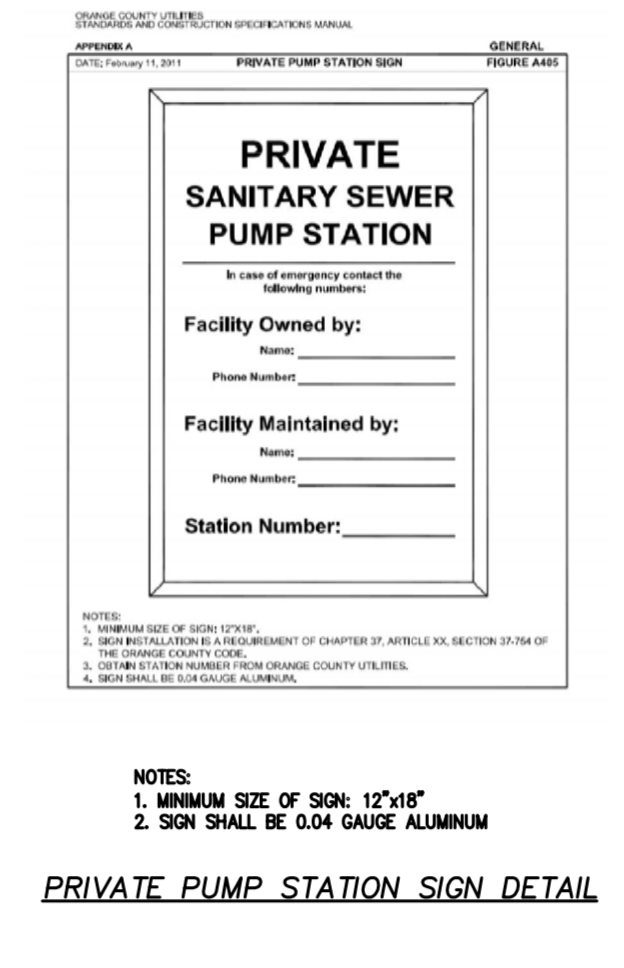
CONTROL PANEL SCHEMATICS, IN PLASTIC LAMINATE, IS TO BE AFFIXED TO THE INSIDE OF THE OUTER DOOR.

ALL WIRING SHALL BE NUMBERED.

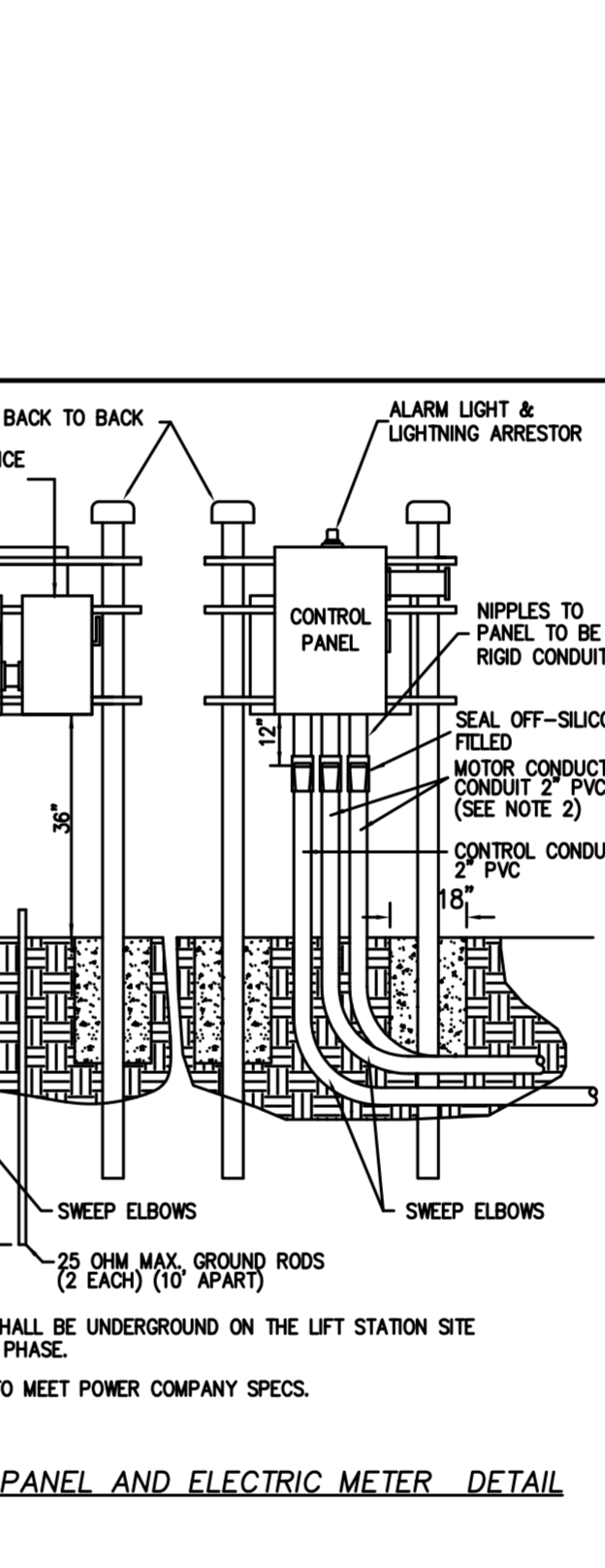
IN THE EVENT THE PUMPS BEING FURNISHED REQUIRE SEAL FAILURE COMPONENTS AND INDICATION TO VALIDATE WARRANTY, THESE COMPONENTS SHALL BE FURNISHED AS REQUIRED.

ALL COMPONENT LABELS SHALL BE OF THE LASER PRINTED MYLAR PLASTIC LABELS.

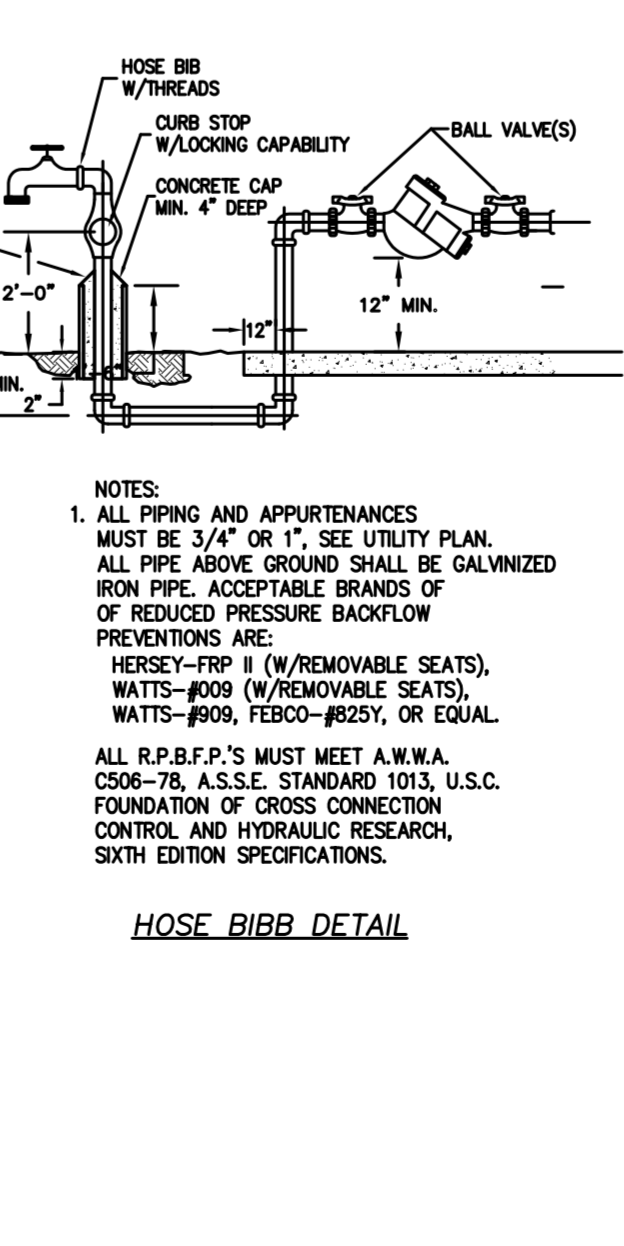
A 24 HOUR EMERGENCY TELEPHONE CONTACT SHALL BE DISPLAYED BY THE OWNER.



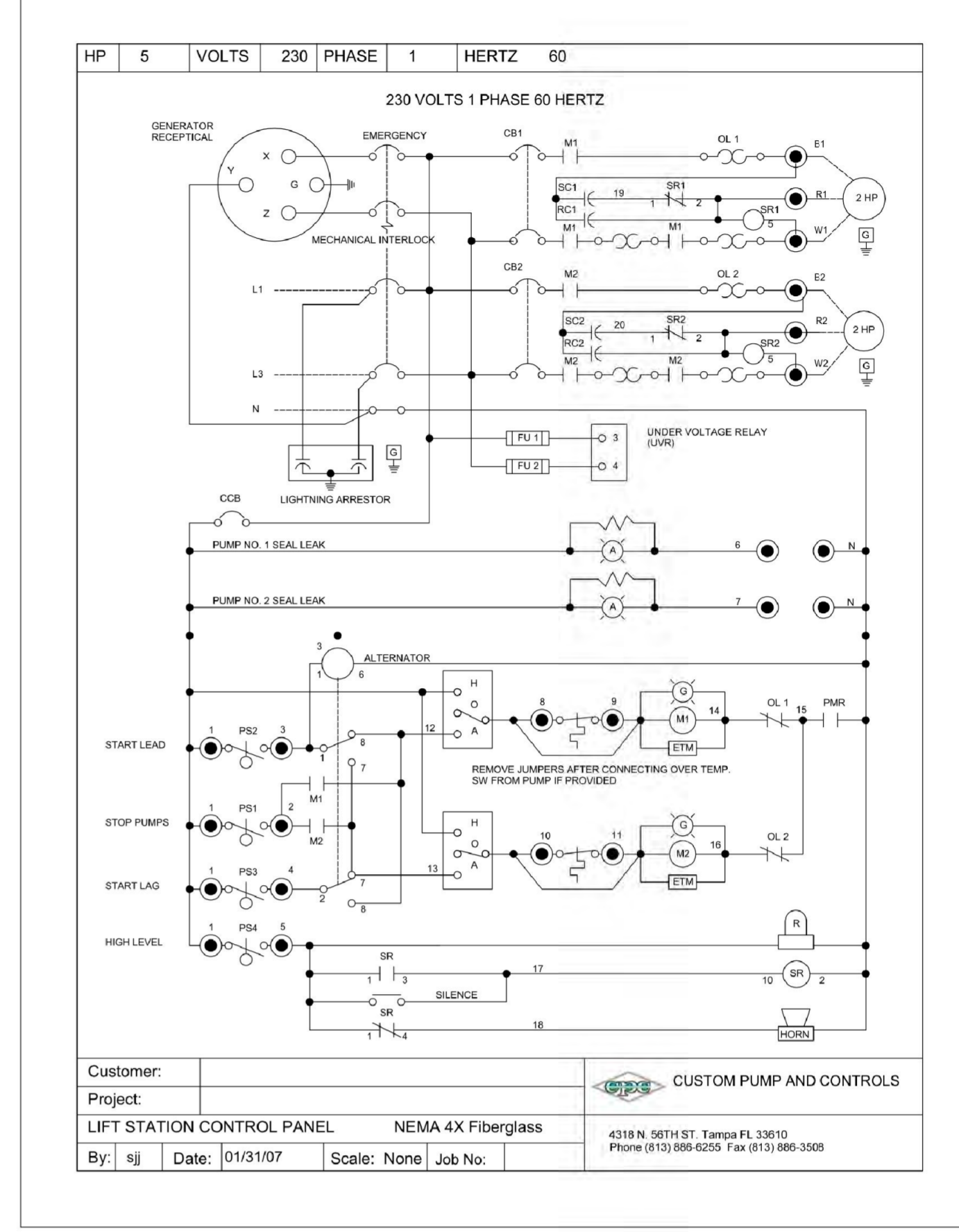
**PRIVATE PUMP STATION SIGN DETAIL**



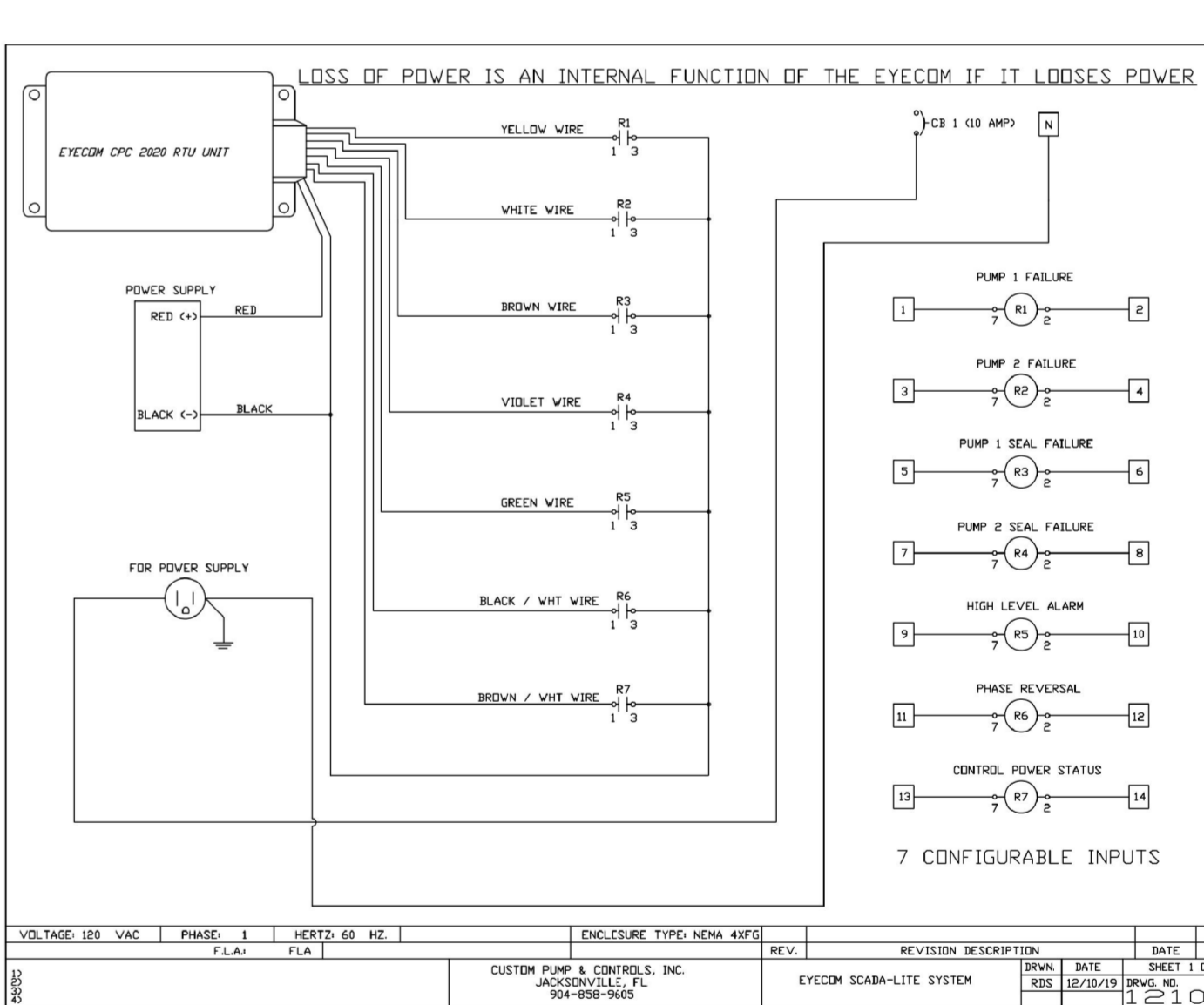
**CONTROL PANEL AND ELECTRIC METER DETAIL**



**HOSE BIBB DETAIL**



**WIRING DIAGRAM**



**LOSS OF POWER IS AN INTERNAL FUNCTION OF THE EYECOM IF IT LOOSES POWER**

ISSUED FOR: PERMITTING

NO.	DATE	DESCRIPTION
02	10-07-02	

ISSUE DATE: 6/4/2021  
 REVIEWED BY: WJZ  
 DRAWN BY: DOE  
 DESIGNED BY: DOE  
 PROJECT NUMBER: RITTER RD-2020

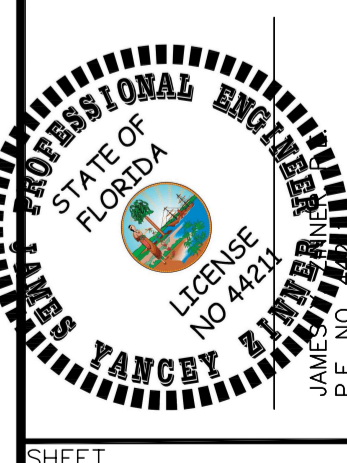
SITE CONSTRUCTION PLANS  
 FOR  
 SWISS VALLEY ESTATES  
 1529 RITTER ROAD  
 LAKELAND FL 33810

PROJECT NAME:  
 SHEET NAME:  
 SHEET NUMBER: RITTER RD-2020

PREPARED FOR:  
 JEFFREY SCALLON  
 VISCA CORPORATION INC.

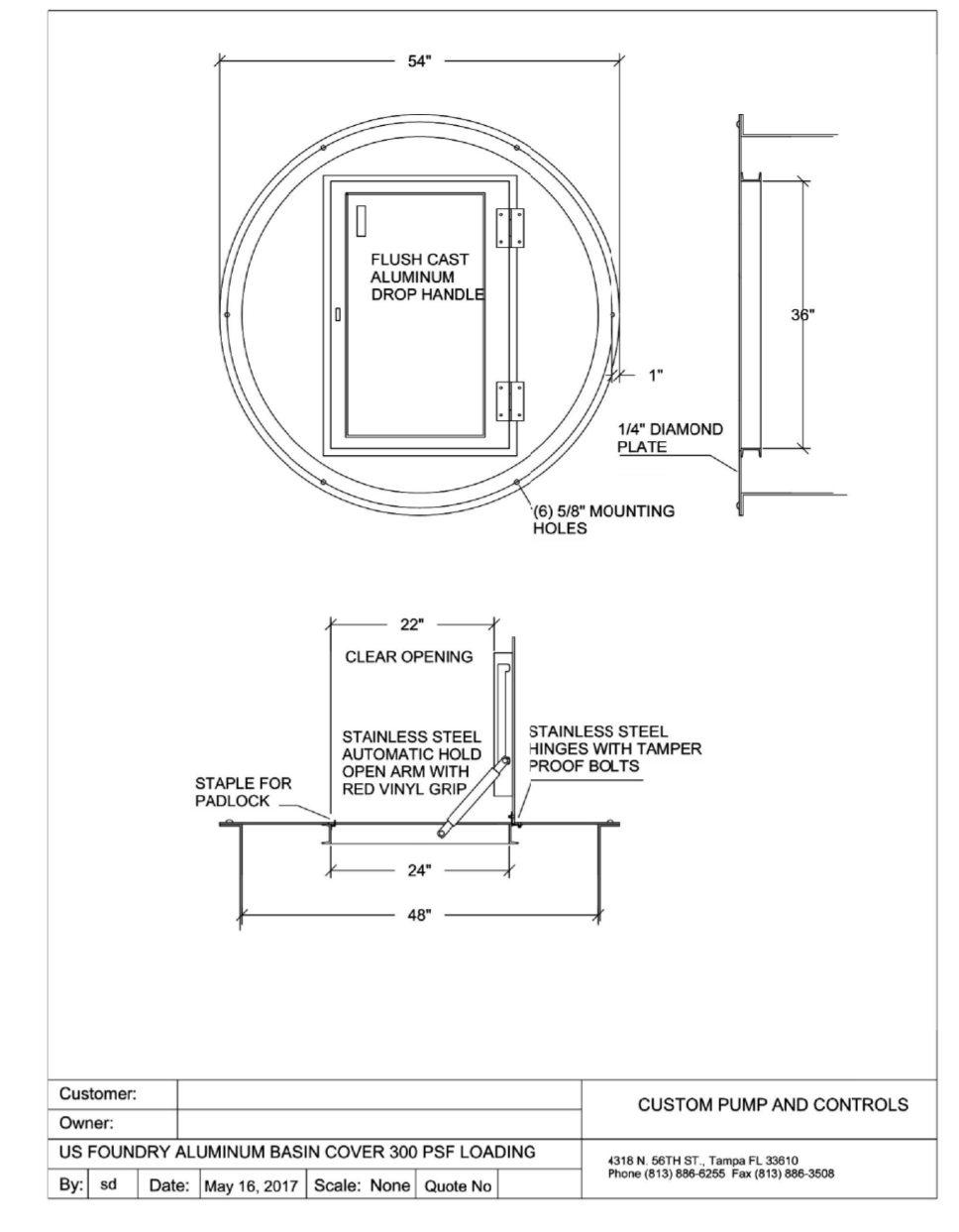
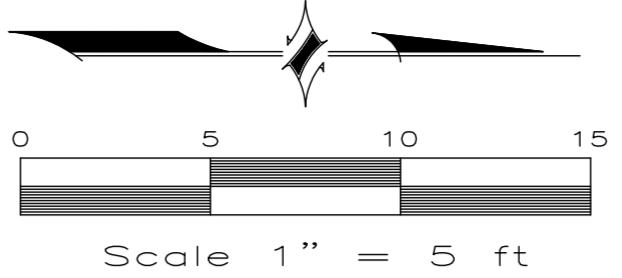
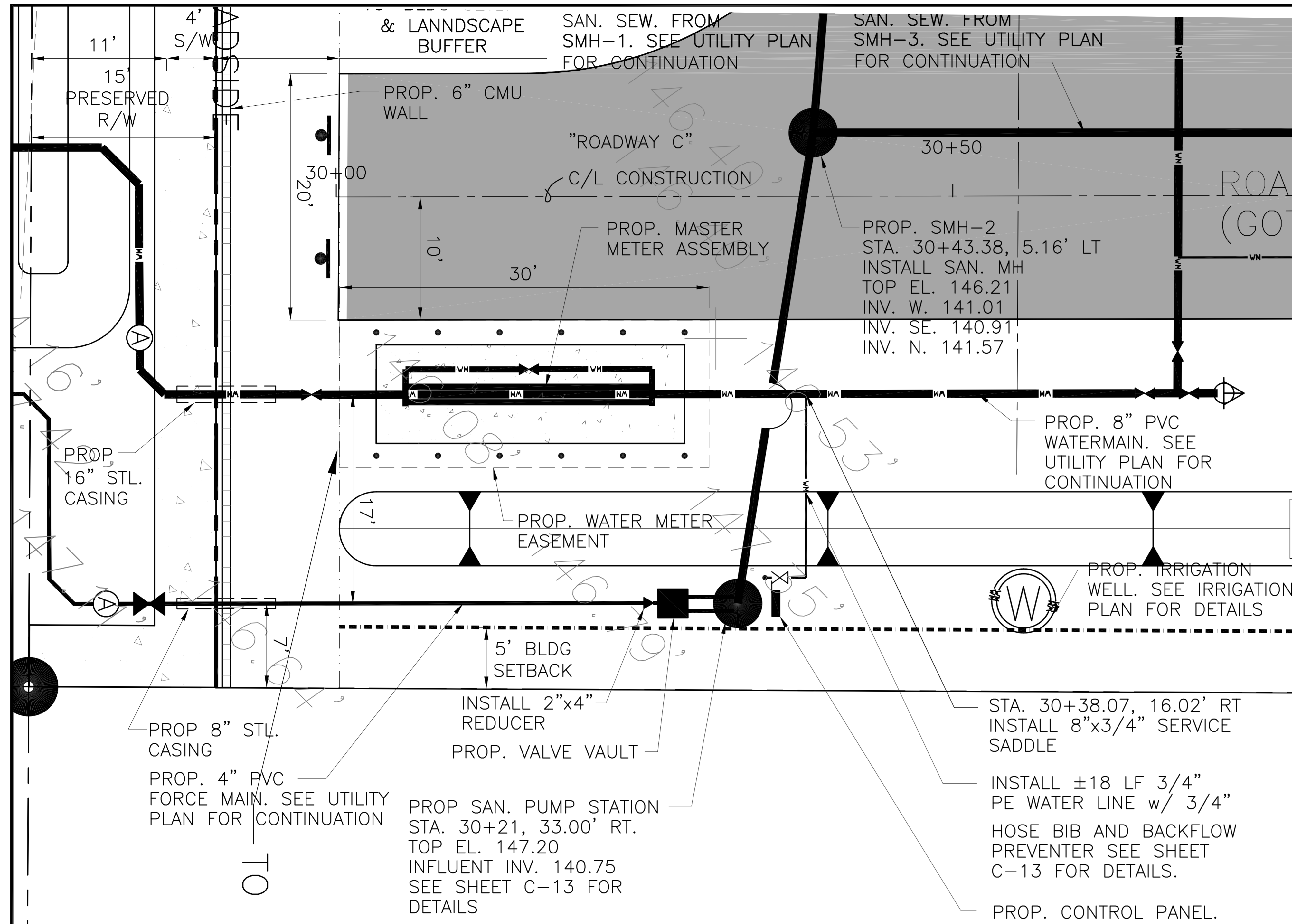
PREPARED BY:  
 JIM ZINNER P.E. LLC  
 110 NORTH WILHELM STREET, SUITE 212  
 JACKSONVILLE, FL 32202  
 (904) 454-9088

PROFESSIONAL ENGINEER  
 STATE OF FLORIDA  
 LICENSE NO. 44241  
 JAMES YANCEY ZINNER, P.E.



**C-13**

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The resin used shall be a commercial grade polyester and shall be evaluated as a laminate by test or determined by previous service to be acceptable for the intended environment.

The reinforcing material shall be a commercial grade of glass fiber (continuous strand, chopped strand, continuous mat and/or noncontinuous mat) having a coupling agent which will provide a suitable bond between the glass reinforcement material and resin.

The FRP laminate wall thickness shall vary with the wet well height to provide the aggregate strength necessary to meet the tensile and flexural physical properties requirements.

The wet well FRP wall laminate must be designed to withstand wall collapse or buckling based on a hydrostatic pressure of 62.4 lbs. per sq. ft. at a saturated soil weight of 120 lbs. per cu. ft. at a soil modulus of 700 pounds per sq. ft., and the pipe stiffness values as specified in ASTM D1555. The wet well FRP laminate must be encapsulated to withstand or exceed two times the assumed loading on any depth of the wet well.

The finished FRP laminate will have a Barcol hardness of at least 90% of the resin manufacturer's specified hardness for the fully cured resin. The Barcol hardness shall be the same for both interior and exterior surfaces.

The valve box top flange shall have an outside diameter of at least 3.0 inches greater than the inside diameter of the wet well.

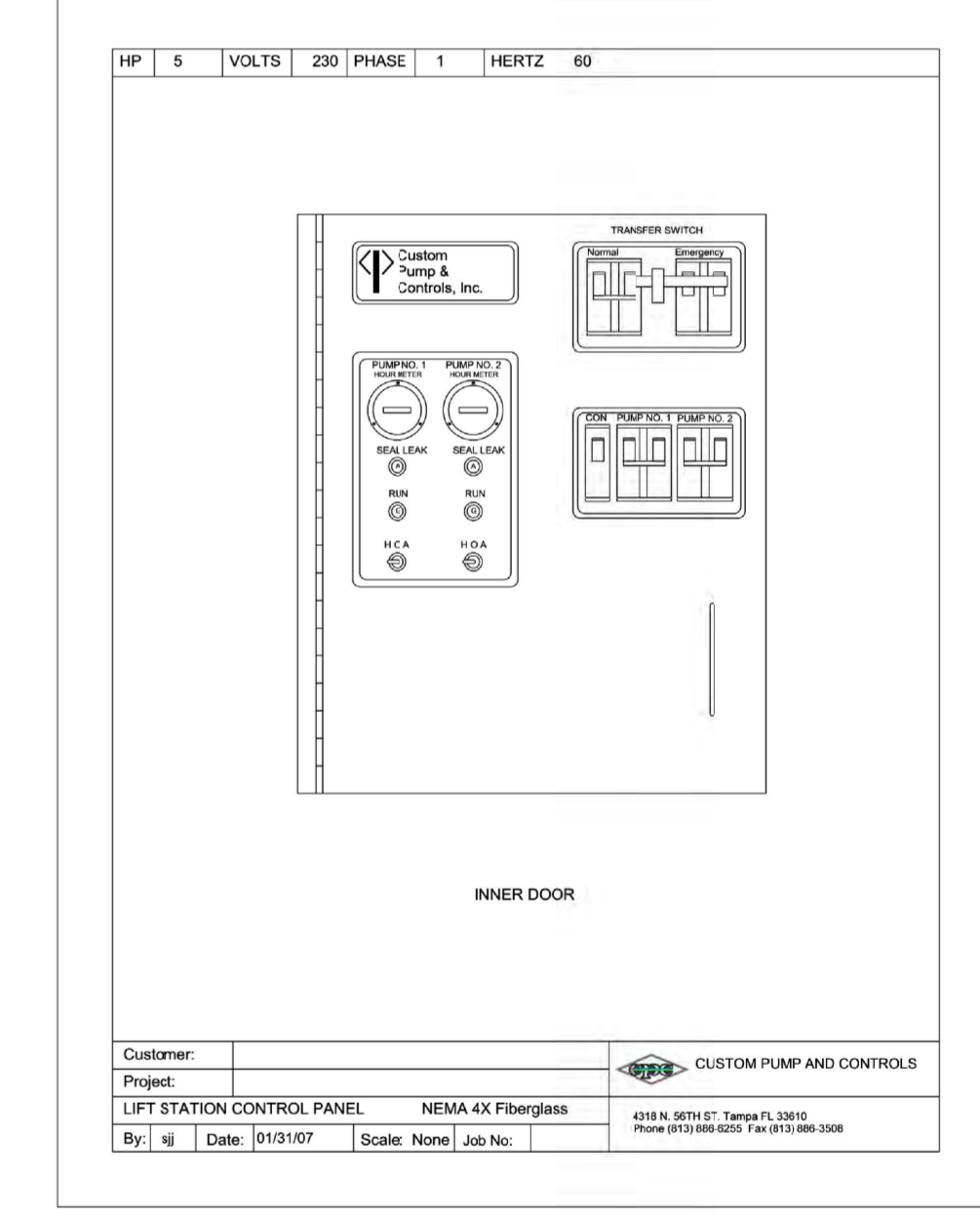
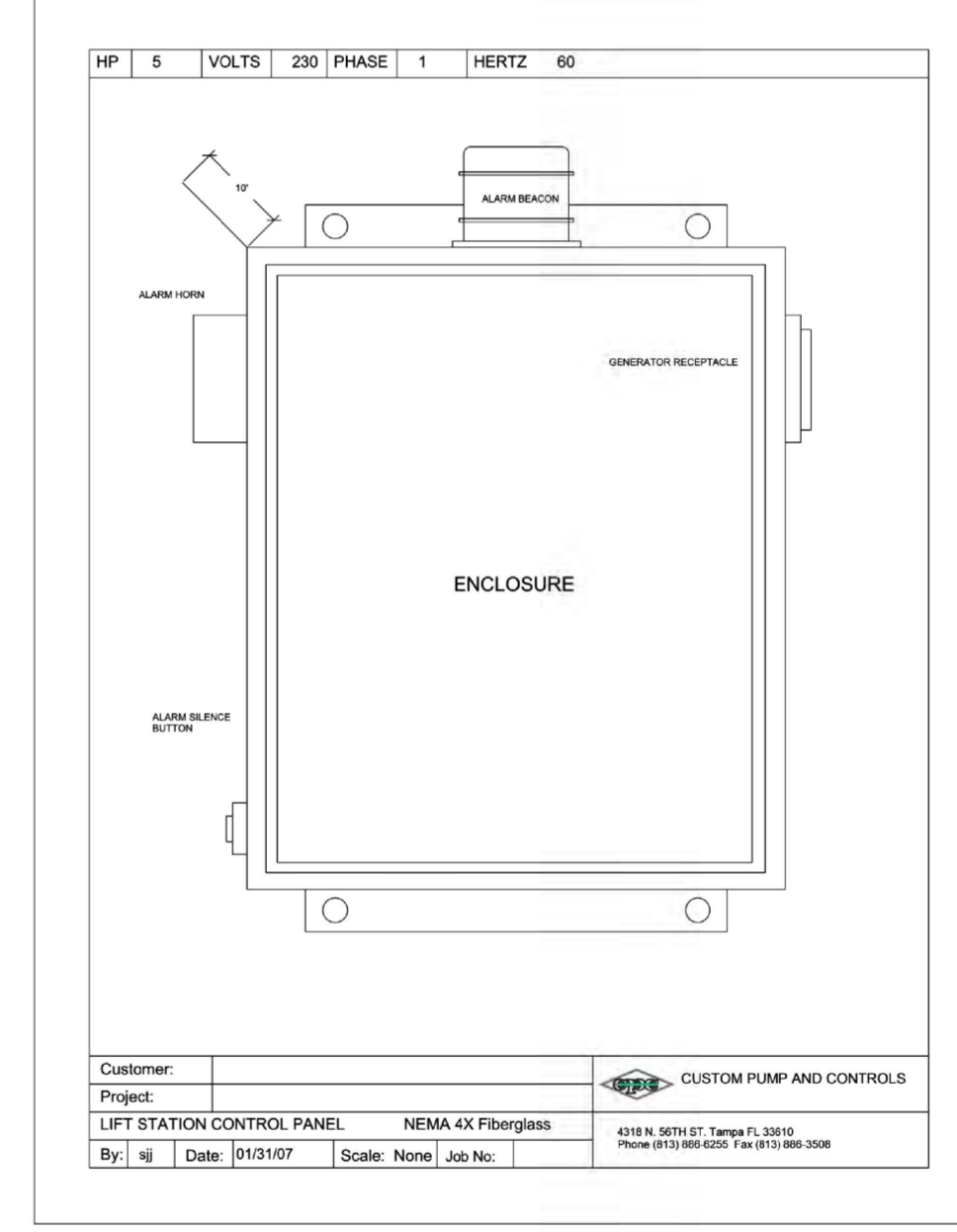
A line of six hole pattern shall accommodate the mounting of a cover with at least 0.25 inches in diameter 300 series stainless steel fasteners. Noncorrosive stainless steel thread inserts shall be fully encapsulated with noncontinuous mat or chopped-strand glass fiber reinforcement. The inserts shall have an offset tab to prevent stripping or spinning out when opening and closing cover lid.

Valve box shall be pre-piped using schedule 80 PVC pipe and fittings and shall include two (2) 1/2" check valves. Size (1 1/2" gate valves, are specified as emergency pump out. Piping penetrations shall be held in place by CP, model 32 resin mat using system to compress for possible opening setting of valve box or wet well. System shall be pressure tested at 150 PSI prior to shipment.

Aluminum hatch cover shall be fabricated from 140 aluminum diamond plate and bolt to withstand a load of 500 LBS. All hardware shall be SSV and include a locking staple.

REFERENCE STANDARDS:  
ASTM D3723  
ASTM D1555  
AWWA C900 H45

Customer: US FOUNDRY ALUMINUM BASIN COVER 300 PSF LOADING  
By: jz Date: May 16, 2017 Scale: None Job No: 4318 N. 36TH ST Tampa, FL 33610 Phone: (813) 886-6255 Fax: (813) 886-3308



PUMP STATION SITE PLAN

ISSUED FOR:		PERMITTING	BY
ISSUE DATE:	6/4/2021	REVIEWED BY:	JYZ
DRAWN BY:	DGE	DESIGNED BY:	DGE
PROJECT NUMBER:	RITTER RD-20202		

SITE CONSTRUCTION PLANS  
SWISS VALLEY ESTATES  
1529 RITTER ROAD  
LAKELAND FL 33810

PROJECT NAME: PUMP STATION SITE PLAN AND DETAILS

JEFFREY SCALLON  
VISCA CORPORATION INC.  
JIM ZINNER PE LLC  
JAMES YANCY REGISTERED PROFESSIONAL ENGINEER  
1101 NORTH WILDER STREET, SUITE 100  
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**EYECOMM**  
Cellular Based Pump Station Monitoring System

The EYECOMM system consists of the RCA 870 monitoring unit, NEMA 4X Fiberglass 12 X 10 X 6 enclosure with all related interlocking relays for monitoring points. EYECOMM provides wireless monitoring services via text and email. The EYECOMM provides website to deliver information from each pump station.

**Permanent Applications**

**Portable Applications**

**EYECOMM**  
Cellular Based Pump Station Monitoring System

The system consists of the RCA 870 monitoring unit, NEMA 4X Fiberglass 12 X 10 X 6 enclosure with all related interlocking relays for monitoring points. EYECOMM provides wireless monitoring services via text and email. The EYECOMM provides website to deliver information from each pump station.

**Key Features:**  
Automatically reports essential information including the following:  

- GPS Location for mapping purposes
- Loss / restoral of utility power
- Pump 1 failure
- Pump 2 failure
- Pump 1 seal failure
- Pump 2 seal failure
- High level alarm
- Phase reversal if applicable
- Control power status
- Sends real time alert notifications via text and or email
- Produces real time updates anytime

**Additional Features:**  

- The EYECOMM can be used on portable pumping equipment such as a engine driven bypass pump
- The EYECOMM is available anytime and anywhere, from any internet connected device

**EYECOMM**  
Cellular Based Pump Station Monitoring System

**EYECOMM Specifications:**  

- Communications via the Verizon Nationwide 4G CATM-1 Wireless Network
- Power 110-220 VAC @ 50 mA
- Power consumption 70 mA @ 12 volts DC
- Built in battery back-up
- Operating temperature -32 deg C + 60 deg C
- Storage temperature -45 deg C + 85 deg C
- Built in battery back-up

The EYECOMM monitoring unit should be installed at the pump station by a qualified technician.

The EYECOMM monitoring unit will provide GPS for pump station location.

The EYECOMM monitoring unit will communicate each day regardless of the pump station activity with "The Daily Heartbeat Message" for a check in.

The EYECOMM monitoring unit will transmit a message for any of the previously described faults as they occur.

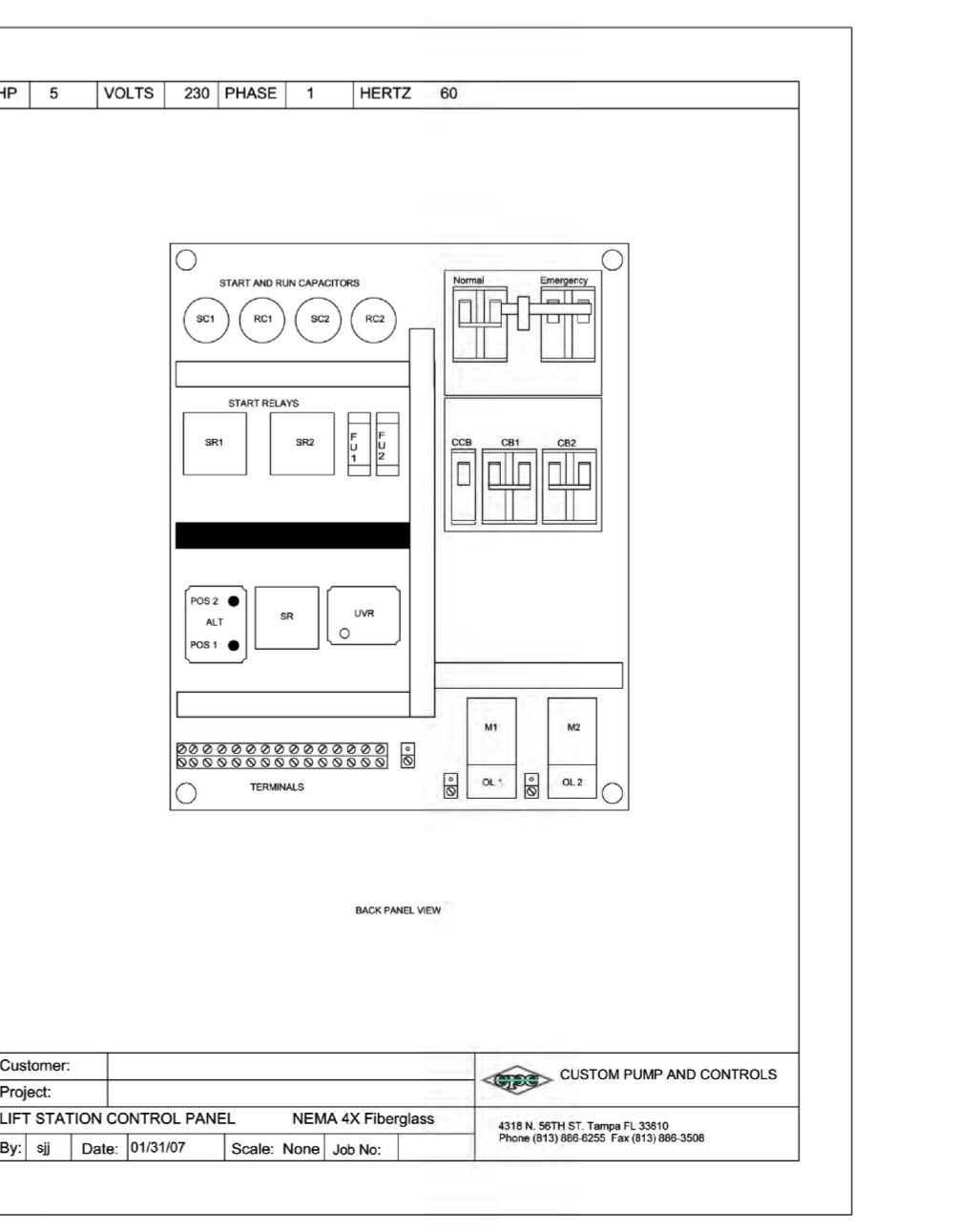
The messages are collected on the EYECOMM server, which is located in a secure facility on an internet backbone node.

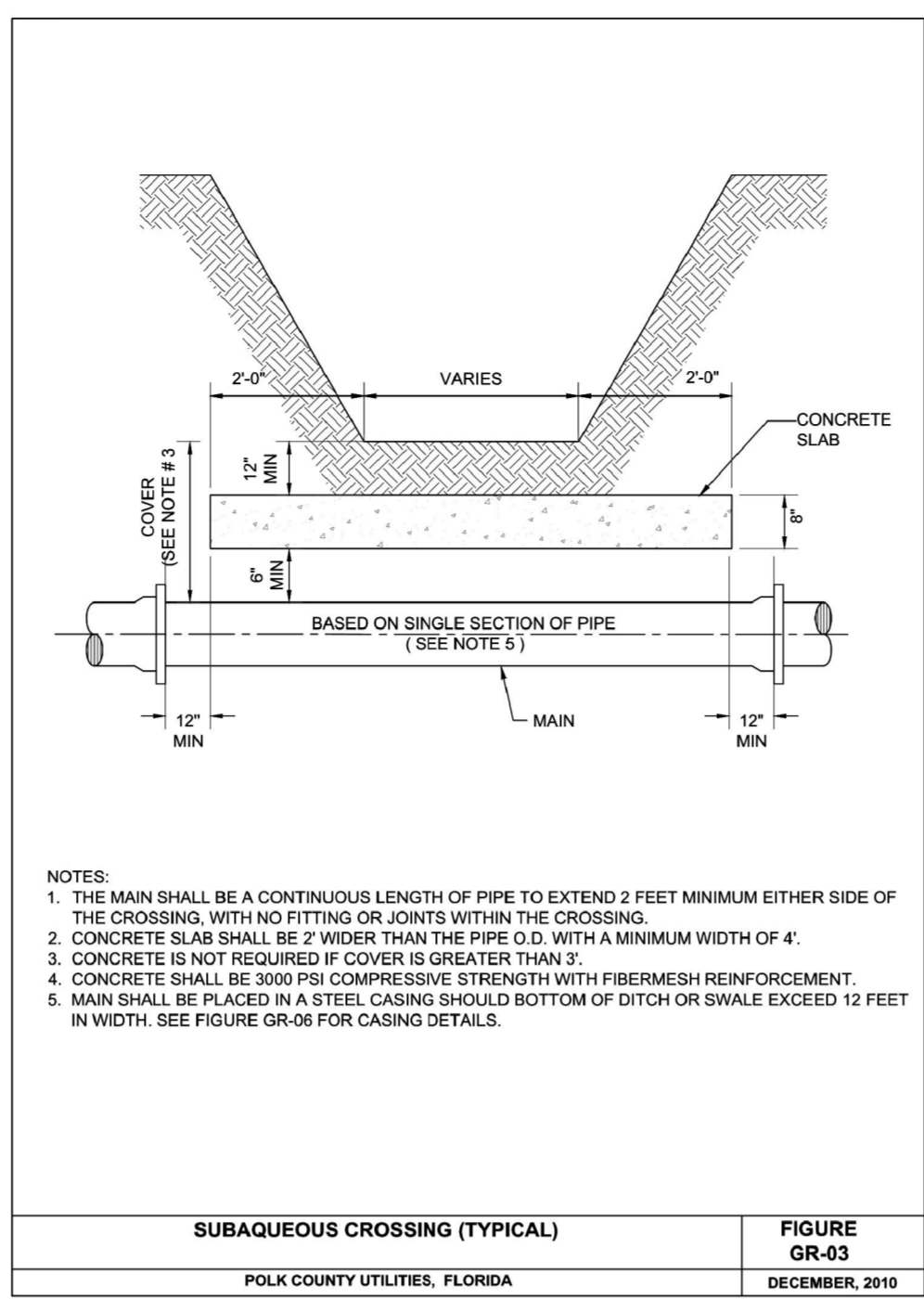
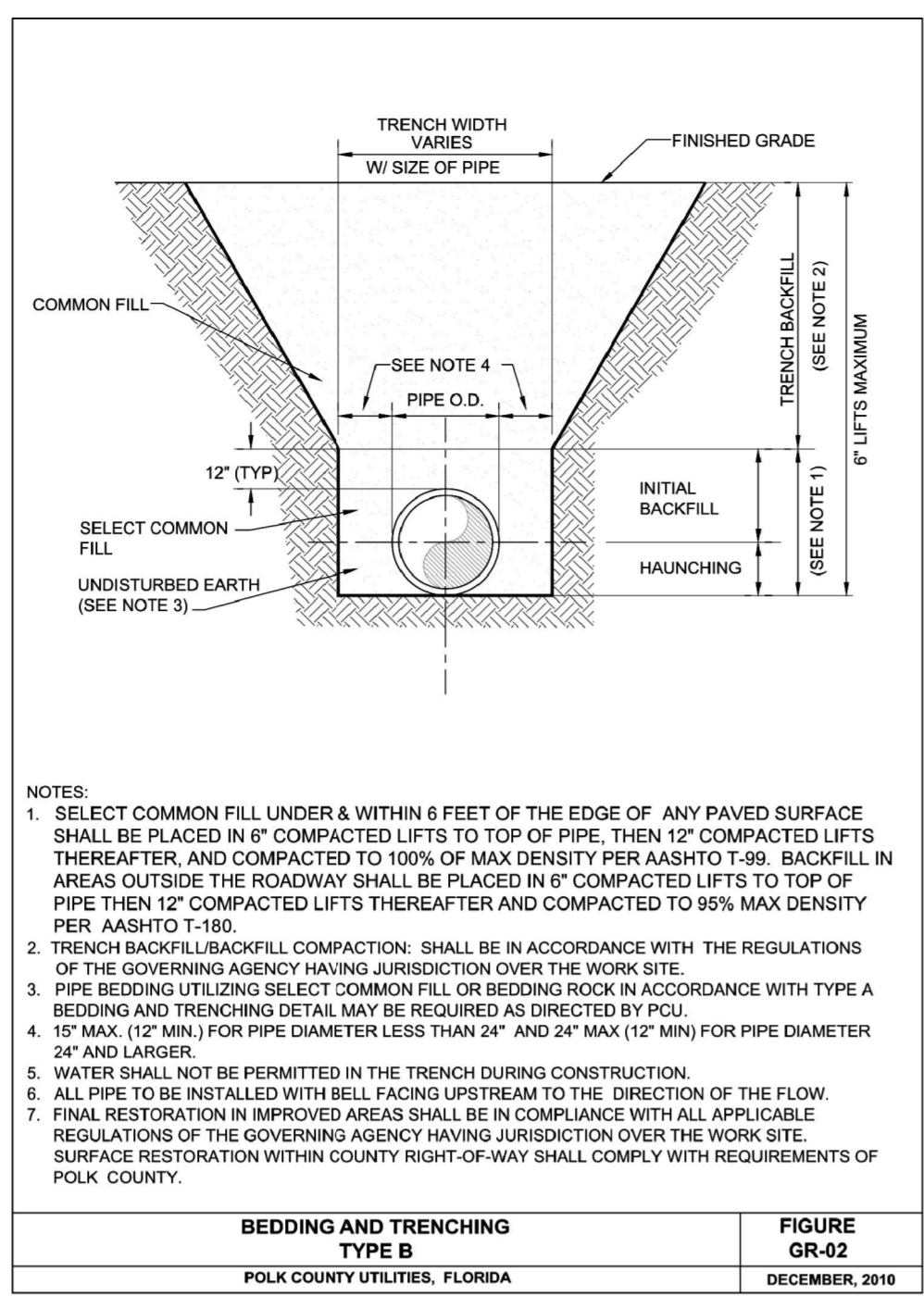
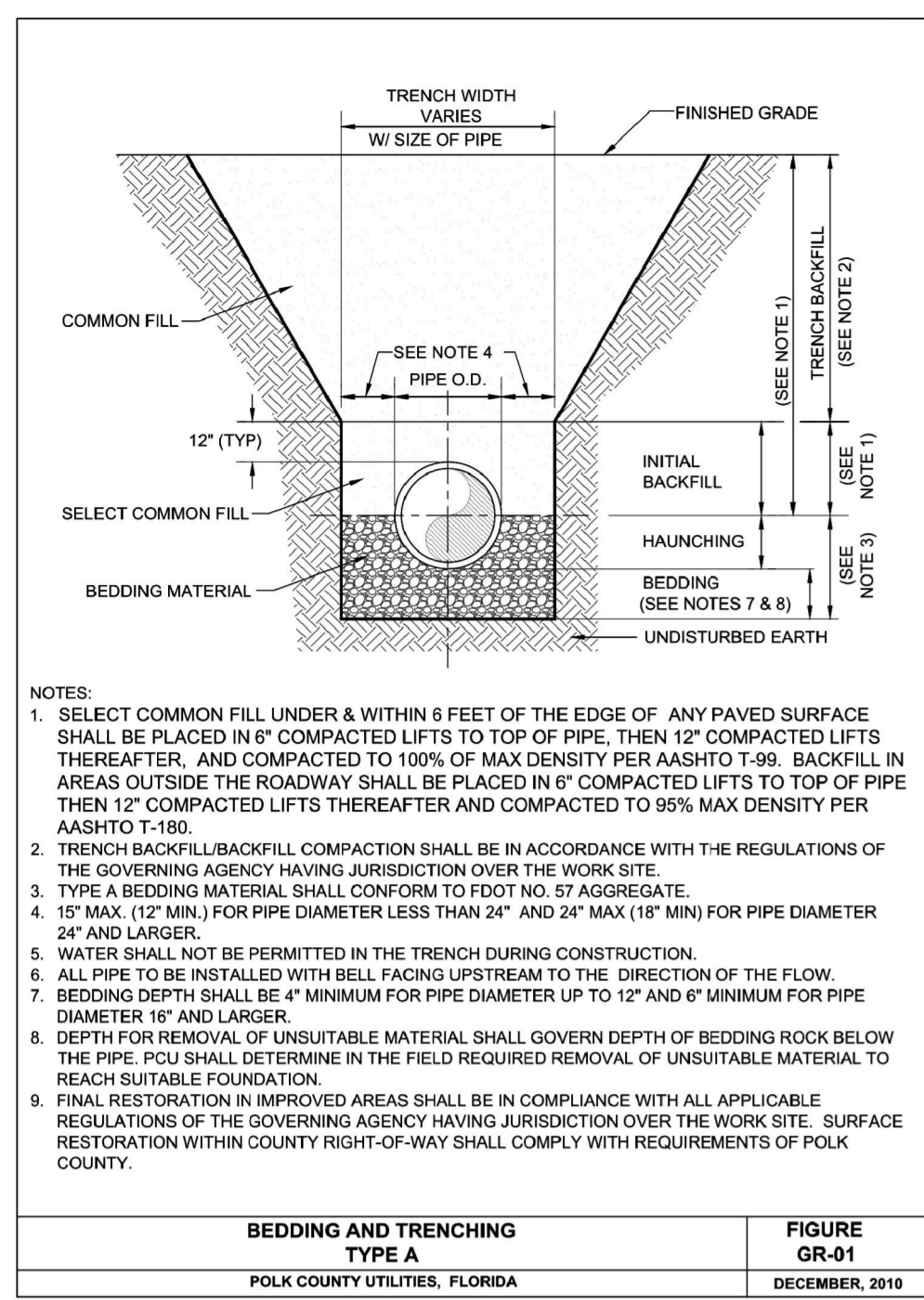
The EYECOMM information is available to users via the internet. Pump station data is retained for a minimum of 12 months. Online data sharing is also available via the web services.

Any internet connected device can be used to manage and monitor your pump station, and to drill down for details about any specific problems.

**EYECOMM**  
Cellular Based Pump Station Monitoring System

For more information please contact us:  
 North Florida: Tyler Self 904-858-9605 Ext: 125  
 tself@custompump.com  
 Technical / Sales.  
 Central Florida: Skip Dorton 813-886-6255  
 sdorton@custompump.com  
 Sales.  
 South Florida: Tom Marinace 954-299-5156  
 tmrinace@custompump.com  
 Sales.



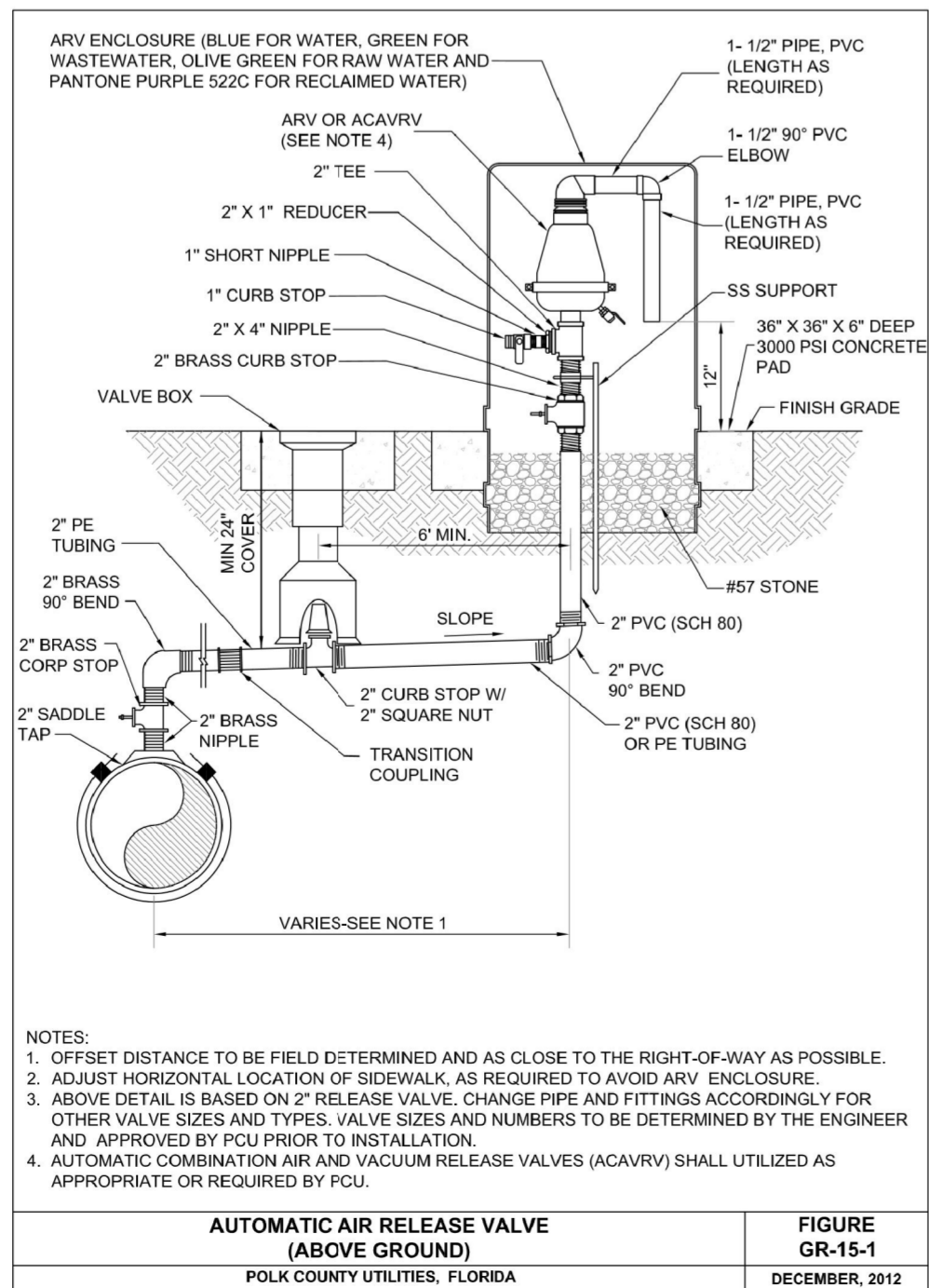
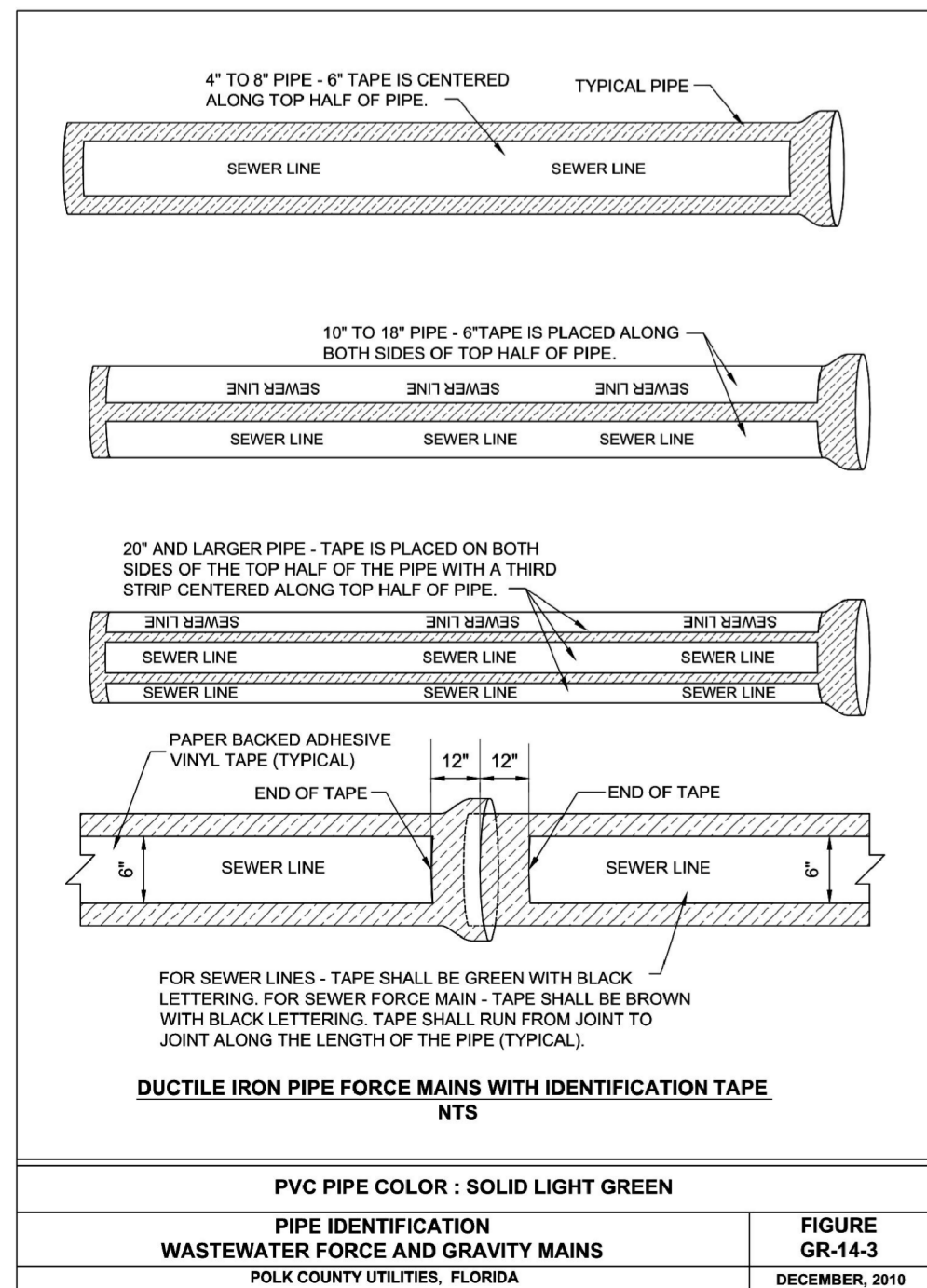
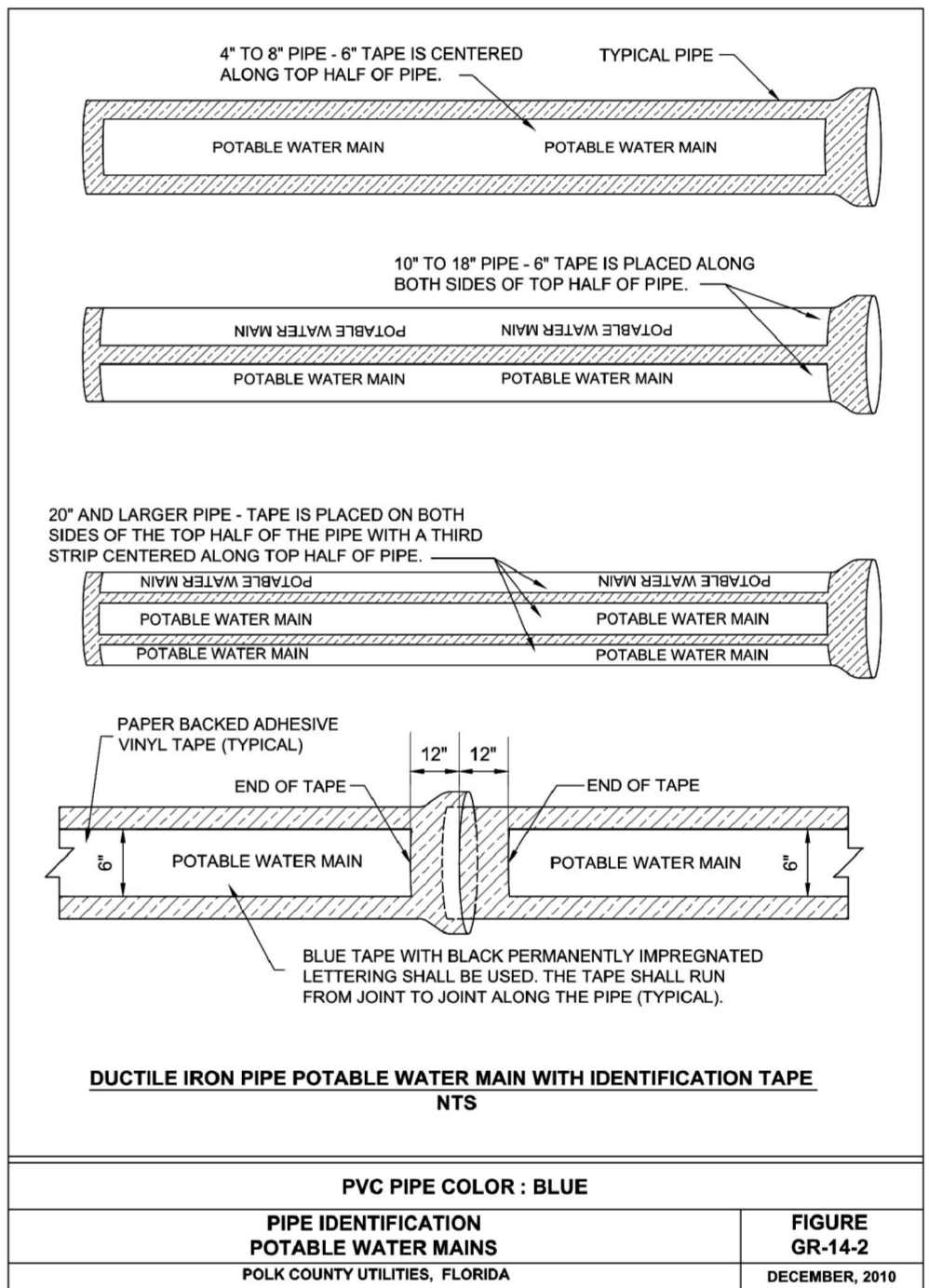
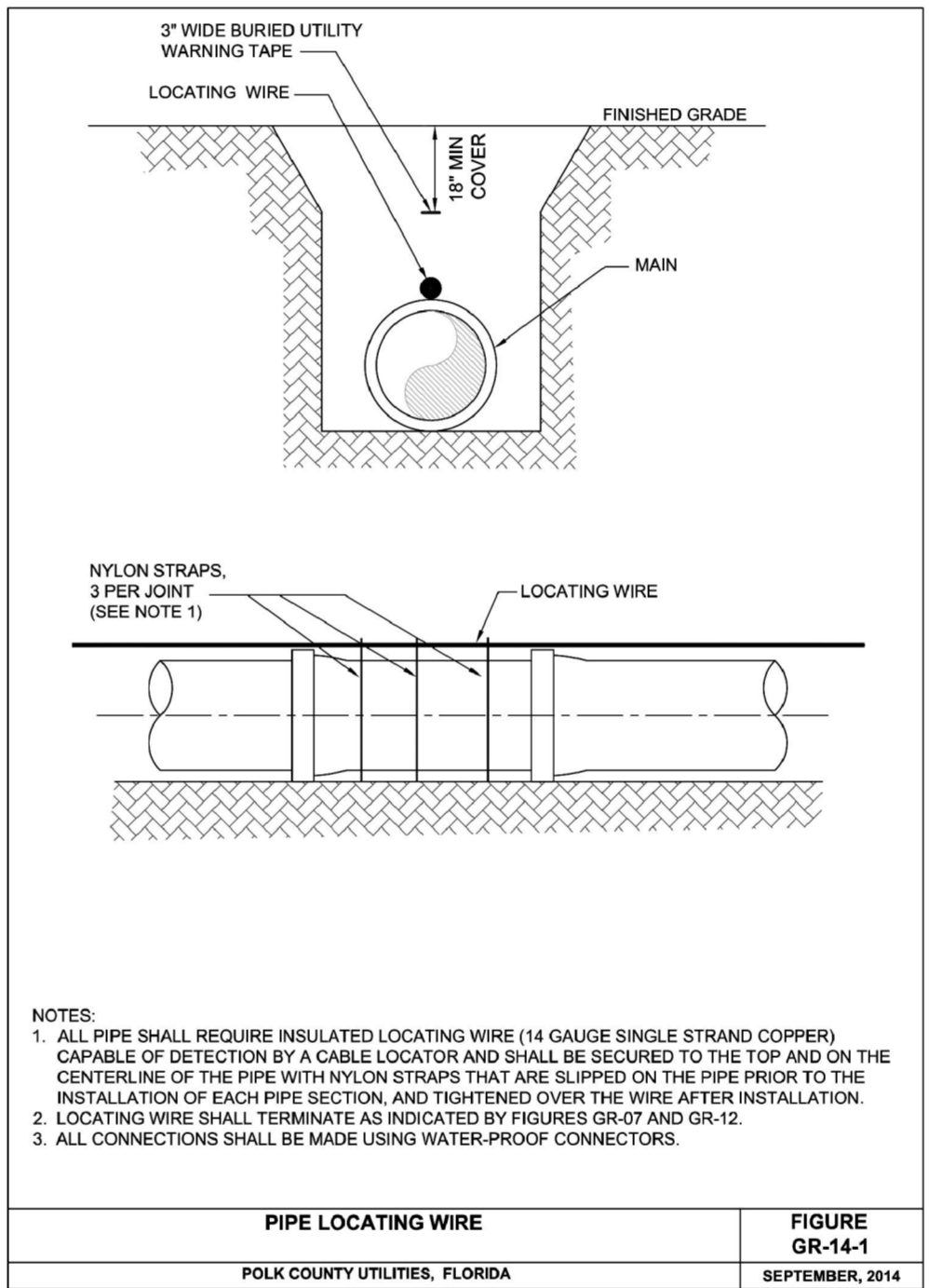
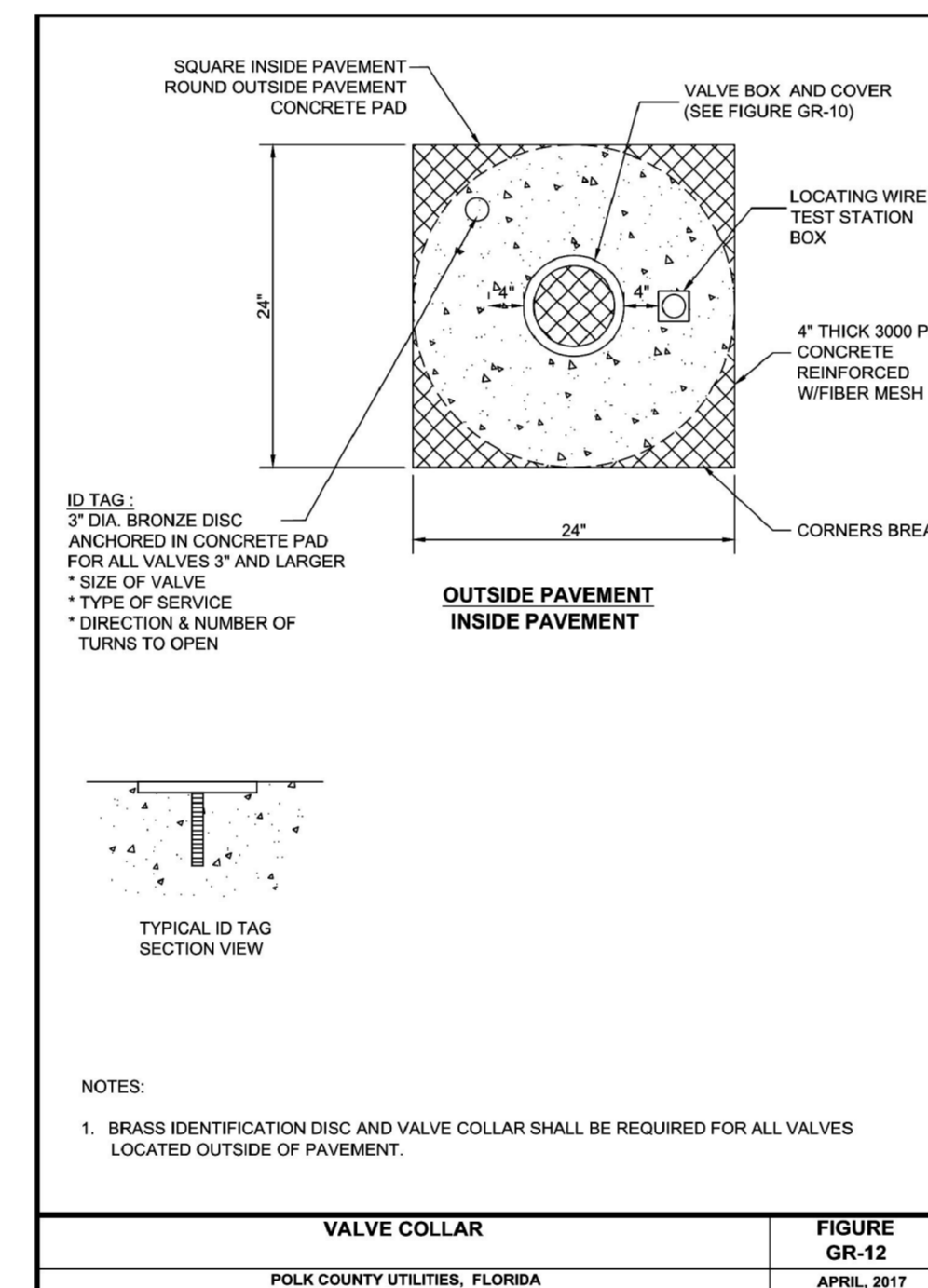
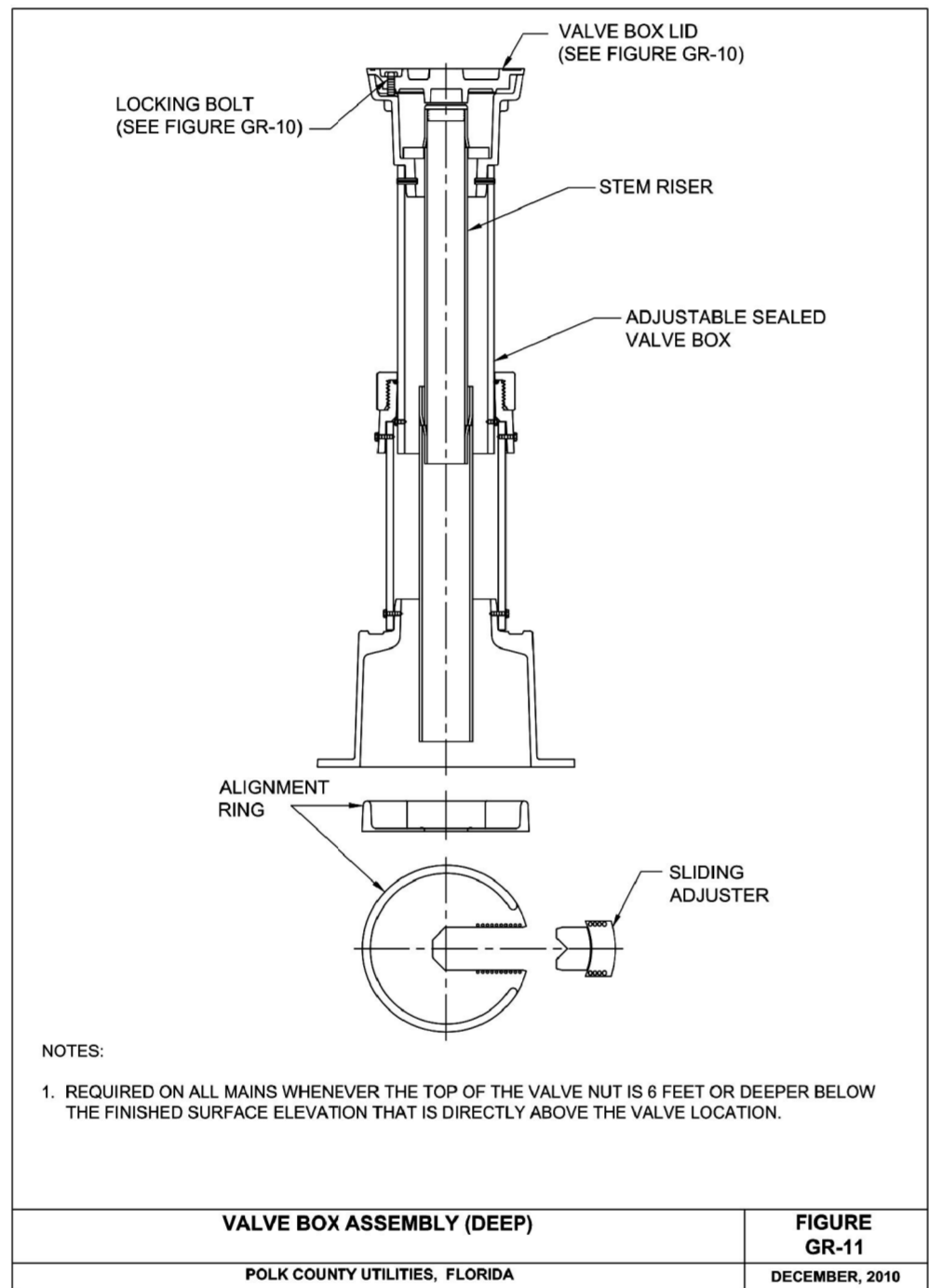
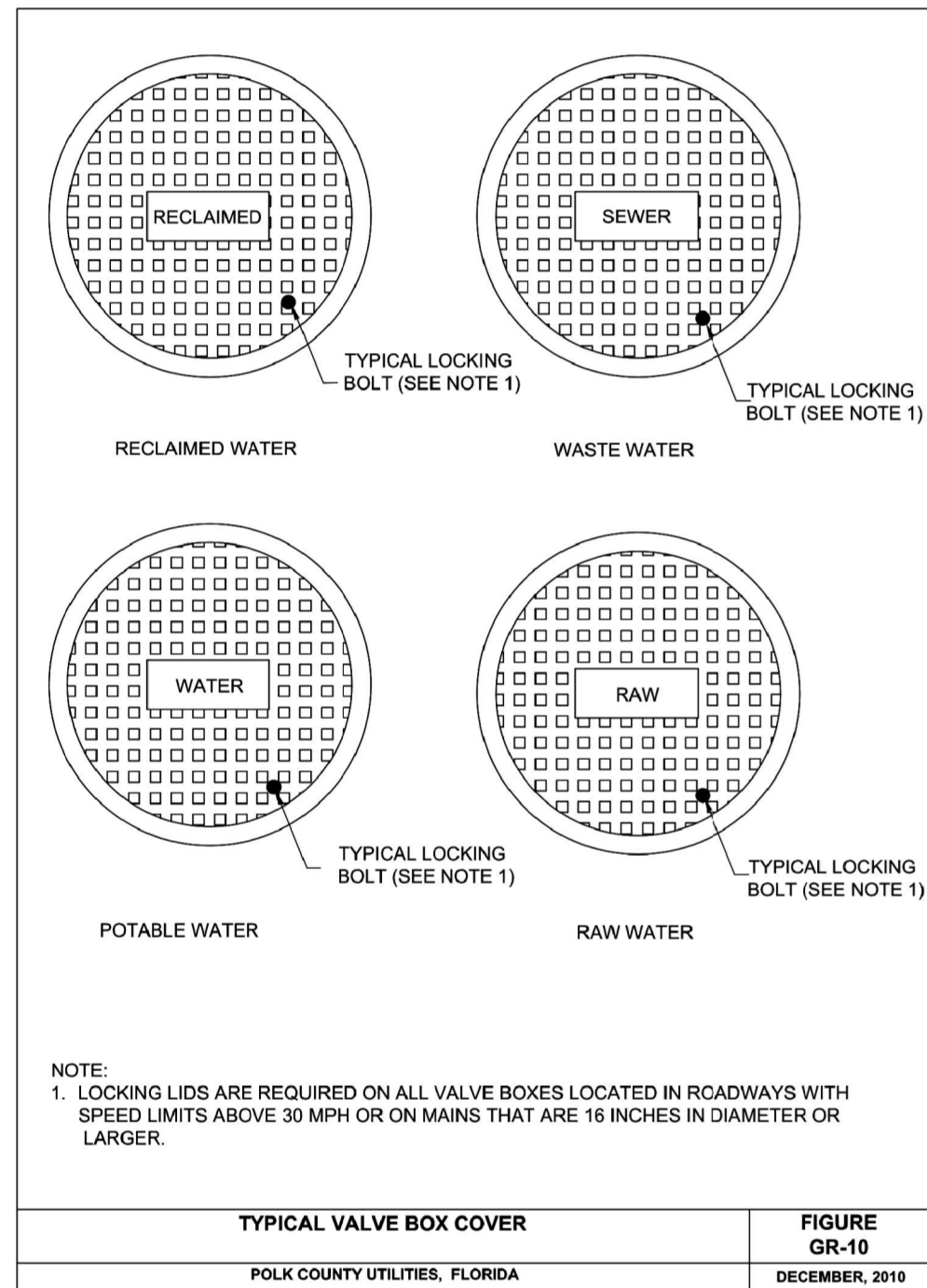
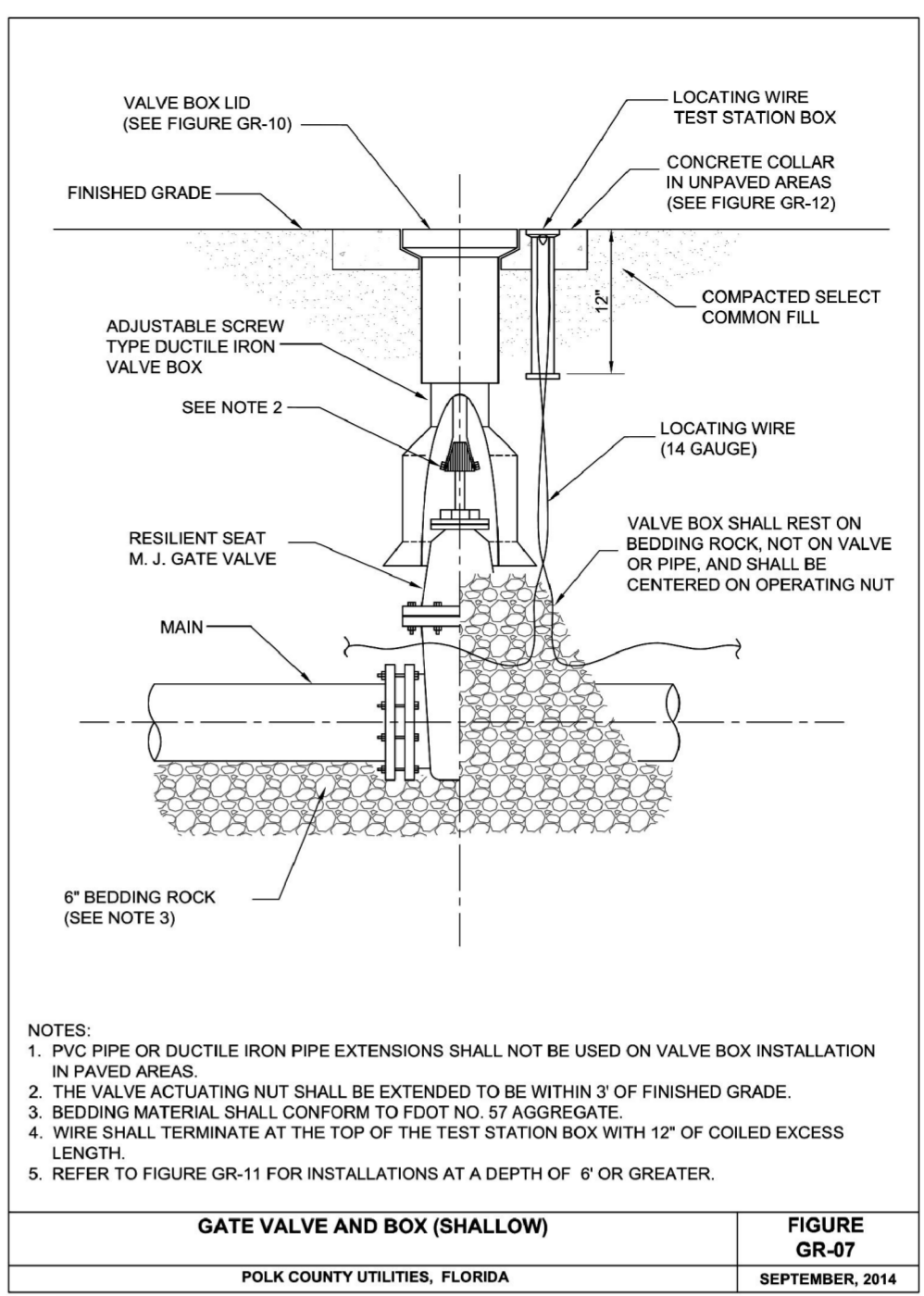


**FIGURE GR-04**  
RESTRAINED PIPE TABLE  
POLK COUNTY UTILITIES, FLORIDA  
OCTOBER, 2015

TYPE	D.I.P. PIPE SIZE											
	4"	6"	8"	10"	12"	16"	20"	24"	30"	36"	42"	48"
90° BEND OR BRANCH OF TEE	20	29	37	44	51	65	77	89	105	120	132	144
45° BEND	8	12	15	18	21	27	32	37	44	50	55	60
22-1/2° BEND	4	6	7	9	10	13	15	18	21	24	27	29
11-1/4° BEND	2	3	4	5	6	7	8	9	10	12	13	15
PLUG OR CAP	42	59	77	93	108	136	166	194	231	275	320	391
POINT OF CONNECTION WITH HOPE PIPE	40	40	40	40	40	40	40	40	60	60	60	60

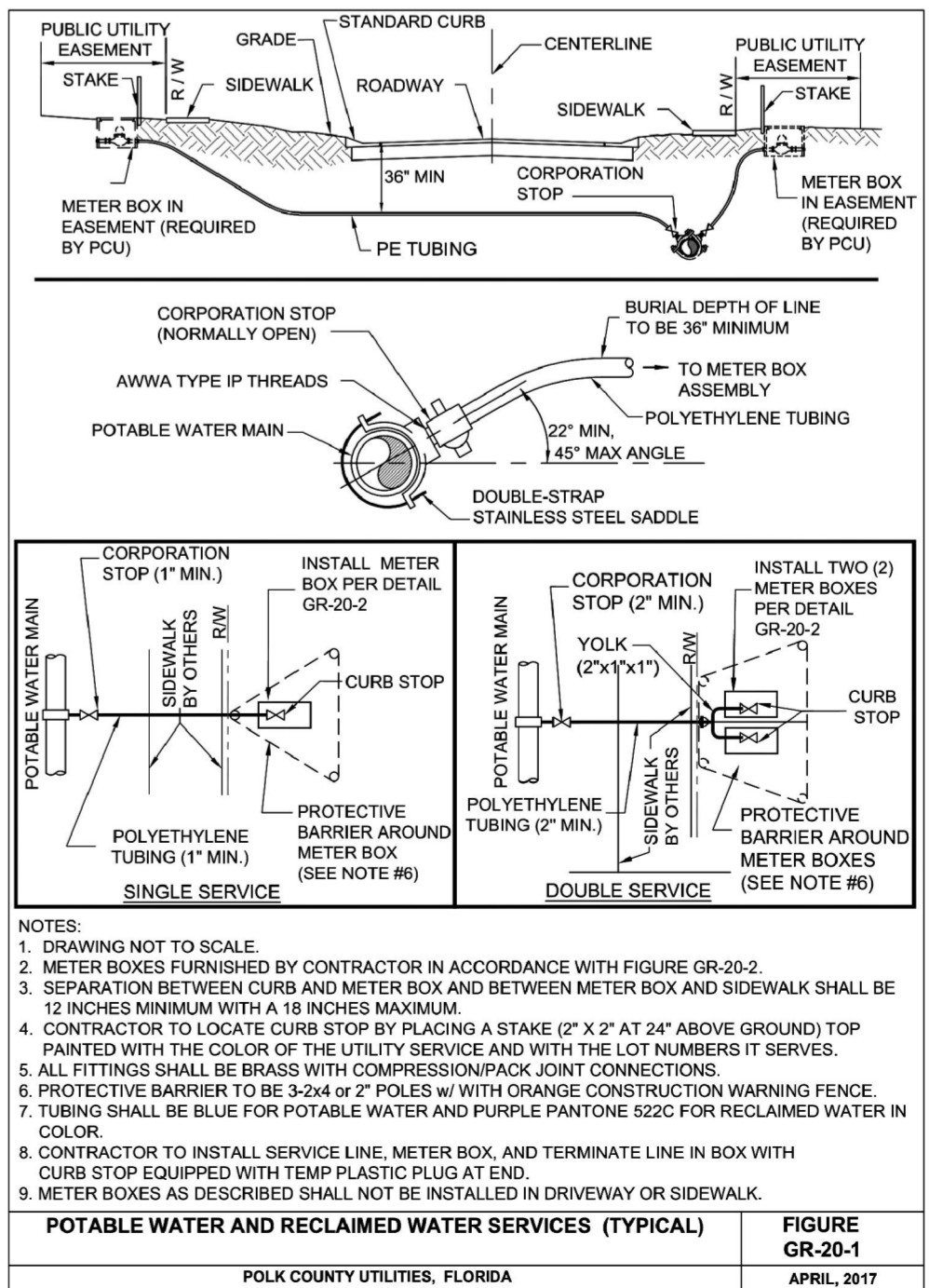
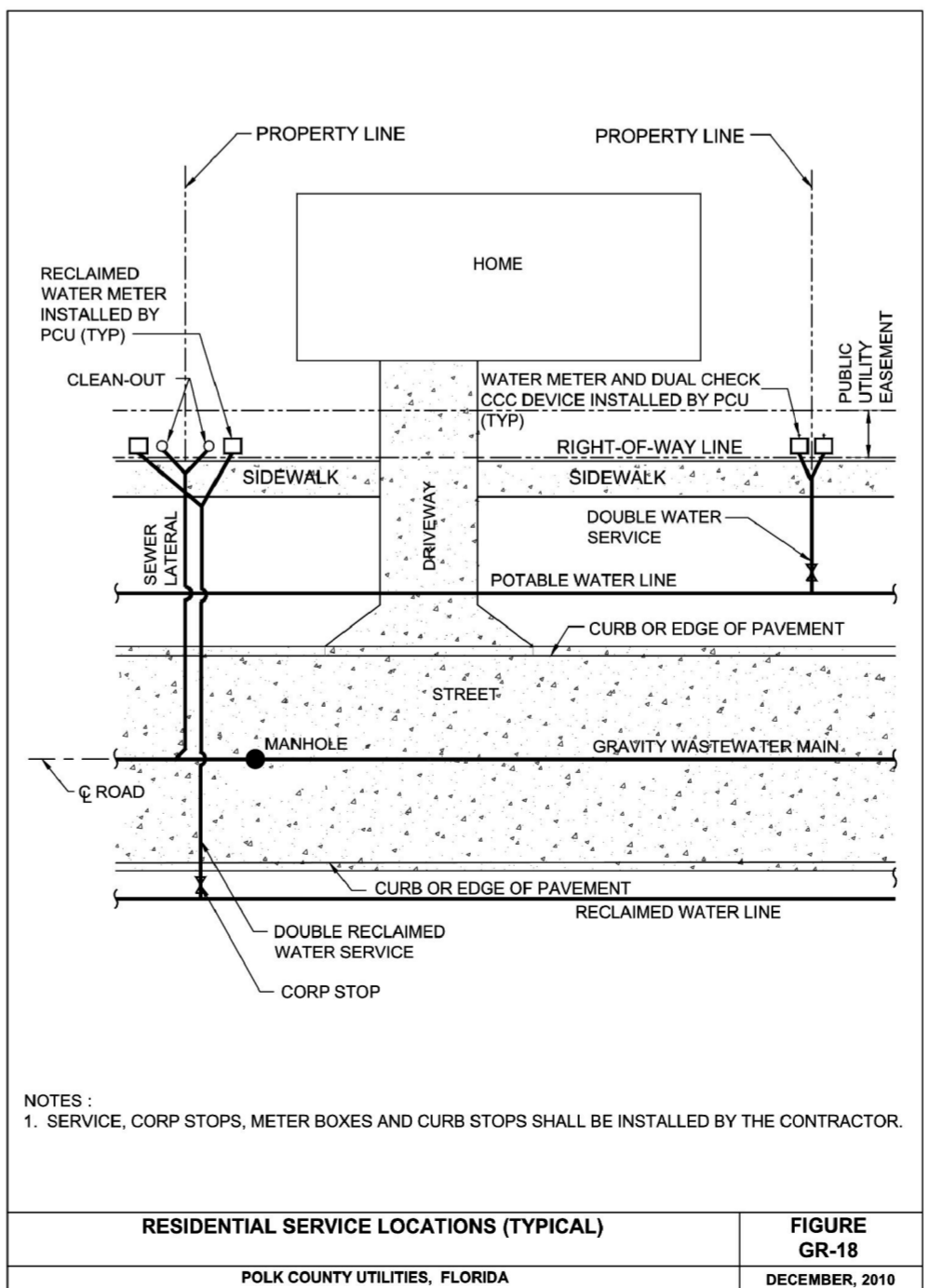
TYPE	PVC OR HDPE PIPE SIZE											
	4"	6"	8"	10"	12"	16"	20"	24"	30"	36"	42"	48"
90° BEND OR BRANCH OF TEE	25	37	47	55	64	82	97	112	132	156	172	188
45° BEND	10	15	19	23	27	34	40	47	55	65	72	78
22-1/2° BEND	5	8	9	12	13	17	19	23	27	32	35	38
11-1/4° BEND	3	4	5	7	8	9	10	12	13	16	17	19
PLUG OR CAP	53	74	97	117	135	173	208	243	289	344	410	488
POINT OF CONNECTION WITH HOPE PIPE	40	40	40	40	40	40	40	40	60	60	60	60



**FIGURE GR-16-1**  
MINIMUM SEPARATION REQUIREMENTS  
POLK COUNTY UTILITIES, FLORIDA  
JULY, 2018

PROPOSED UTILITY	HORIZONTAL & VERTICAL SEPARATION REQUIREMENTS								ACCEPTABLE VARIANCES
	POTABLE WATER (PW)		RECLAIMED WATER (RW)		SAN SEWER (SS)		STORM SEWER (FM)		
	HORIZ	VERT	HORIZ	VERT	HORIZ	VERT	HORIZ	VERT	
POTABLE WATER	3'	12"	3'	12"	6'	12"	3'	12"	REFER TO GENERAL NOTE #4
RECLAIMED WATER	3'	12"	3'	12"	3'	12"	3'	12"	
SANITARY SEWER	6'	12"	3'	12"	3'	12"	3'	12"	

**GENERAL NOTES:**  
1. HORIZONTAL AND VERTICAL SEPARATION SHALL BE IN ACCORDANCE WITH CH. 62-555.314 F.A.C.  
2. FOR THE PURPOSE OF THIS TABLE, RECLAIMED WATER SHALL MEAN UNRESTRICTED PUBLIC ACCESS RECLAIMED WATER AS DEFINED BY F.A.C. 62-410. RAW WATER AND OTHER TYPES OF RECLAIMED WATER SHALL BE CONSIDERED RAW SEWAGE AND SEPARATION LISTED FOR SANITARY SEWER SHALL APPLY.  
3. ALL SEPARATION DISTANCES ARE FROM OUTSIDE OF PIPE TO OUTSIDE OF PIPE.  
4. ACCEPTABLE VARIANCES:  
A. WHERE HORIZONTAL SEPARATION IS NOT ATTAINABLE FOR NEW INSTALLATIONS OF PW AND SS, THE PIPES WILL BE INSTALLED IN SEPARATE TRENCHES AND THE BOTTOM OF THE PW MAIN WILL BE 12" HIGHER THAN THE TOP OF THE SS.  
B. WHERE HORIZONTAL SEPARATION IS NOT ATTAINABLE FOR NEW SS AND A NEW OR EXISTING PW MAIN, THE SS WILL BE UPGRADED TO A DR OF 18".  
C. WHERE INSTALLATION OF A NEW PW MAIN IS IN CONFLICT WITH EXISTING SS, THE FOLLOWING SHALL BE MAINTAINED:  
1. VERTICAL CONFLICT: DEFLECT NEW PW MAIN 12" ABOVE THE EXISTING SS WITH SUFFICIENT COVER FOR THE PW OR 12" BELOW THE EXISTING SS, WHERE DEFLECTION IS NOT POSSIBLE OR MINIMUM COVER NOT MET, THE PW MAIN SHALL BE UPGRADED TO DIP AND CENTERED AT CROSSING.  
2. HORIZONTAL CONFLICT: PW MAIN SHALL BE INSTALLED 18" HIGHER THAN THE EXISTING SS WITH SUFFICIENT COVER OR THE PW WILL BE DIP.  
3. SEPARATION REQUIREMENTS BETWEEN PW AND STORM SEWER ARE THE SAME AS WITH PW AND SS. SPECIAL SUPPORT MAY BE REQUIRED.  
E. WHERE VERTICAL AND HORIZONTAL SEPARATIONS ARE NOT ATTAINABLE FOR PW AND FM, THE FOLLOWING SHALL BE MAINTAINED:  
1. FM UPGRADED TO DR 14 (12" DIA AND UNDER) AND DR 18 (14" DIA AND OVER), WHERE FM IS EXISTING, PW SHALL BE UPGRADED TO DIP.  
2. STAGGER THE LOCATION OF JOINTS FOR EACH PIPE.  
5. NO POTABLE WATER MAIN SHALL PASS THROUGH OR COME IN CONTACT WITH ANY PART OF A SANITARY OR STORM WATER MANHOLE OR STRUCTURE.



ISSUED FOR: **PERMITTING**

PROJECT NAME: **SITE CONSTRUCTION PLANS FOR SWISS VALLEY ESTATES 1529 RITTER ROAD LAKELAND FL 33810**

ISSUE DATE: 6/4/2021  
REVIEWED BY: JYZ  
DRAWN BY: DOE  
DESIGNED BY: DOE  
PROJECT NUMBER: RITTER RD-2020

NO. DATE DESCRIPTION BY

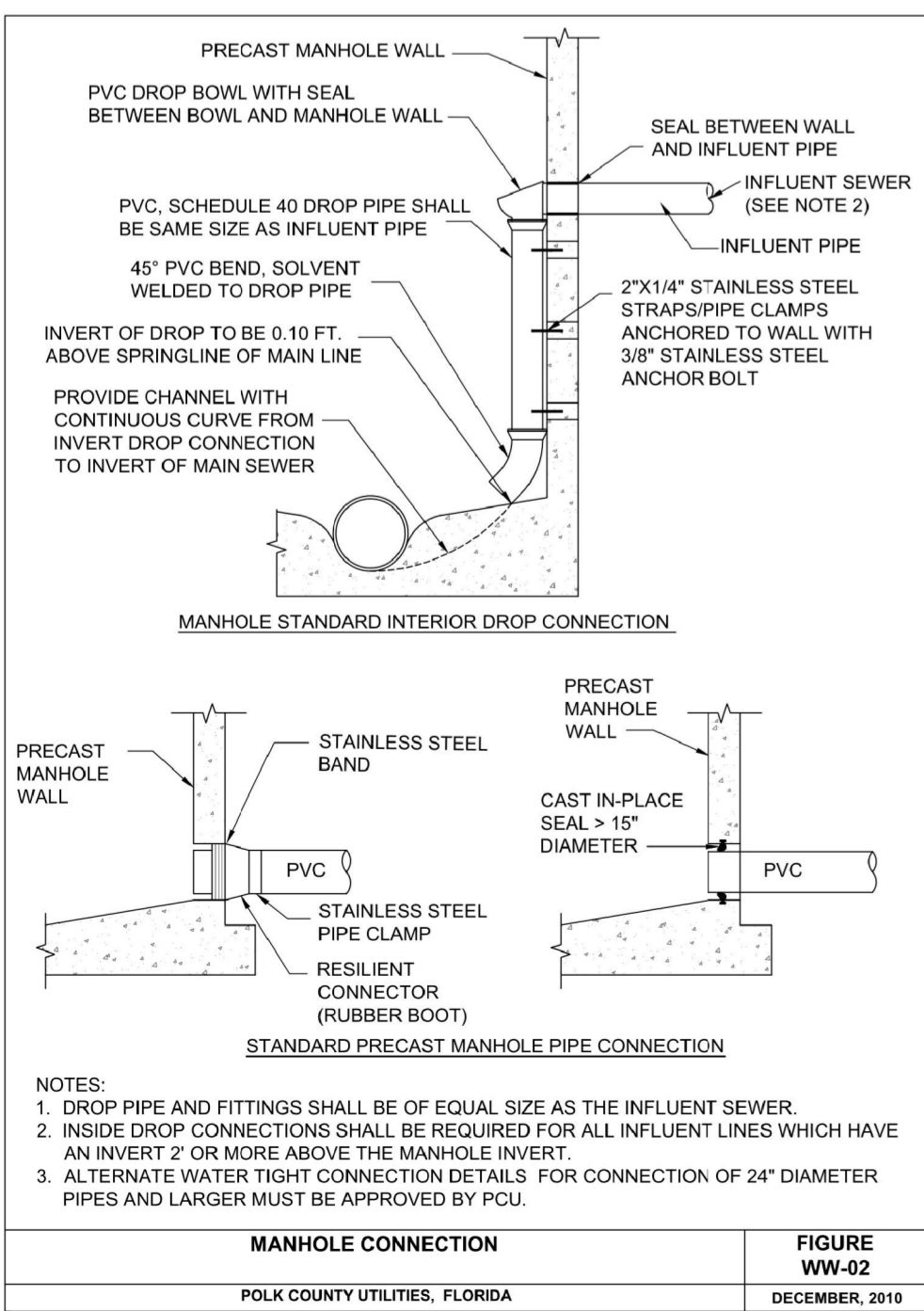
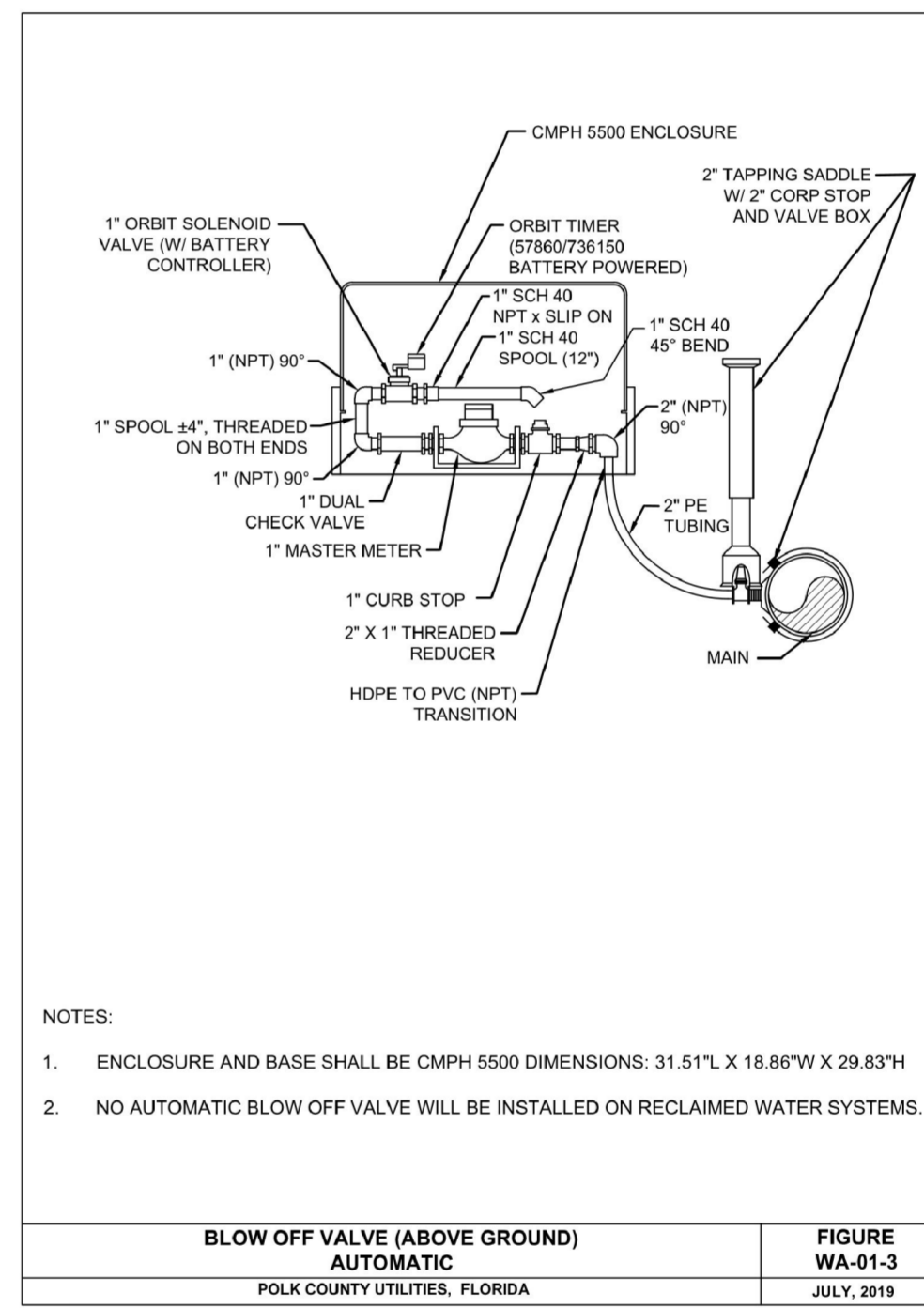
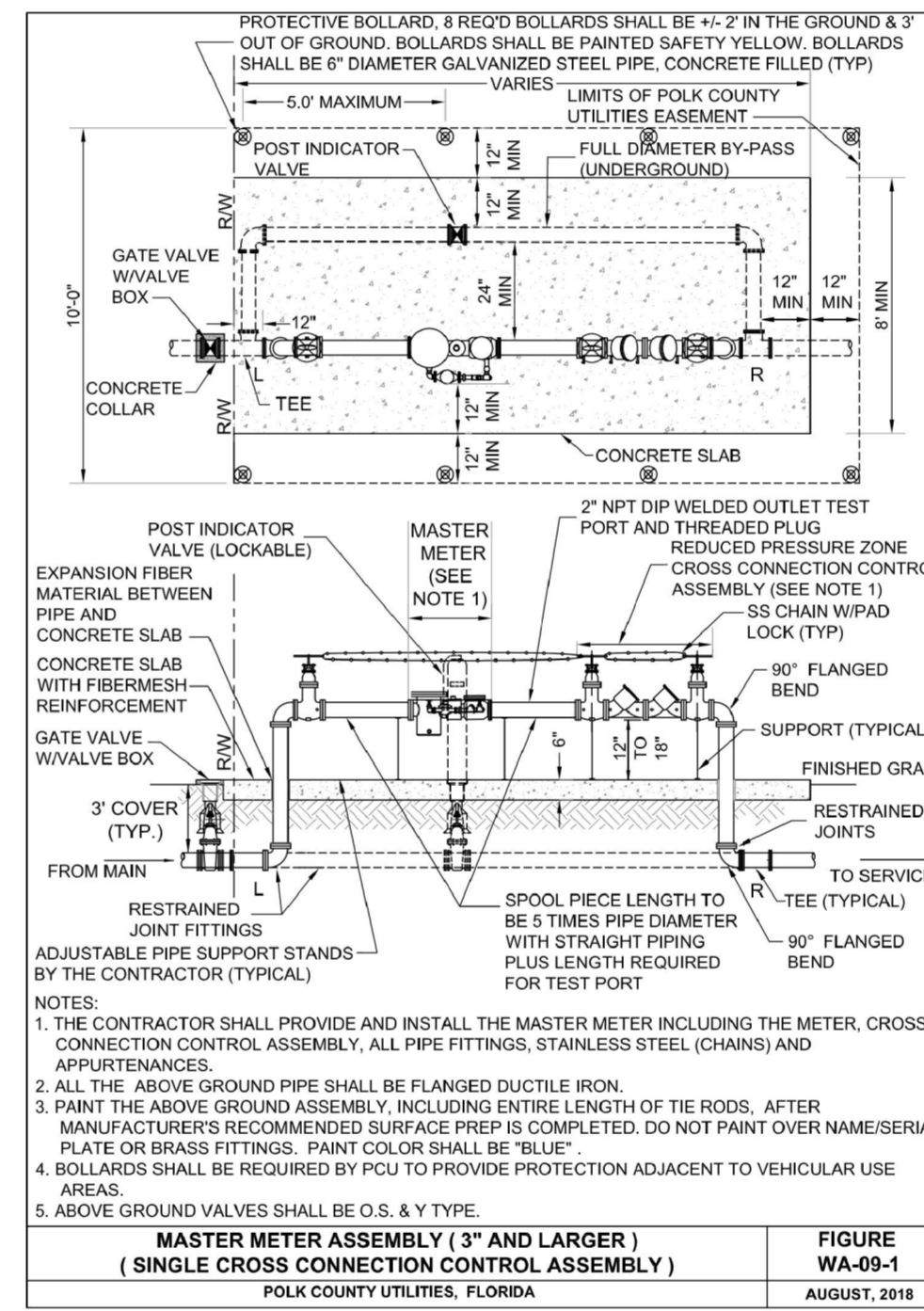
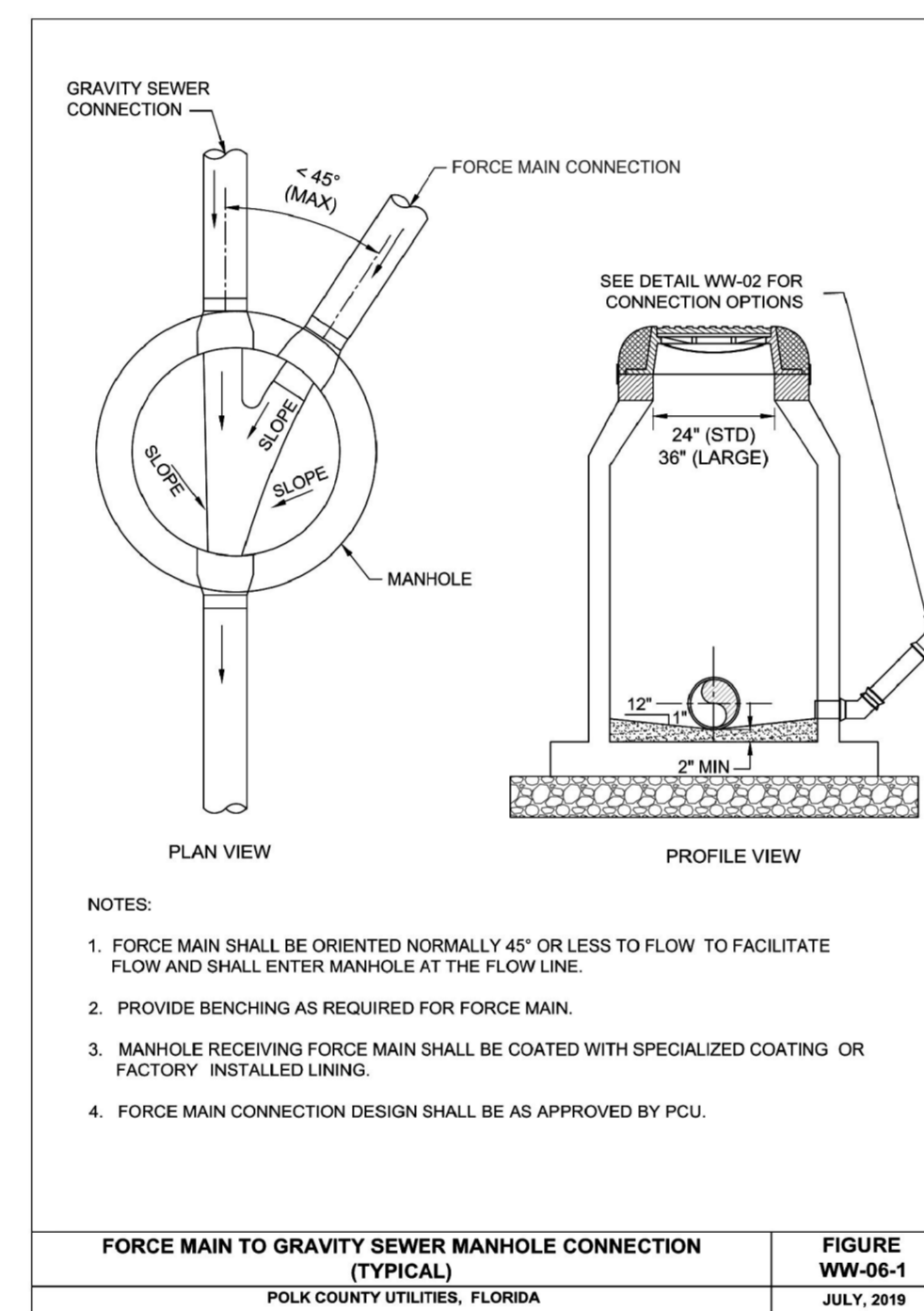
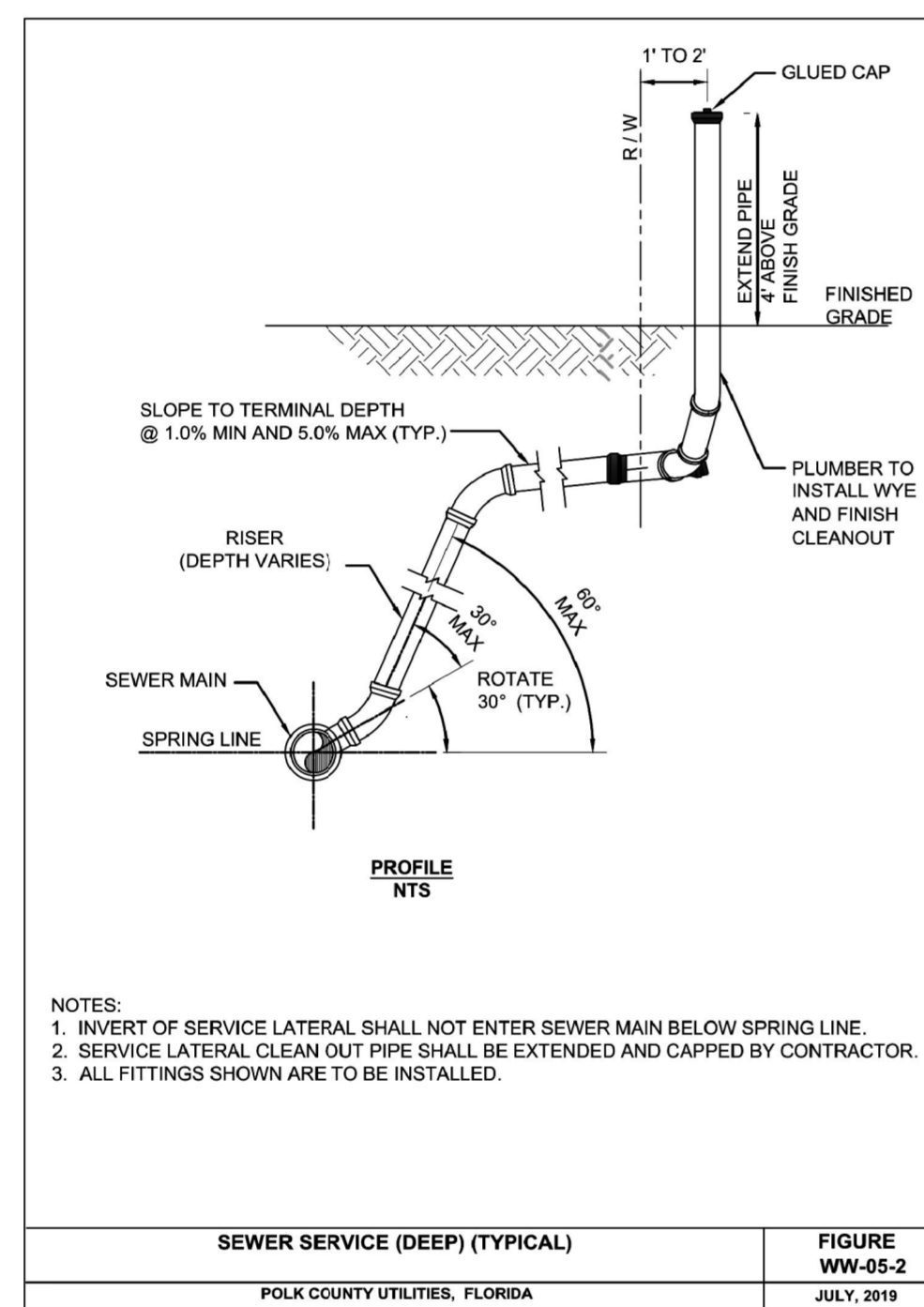
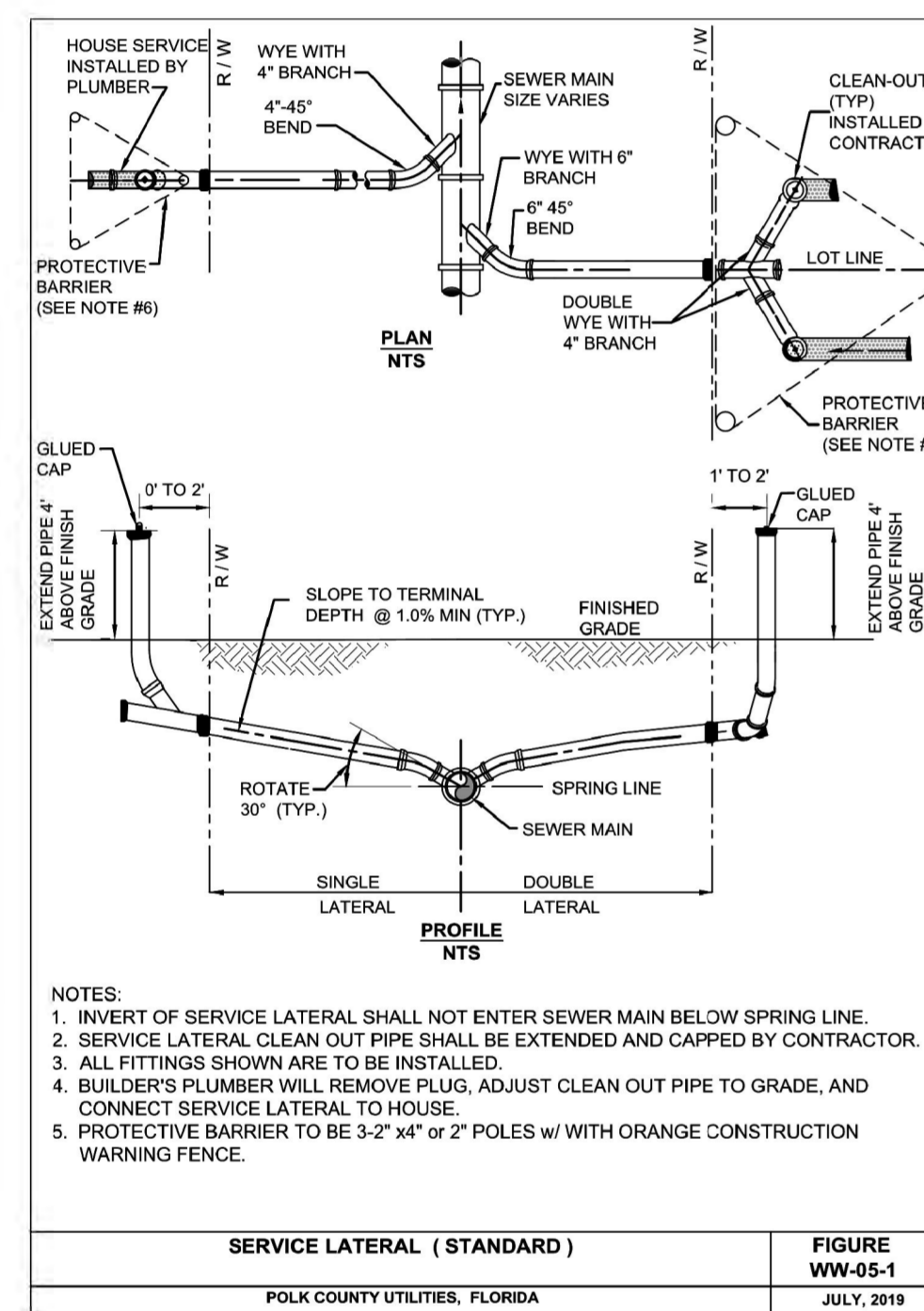
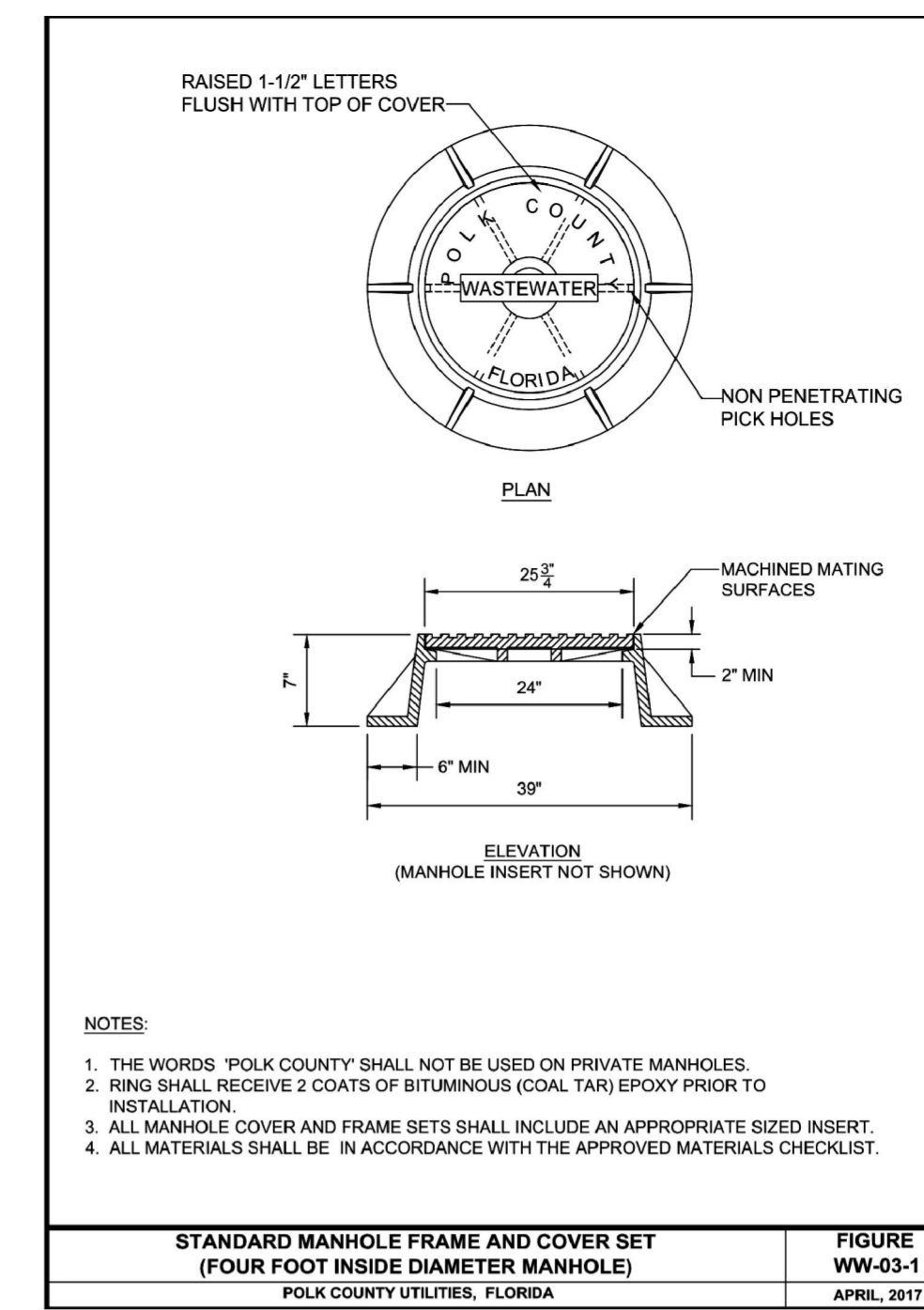
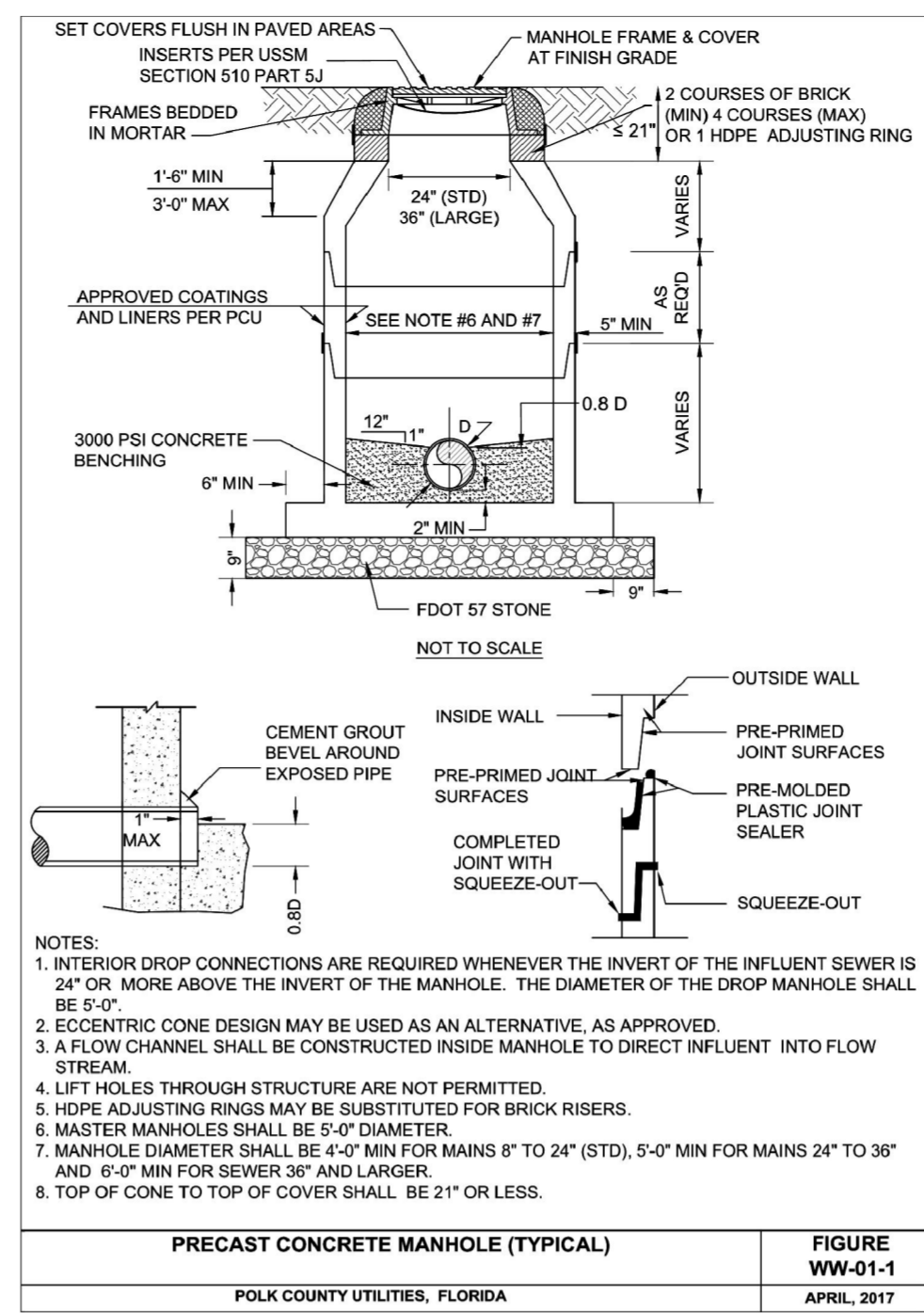
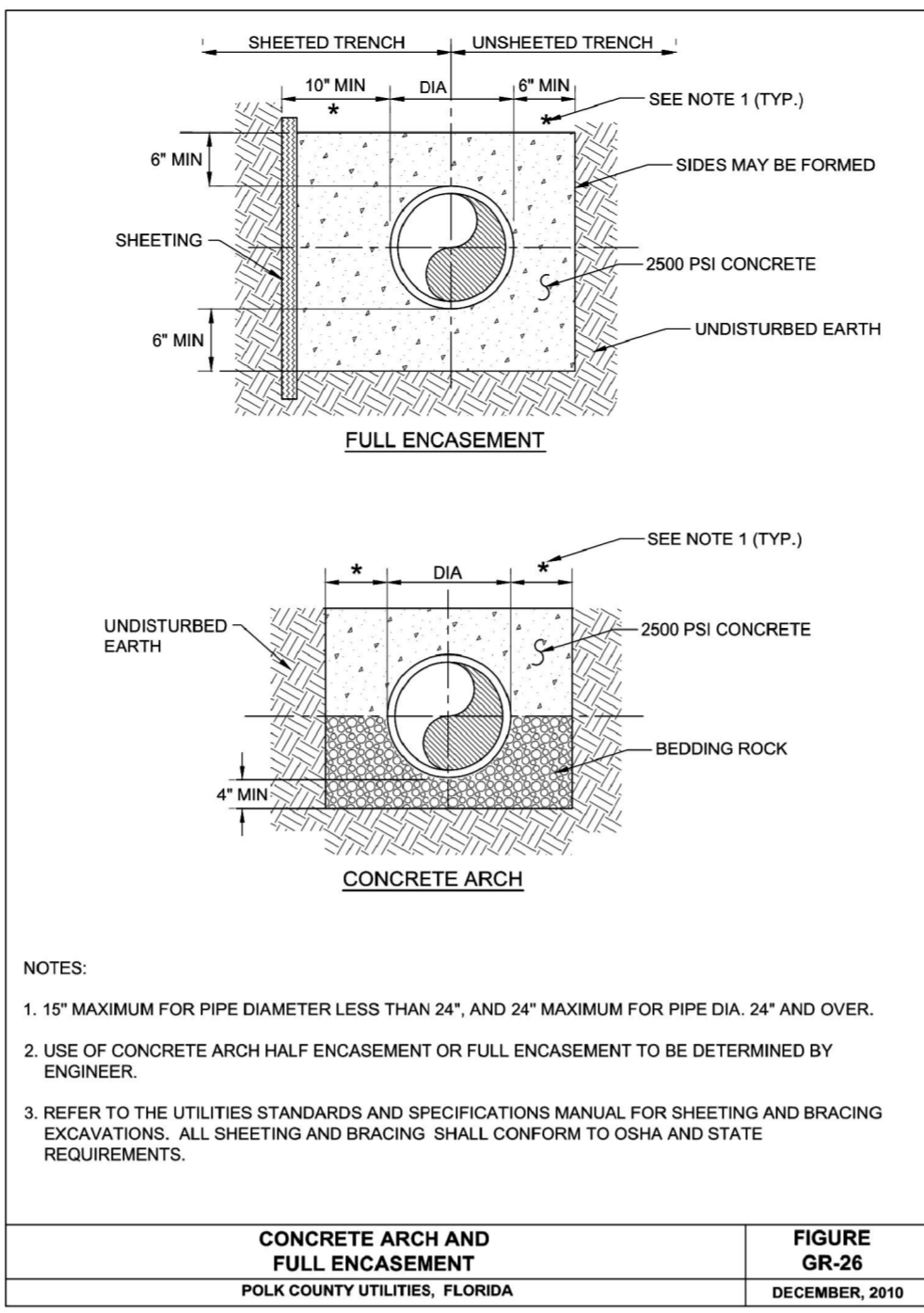
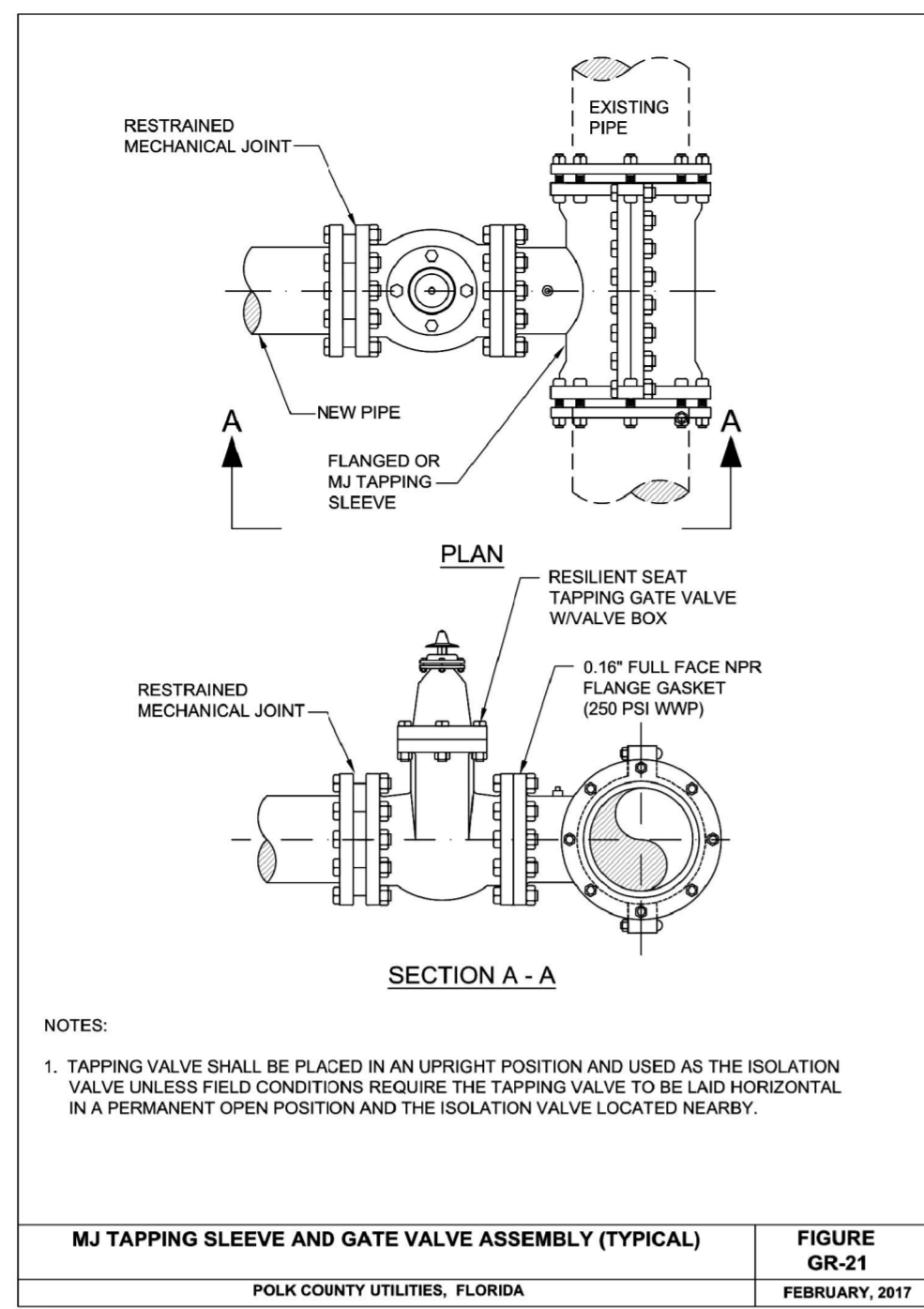
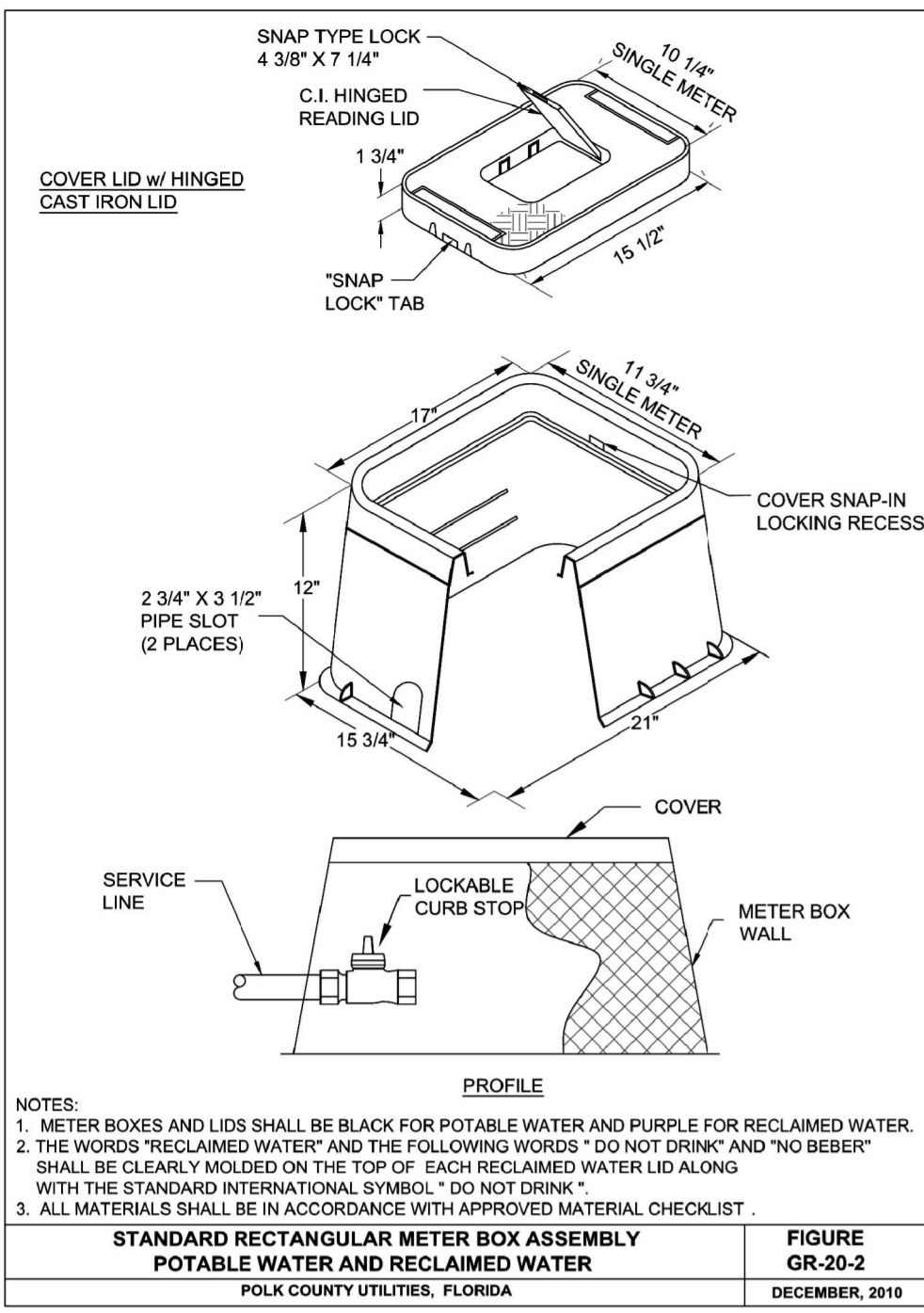
PREPARED FOR: **JEFFREY SCALLON VISCA CORPORATION INC.**  
PREPARED BY: **JIM ZIMMER PE LLC**  
1100 WEST WILHELM STREET, SUITE D  
LAKELAND, FL 33810  
P.E. NO. 12154

**UTILITY DETAILS**

**STATE OF FLORIDA**  
JAMES YANCEY ZIMMER  
PROFESSIONAL ENGINEER  
LICENSE NO. 44241  
P.E. NO. 12154

**C-14**

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ISSUED FOR:		PERMITTING	
ISSUE DATE: 6/4/2021	REVIEWED BY: JYZ	NO. DATE	DESCRIPTION
	DRAWN BY: DCE		
	DESIGNED BY: DCE		
	PROJECT NUMBER: RITTER RD-2020		

SITE CONSTRUCTION PLANS FOR POLK COUNTY		UTILITY DETAILS	
SWISS VALLEY ESTATES 1529 RITTER ROAD LAKELAND FL 33810			
PROJECT NAME:	SHEET NAME:		

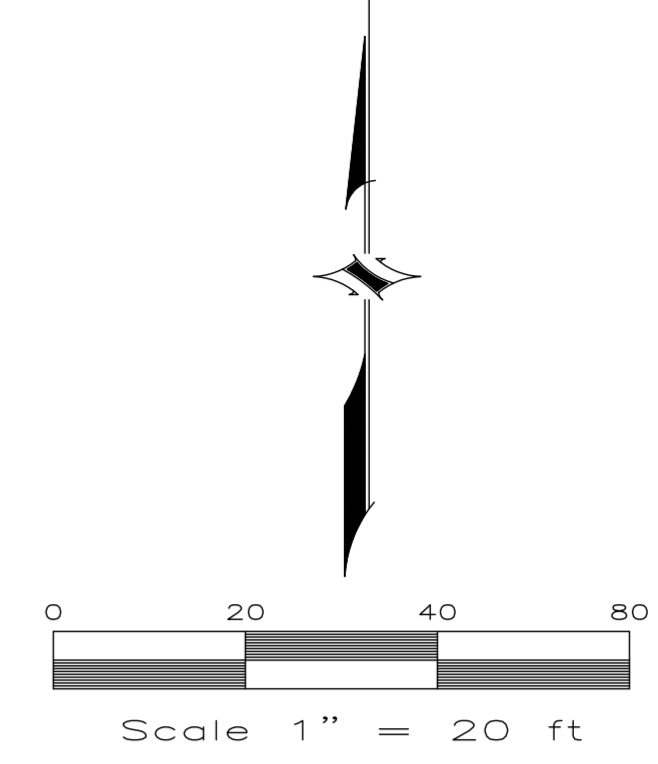
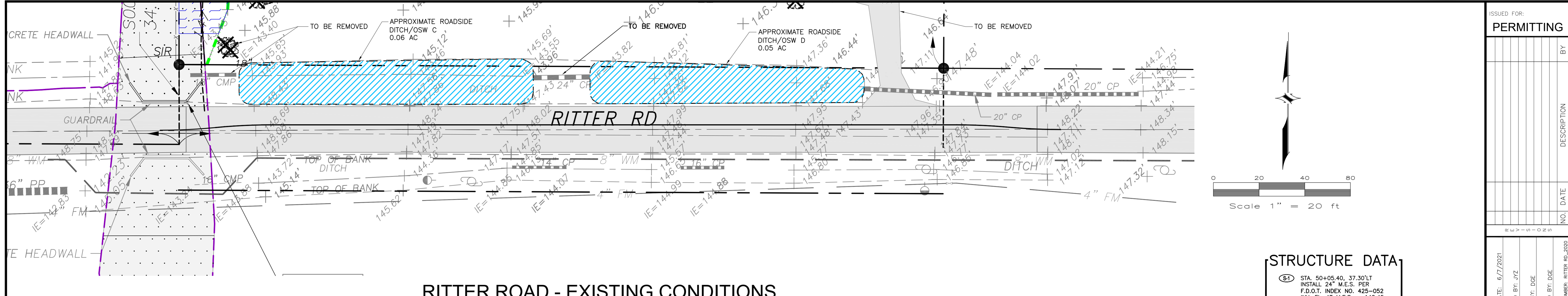
PREPARED FOR: JEFFREY SCALLON  
VISCA CORPORATION INC.

PREPARED BY: JIM ZINNER PE LLC  
JAMES ZINNER, P.E.  
110 NORTH WHEELER STREET, SUITE D  
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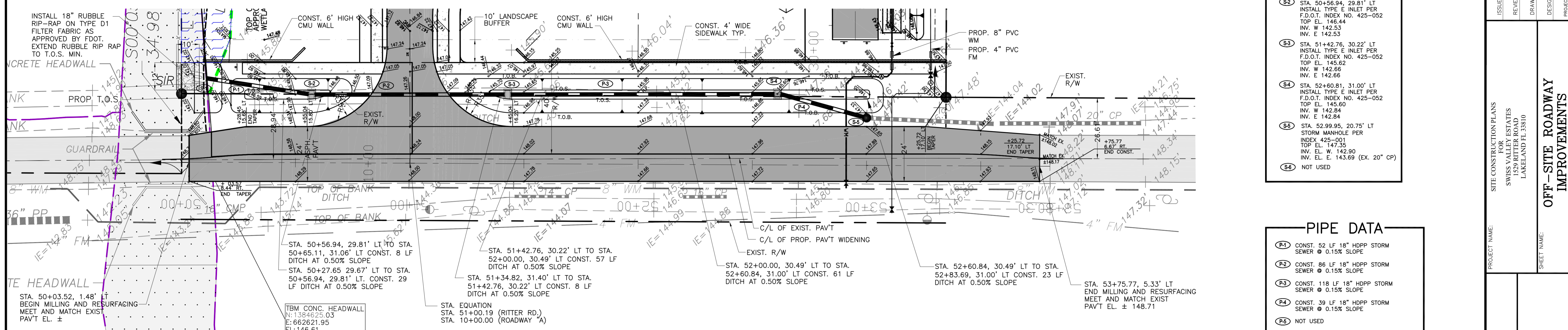
PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO. 44241

SHEET C-15

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY JAMES YANCEY ZINNER, PROFESSIONAL ENGINEER, ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



**RITTER ROAD - EXISTING CONDITIONS**



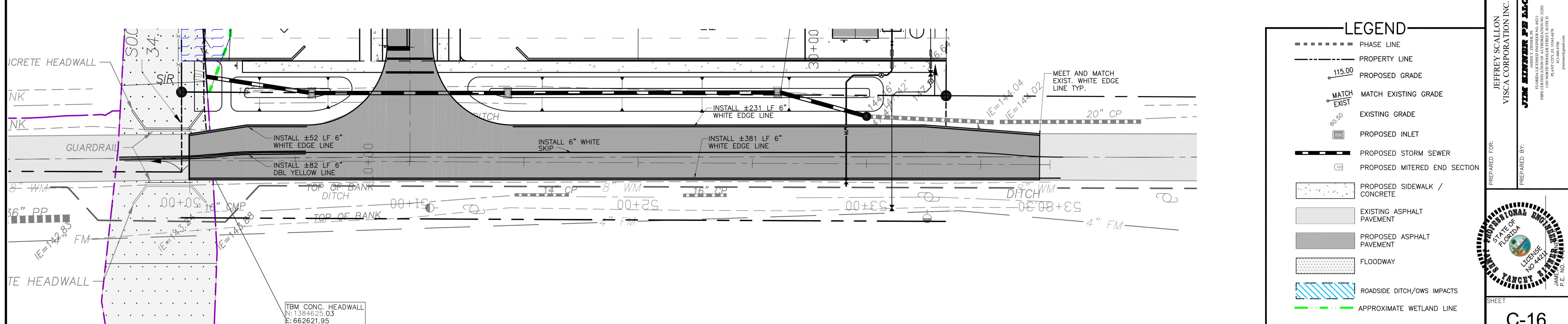
**STRUCTURE DATA**

- (S1) STA. 50+05.40, 37.30' LT  
INSTALL 24" M.E.S. PER  
F.D.O.T. INDEX NO. 425-052  
INV. EL. AT M.E.S. = 142.45
- (S2) STA. 50+56.94, 29.81' LT  
INSTALL TYPE E INLET PER  
F.D.O.T. INDEX NO. 425-052  
TOP EL. 146.44  
INV. W 142.53  
INV. E 142.53
- (S3) STA. 51+42.76, 30.22' LT  
INSTALL TYPE E INLET PER  
F.D.O.T. INDEX NO. 425-052  
TOP EL. 145.62  
INV. W 142.66  
INV. E 142.66
- (S4) STA. 52+60.81, 31.00' LT  
INSTALL TYPE E INLET PER  
F.D.O.T. INDEX NO. 425-052  
TOP EL. 145.60  
INV. W 142.84  
INV. E 142.84
- (S5) STA. 52.99.95, 20.75' LT  
STORM MANHOLE PER  
INDEX 425-001  
TOP EL. 147.35  
INV. EL. W 142.90  
INV. EL. E 143.69 (EX. 20" CP)
- (S6) NOT USED

**PIPE DATA**

- (P1) CONST. 52 LF 18" HDPP STORM SEWER @ 0.15% SLOPE
- (P2) CONST. 86 LF 18" HDPP STORM SEWER @ 0.15% SLOPE
- (P3) CONST. 118 LF 18" HDPP STORM SEWER @ 0.15% SLOPE
- (P4) CONST. 39 LF 18" HDPP STORM SEWER @ 0.15% SLOPE
- (P5) NOT USED

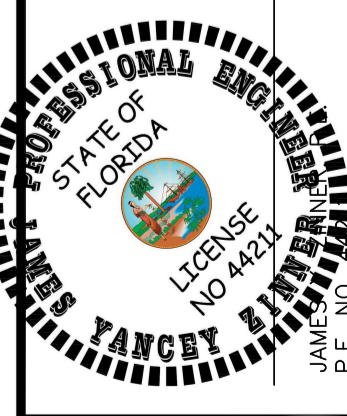
**RITTER ROAD - PROPOSED ROADWAY IMPROVEMENTS**

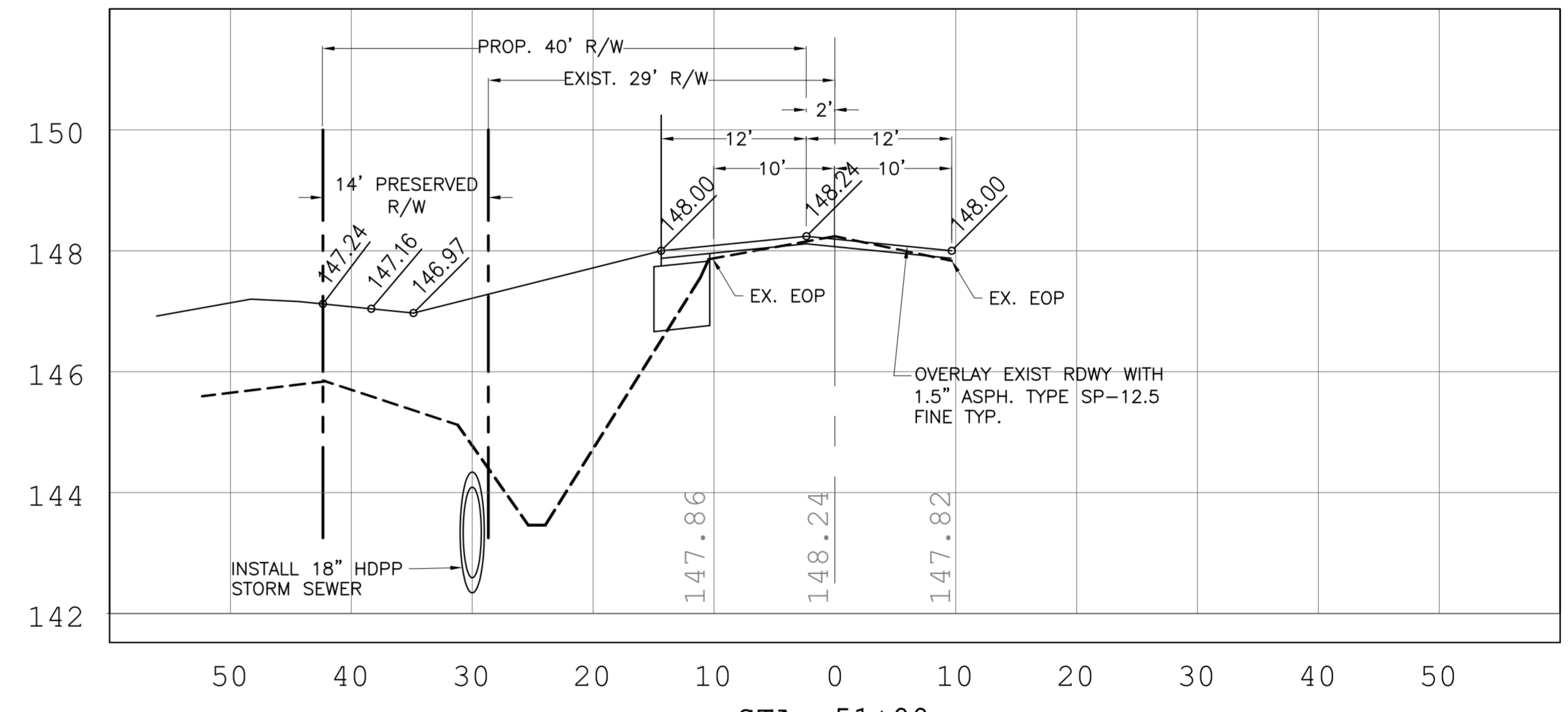
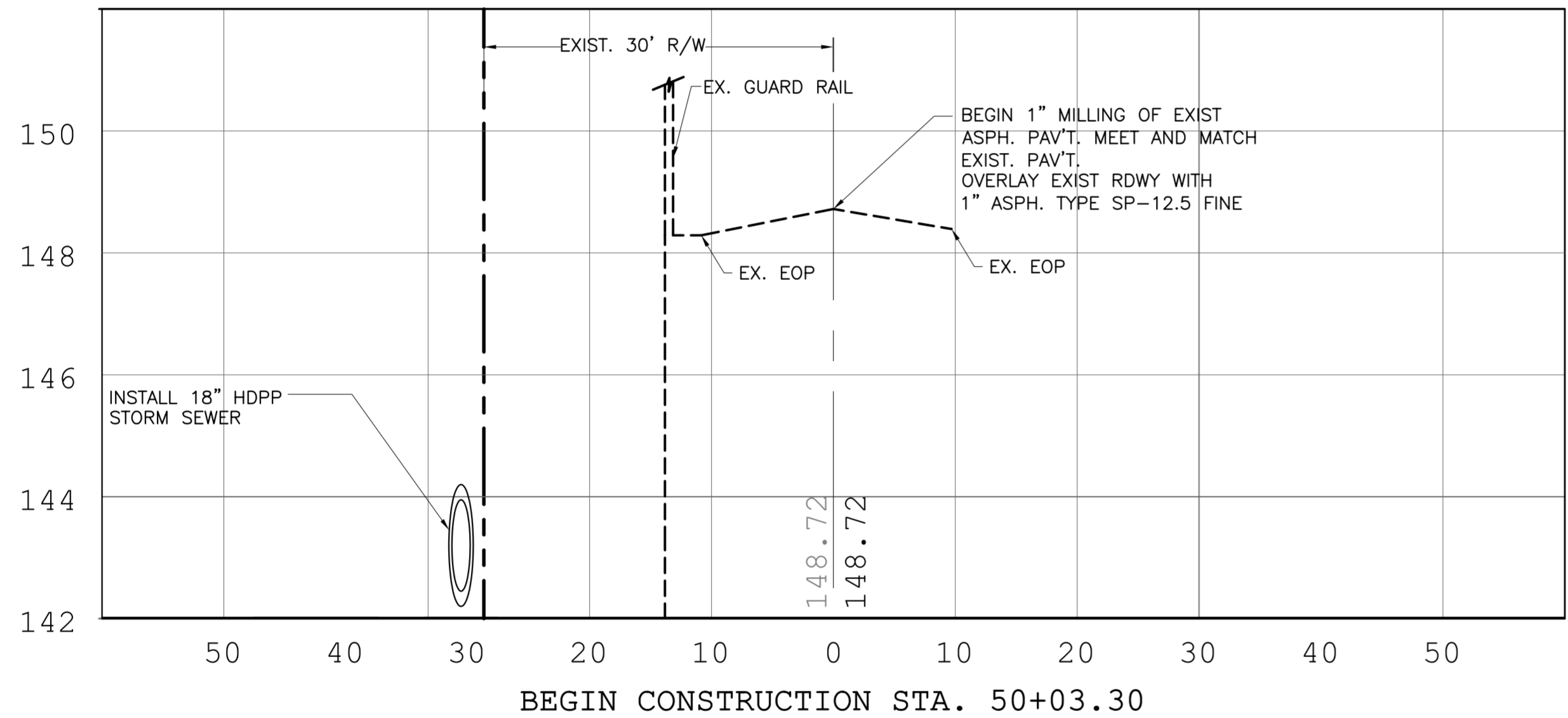
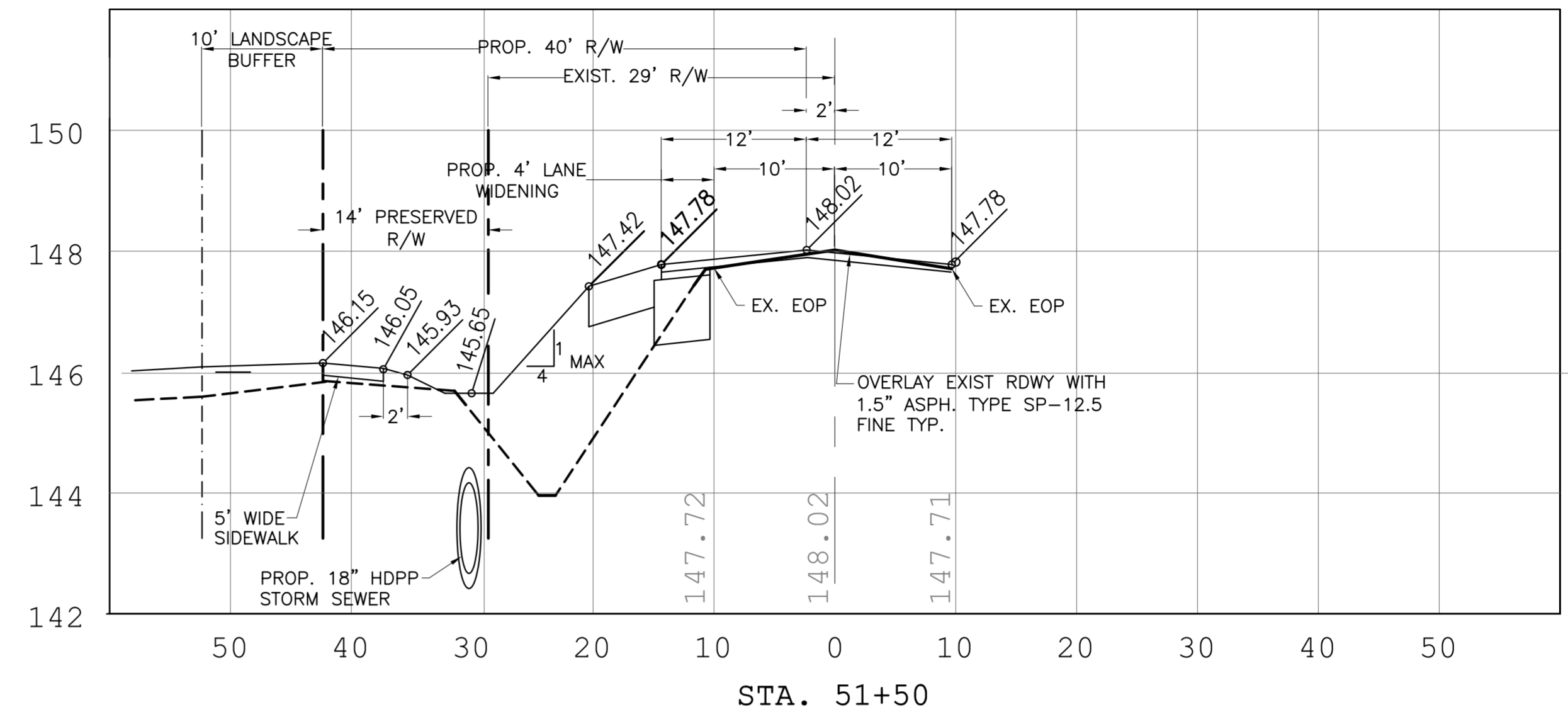
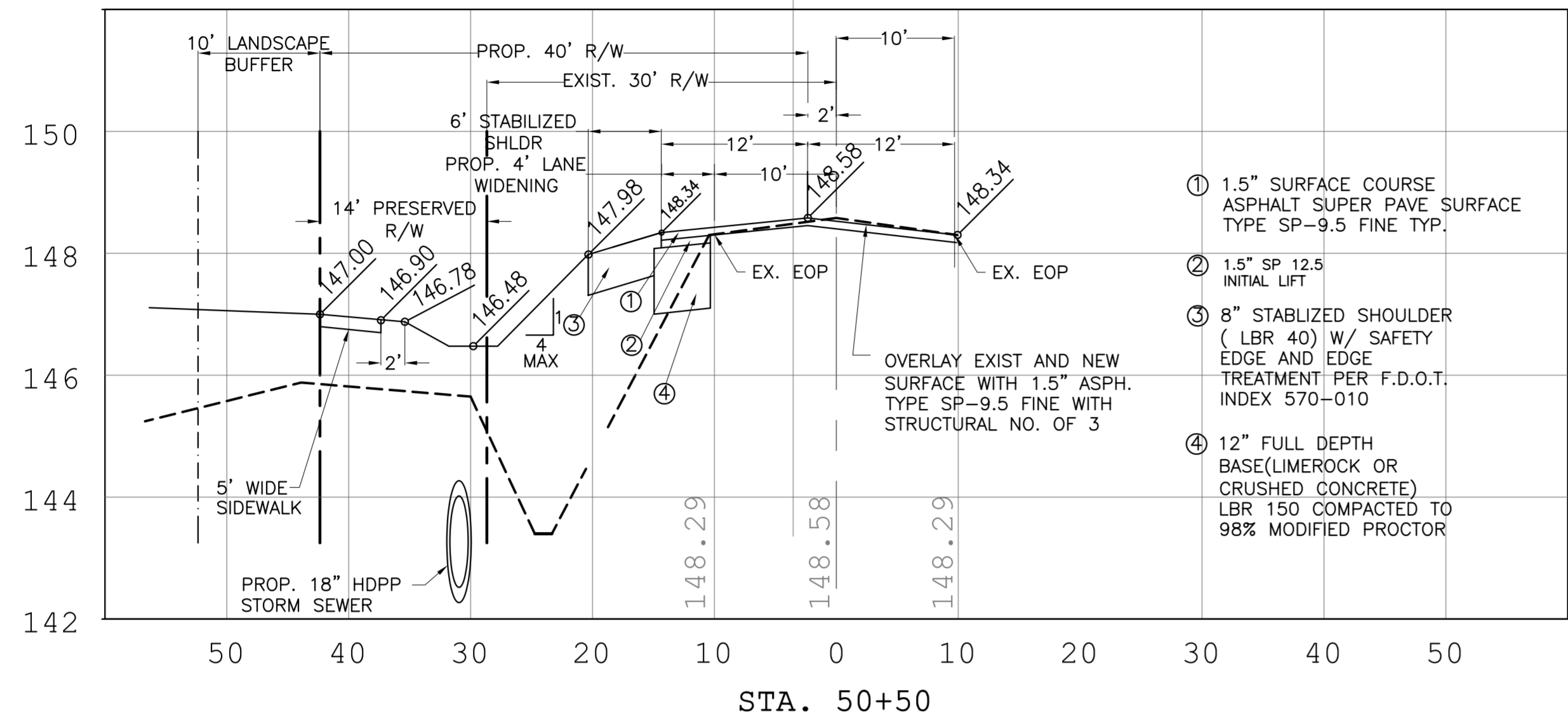


**LEGEND**

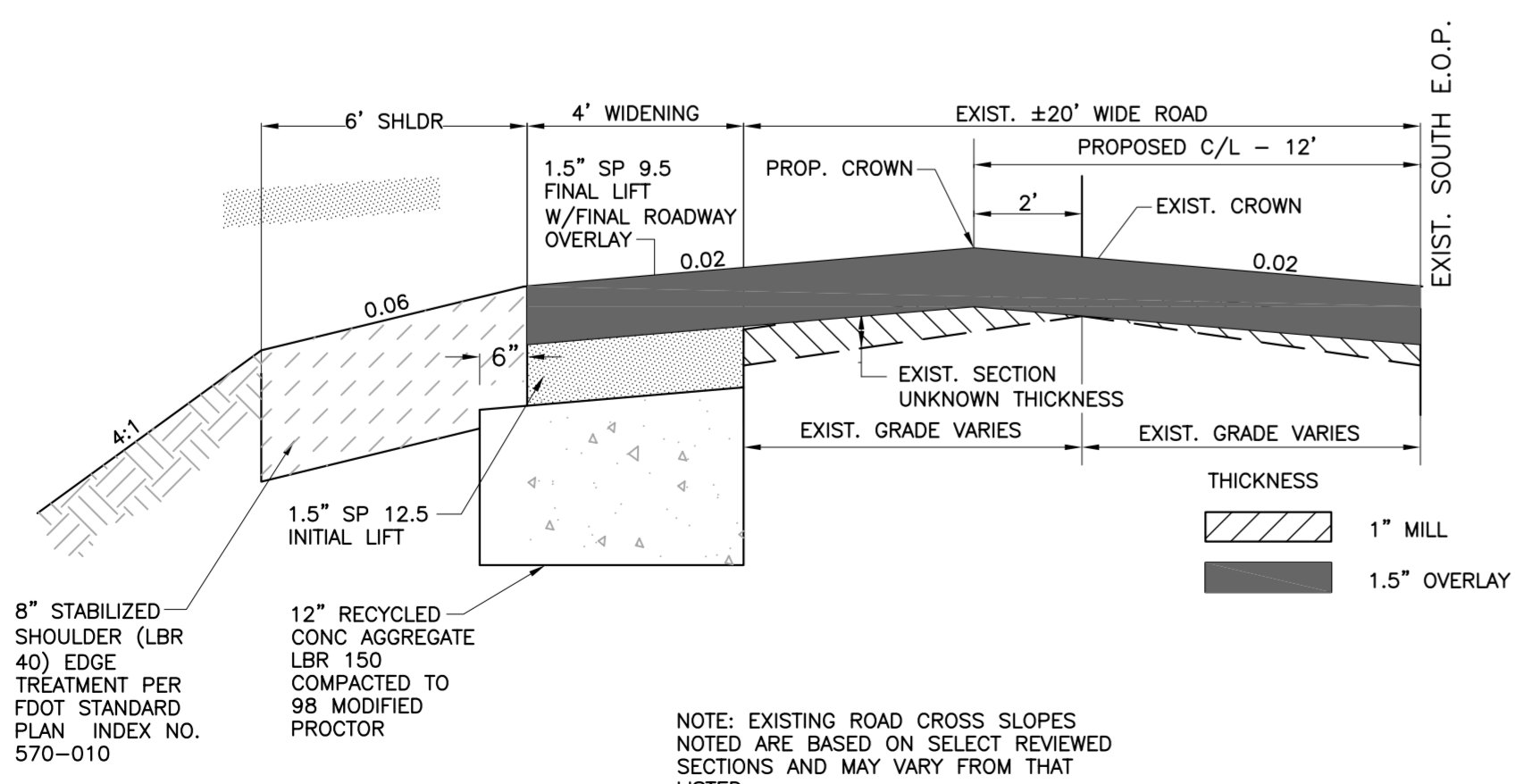
- - - PHASE LINE  
 - - - PROPERTY LINE  
 115.00 PROPOSED GRADE  
 MATCH EXIST 80.50 MATCH EXISTING GRADE  
 80.50 PROPOSED INLET  
 [Symbol] PROPOSED STORM SEWER  
 [Symbol] PROPOSED MITERED END SECTION  
 [Symbol] PROPOSED SIDEWALK / CONCRETE  
 [Symbol] EXISTING ASPHALT PAVEMENT  
 [Symbol] PROPOSED ASPHALT PAVEMENT  
 [Symbol] FLOODWAY  
 [Symbol] ROADSIDE DITCH/OSW IMPACTS  
 [Symbol] APPROXIMATE WETLAND LINE

**RITTER ROAD - PROPOSED PAVEMENT MARKINGS**

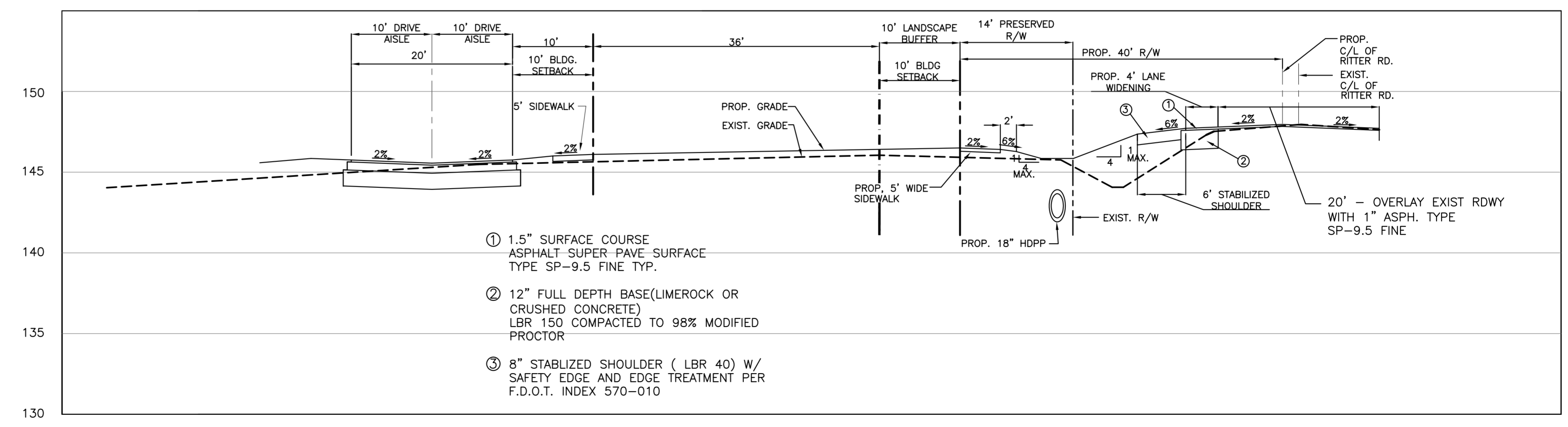
ISSUE FOR:		PERMITTING
NO. DATE		DESCRIPTION
ISSUE DATE: 6/7/2021	REVIEWED BY: JYZ	
DRAWN BY: DOE	DESIGNED BY: DOE	
PROJECT NUMBER: RITTER RD-2020		
SITE CONSTRUCTION PLANS FOR:		
SWISS VALLEY ESTATES		
1529 RITTER ROAD		
LAKELAND FL 33810		
PROJECT NAME:	OFF-SITE ROADWAY IMPROVEMENTS	
SHEET NAME:		
PREPARED FOR:	JEFFREY SCALLON VISCA CORPORATION INC.	
PREPARED BY:	JIM ZINNER PE LLC JAMES YANCEY ZINNER, P.E. 110 NORTH WHEELER STREET, SUITE D LAKELAND, FL 33858 TEL: 888-548-9588 jim@jzinc.com	
PROFESSIONAL ENGINEER'S SEAL		
SHEET	C-16	



SCALE: 1" = 10' HORIZONTAL  
1" = 2' VERTICAL



TYPICAL SECTION RITTER ROAD IMPROVEMENTS  
N.T.S.



SECTION A-A  
SCALE: HORIZ: 1" = 10'  
VERT: 1" = 5'

ISSUED FOR: PERMITTING

NO.	DATE	DESCRIPTION

ISSUE DATE: 6/7/2021  
REVIEWED BY: JYZ  
DRAWN BY: DCE  
DESIGNED BY: DCE  
PROJECT NUMBER: RITTER RD. 2020

SITE CONSTRUCTION PLANS  
FOR  
SWISS VALLEY ESTATES  
1529 RITTER ROAD  
LAKELAND FL 33810

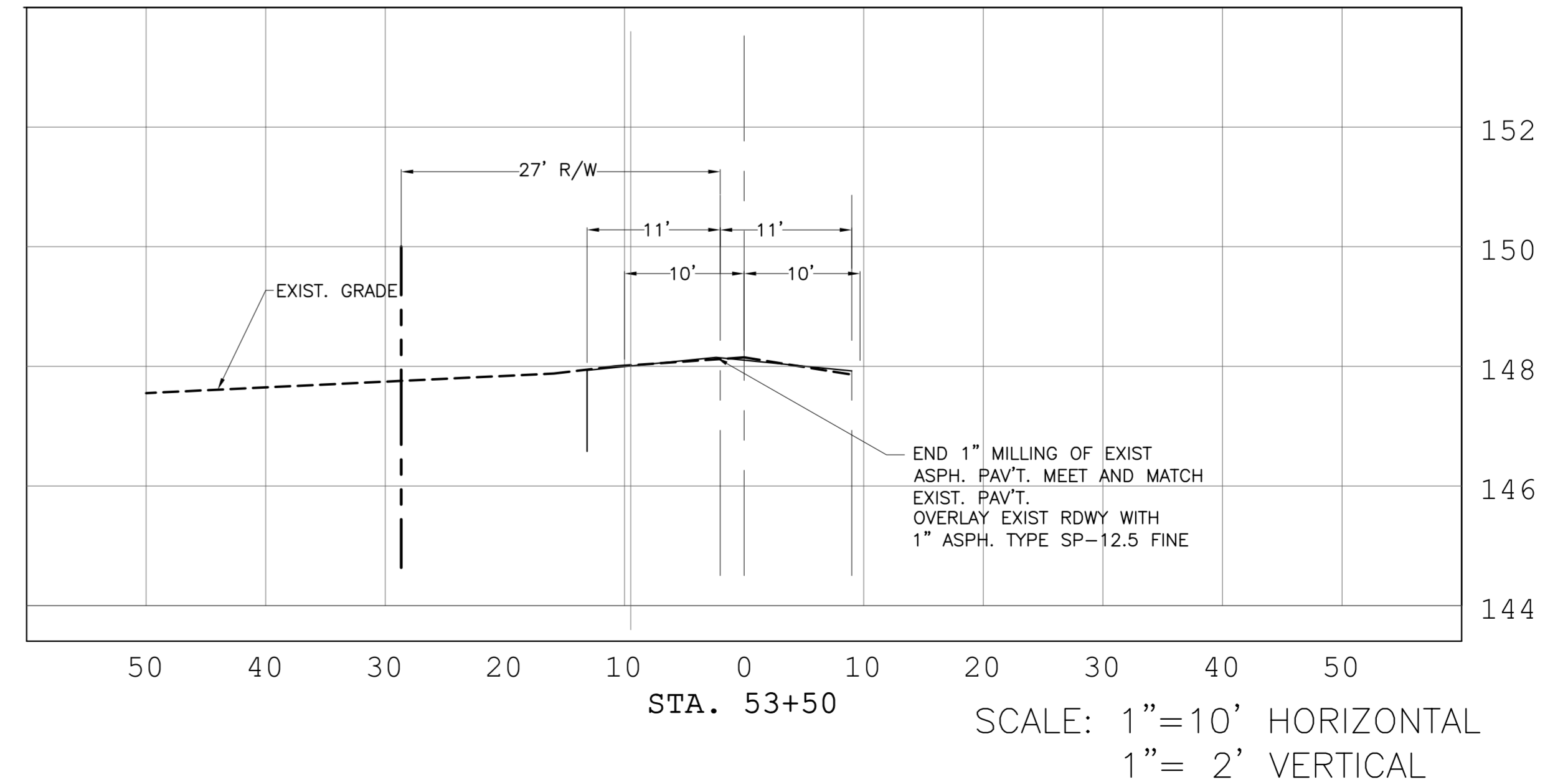
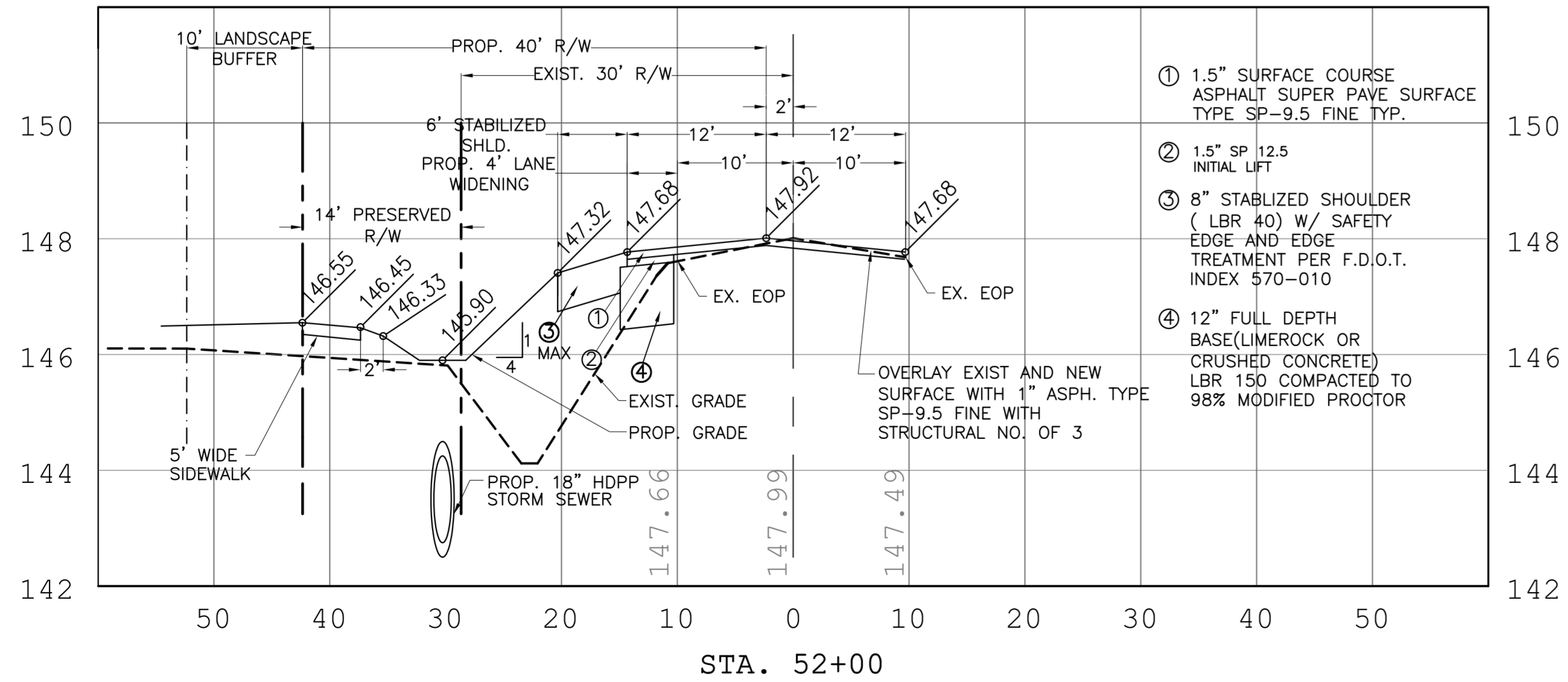
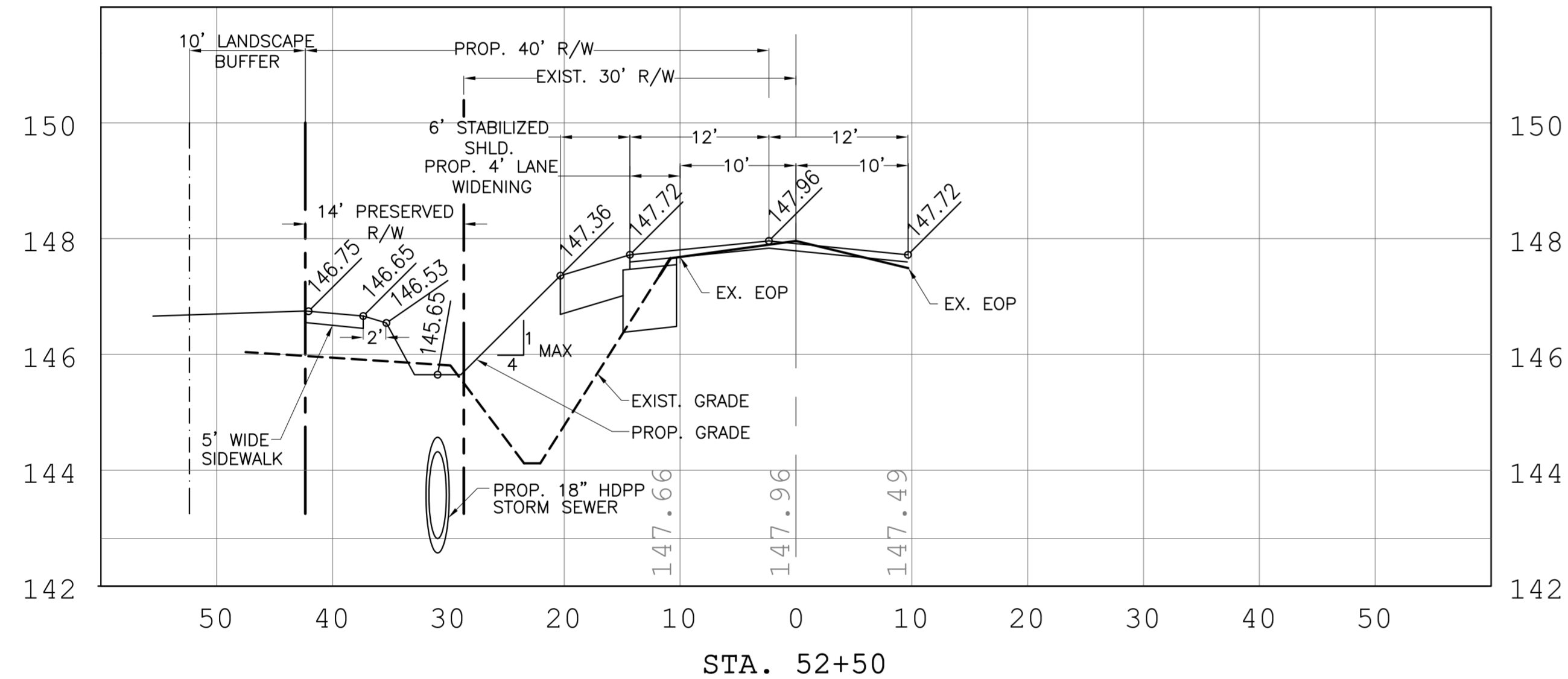
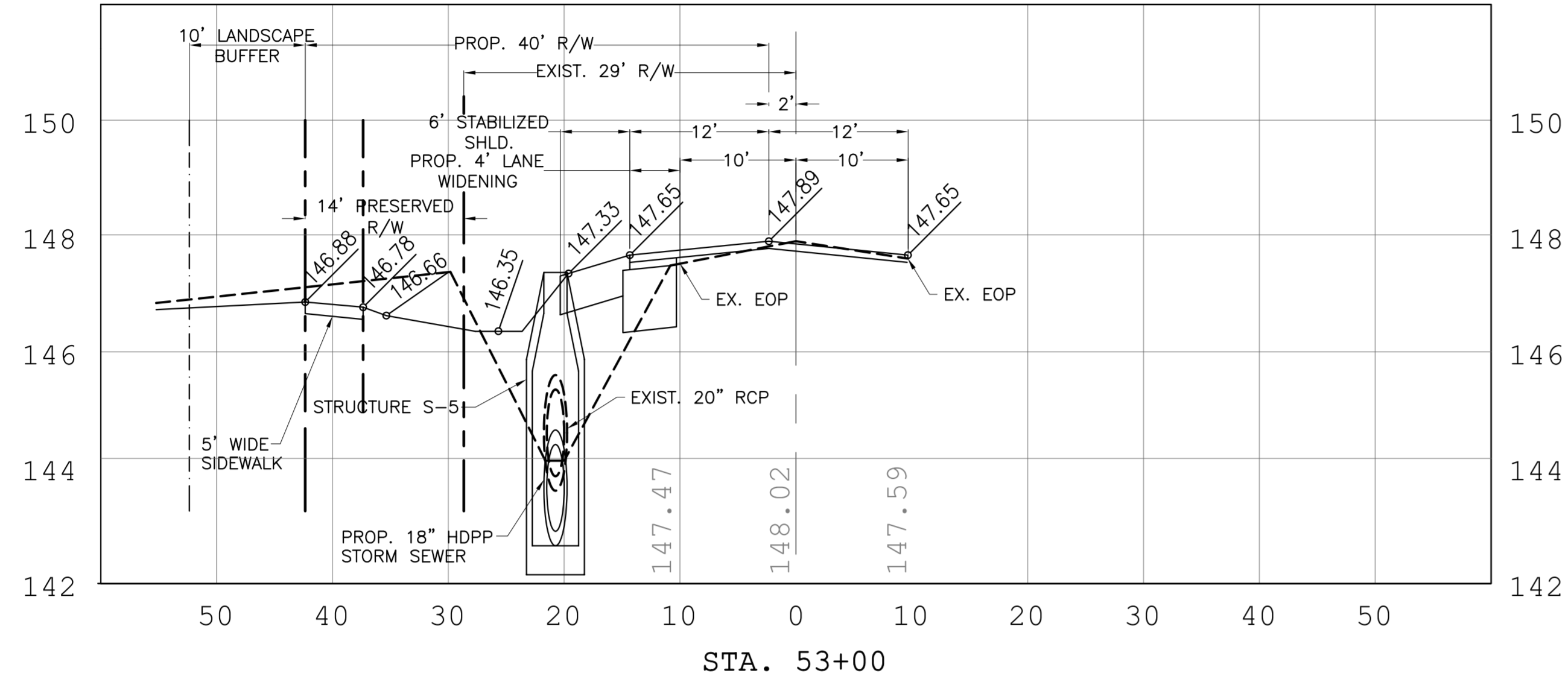
PROJECT NAME:  
OFF-SITE ROADWAY IMPROVEMENTS

PREPARED FOR:  
JEFFREY SCALLON  
VISCA CORPORATION INC.

PREPARED BY:  
JIM ZIMMER PE LLC  
JAMES ZIMMER, P.E.  
110 NORTH WHEELER STREET, SUITE 10  
LAKELAND, FL 33850  
781-464-9300  
jimzimmer@jimzimmerpe.com

SHEET  
**C-16A**

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ISSUED FOR: PERMITTING

PROJECT NAME: ROADWAY PLAN AND PROFILE

PROJECT NUMBER: RITTER RD. 2020

ISSUE DATE: 6/7/2021  
 REVIEWED BY: JYZ  
 DRAWN BY: DOE  
 DESIGNED BY: DOE

SITE CONSTRUCTION PLANS FOR ROADWAY PLAN AND PROFILE  
 SWISS VALLEY ESTATES  
 1529 RITTER ROAD  
 LAKELAND FL 33810

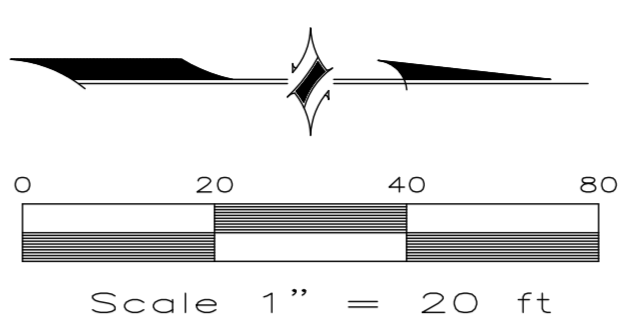
PREPARED FOR: JEFFREY SCALLON, VISCA CORPORATION INC.

PREPARED BY: JIM ZINNER, PE, LLC  
 JAMES ZINNER, PE  
 110 NORTH WHEELER STREET, SUITE 10  
 TAMPA, FL 33606  
 P.E. NO. 131488-9388

STATE OF FLORIDA PROFESSIONAL ENGINEER LICENSE NO. 14421

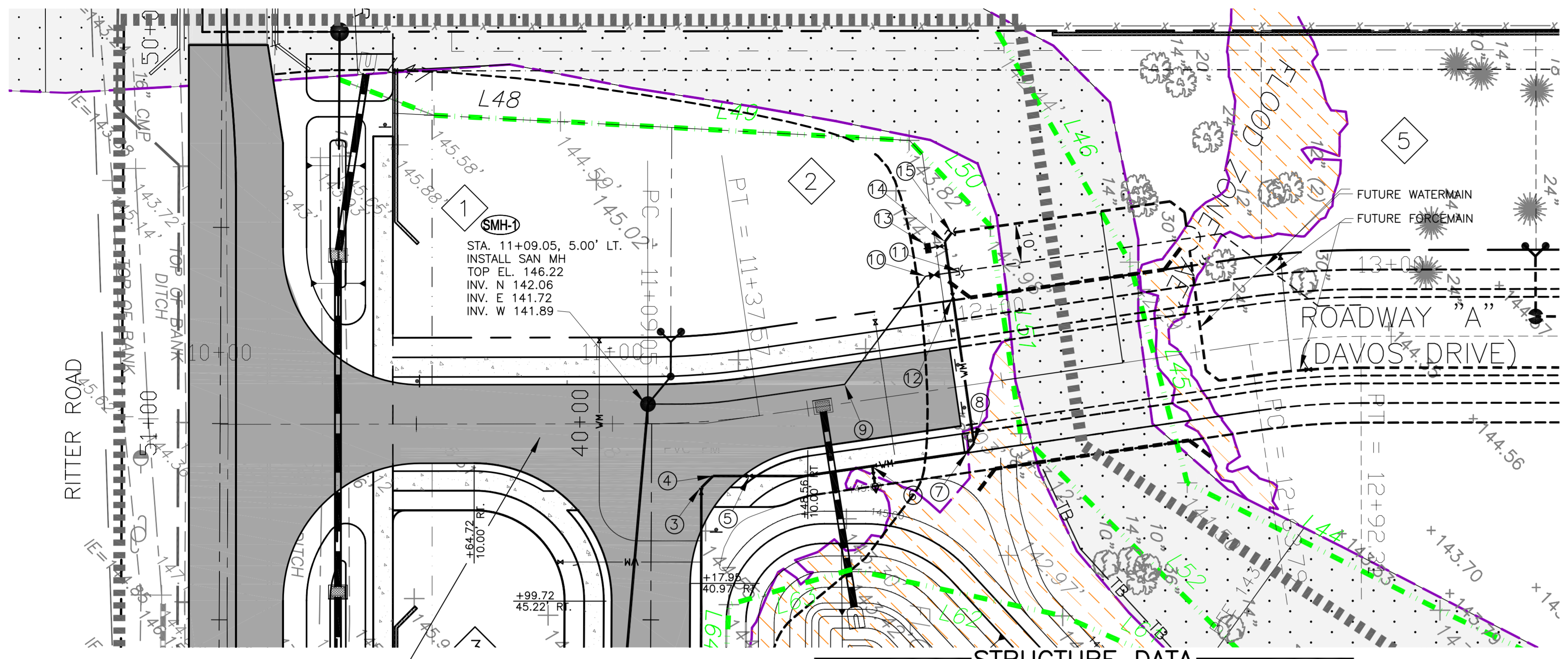
SHEET C-17

PARBOLIC CURVE ELEVATIONS BY TANGENT OFFSETS

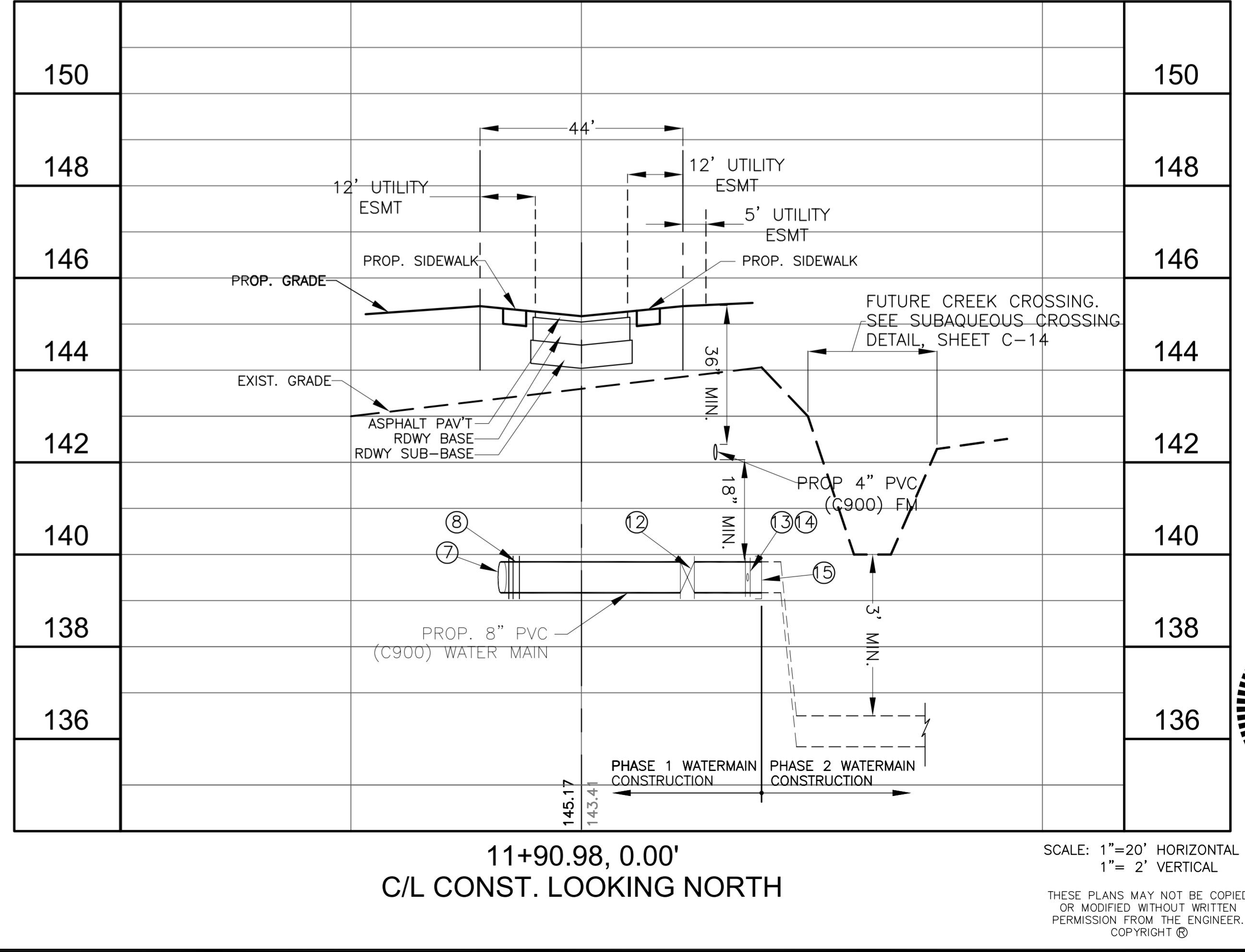
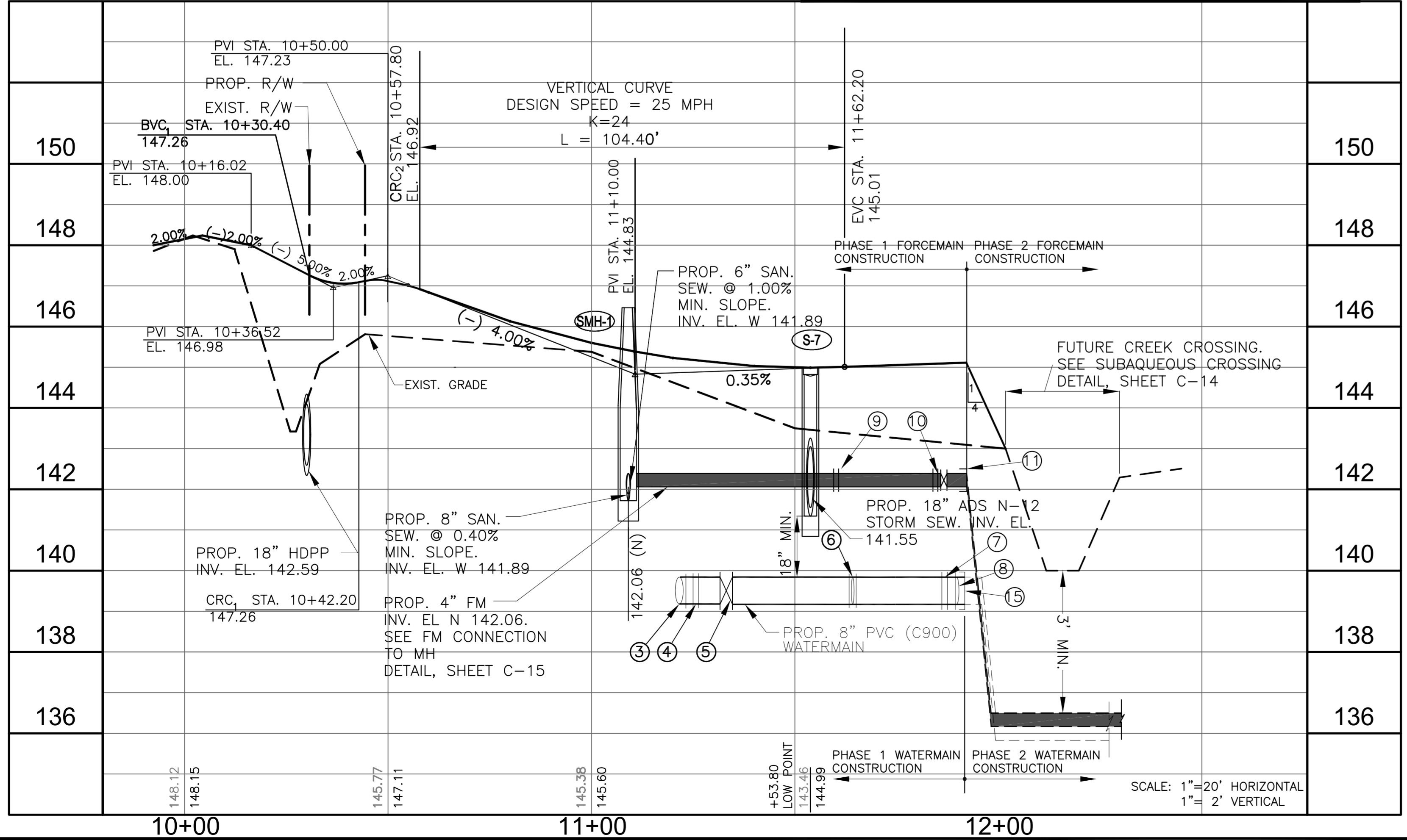


POINT	STATION	TANGENT ELEVATION (FT.)	TANGENT OFFSET (FT.)	CURVE ELEVATION (FT.)
BVC1	10+30.40	147.26	0	147.26
	10+35	147.03	0.06	147.09
PVI	10+36.52	146.98	0.06	147.12
LOW POINT	10+38.51	147.05	0.012	147.02
	10+40	147.05	0.014	147.06
CRC1	10+42.20	147.08	0	147.08
	10+45	147.07	0.015	147.08
HIGH POINT	10+47	147.11	0.053	147.16
PVI1	10+50	147.23	0.12	147.11
	10+55	147.04	0.015	147.02
CRC2	10+57.80	146.92	0	146.92
	10+60	146.84	0.001	146.84
	10+80	146.03	1.100	146.13
	11+00	145.23	0.369	145.60
PVI3	11+10	144.83	0.565	145.39
	11+20	144.85	0.369	144.97
LOW POINT	11+53.80	144.98	0.014	144.99
	11+60	145.00	0.001	145.00
EVC	11+62.20	145.01	0	145.01

- ③ STA. 11+21.57, 16.76' RT. (ROADWAY "A")  
INSTALL 8" 45° BEND
- ④ STA. 11+24.55, 13.99' RT. (ROADWAY "A")  
INSTALL 8" 45° BEND
- ⑤ STA. 11+33.12, 14.89' RT. (ROADWAY "A")  
INSTALL 8" G.V. & BOX
- ⑥ STA. 11+64.19, 16.84' RT. (ROADWAY "A")  
INSTALL F.H.A.
- ⑦ STA. 11+86.74, 16.97' RT. (ROADWAY "A")  
INSTALL 8" 45° BEND
- ⑧ STA. 11+89.74, 13.97' RT. (ROADWAY "A")  
INSTALL 8" 45° BEND
- ⑨ STA. 11+60.19, 4.76' LT. (ROADWAY "A")  
INSTALL 4" 45° BEND
- ⑩ STA. 11+84.55, 29.06' LT. (ROADWAY "A")  
INSTALL 4" 45° BEND, 4" GV & BOX
- ⑪ STA. 11+91.22, 25.06' LT. (ROADWAY "A")  
INSTALL 4" PLUG FOR FUTURE CONNECTION.
- ⑫ STA. 11+90.71, 22.97' LT. (ROADWAY "A")  
INSTALL 8" G.V. & BOX
- ⑬ STA. 11+92.60, 31.53' LT. (ROADWAY "A")  
INSTALL BLOWOFF ASSEMBLY
- ⑭ STA. 11+90.72, 37.07' LT. (ROADWAY "A")  
INSTALL 8" 45° BEND
- ⑮ STA. 11+92.72, 39.07' LT. (ROADWAY "A")  
INSTALL 4" PLUG FOR FUTURE CONNECTION.



PIPE DATA		STRUCTURE DATA	
P1	CONST. 52 LF 24" R.C.P. STORM SEWER @ 0.11% SLOPE	S1	STA. 50+05.40, 37.30' LT. INSTALL 24" M.E.S. PER F.D.O.T. INDEX NO. 425-052 INV. EL. AT M.E.S. = 142.45
P2	CONST. 86 LF 24" R.C.P. STORM SEWER @ 0.11% SLOPE	S2	STA. 50+56.94, 29.81' LT. INSTALL TYPE E INLET PER F.D.O.T. INDEX NO. 430-021 TOP EL. 146.44 INV. W 142.53 INV. E 142.53
P3	CONST. 118 LF 24" R.C.P. STORM SEWER @ 0.11% SLOPE	S3	STA. 51+42.76, 30.22' LT. INSTALL TYPE E INLET PER F.D.O.T. INDEX NO. 430-021 TOP EL. 145.62 INV. W 142.66 INV. E 142.66
P4	CONST. 57 LF 18" ADS N-12 STORM SEWER @ 0.25% SLOPE	S4	STA. 11+53.88 (ROADWAY "A") TYPE C GRATE INLET PER INDEX 430-021 TOP EL. 144.99 INV. EL. E 140.14
		S5	STA. 11+54.56, 61.75' RT. (ROADWAY "A") INSTALL 18" M.E.S. PER FOOT INDEX 430-021 INV. EL. AT M.E.S. = 140.00
		S6	STA. 40+53.96, 53.24' LT. (ROADWAY "B") INSTALL 18" M.E.S. PER FOOT INDEX 430-021 INV. EL. AT M.E.S. = 139.00



11+90.98, 0.00'  
 C/L CONST. LOOKING NORTH

SCALE: 1"=20' HORIZONTAL  
 1"= 2' VERTICAL

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ISSUED FOR: PERMITTING

NO.	DATE	DESCRIPTION
1	6/4/2021	ISSUE DATE
2		REVIEWED BY: JYZ
3		DRAWN BY: DOE
4		DESIGNED BY: DOE
5		PROJECT NUMBER: RITTER RD-2020

PROJECT NAME: ROADWAY PLAN AND PROFILE

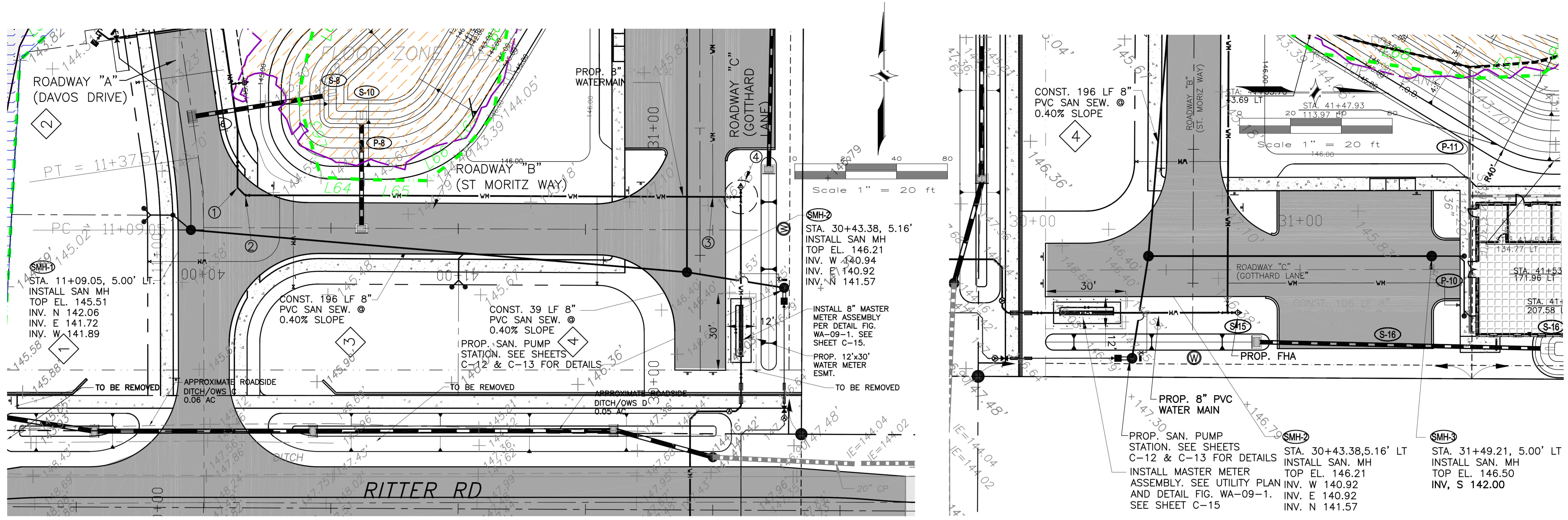
SITE CONSTRUCTION PLANS FOR: SWISS VALLEY ESTATES, 1529 RITTER ROAD, LAKELAND FL 33810

PREPARED FOR: JEFFREY SCALLON, VISCA CORPORATION INC.

PREPARED BY: JIM ZINNER, PE, LLC

PROFESSIONAL ENGINEER SEAL: JAMES YANCEY ZINNER, LICENSE NO. 14424

SHEET: C-18



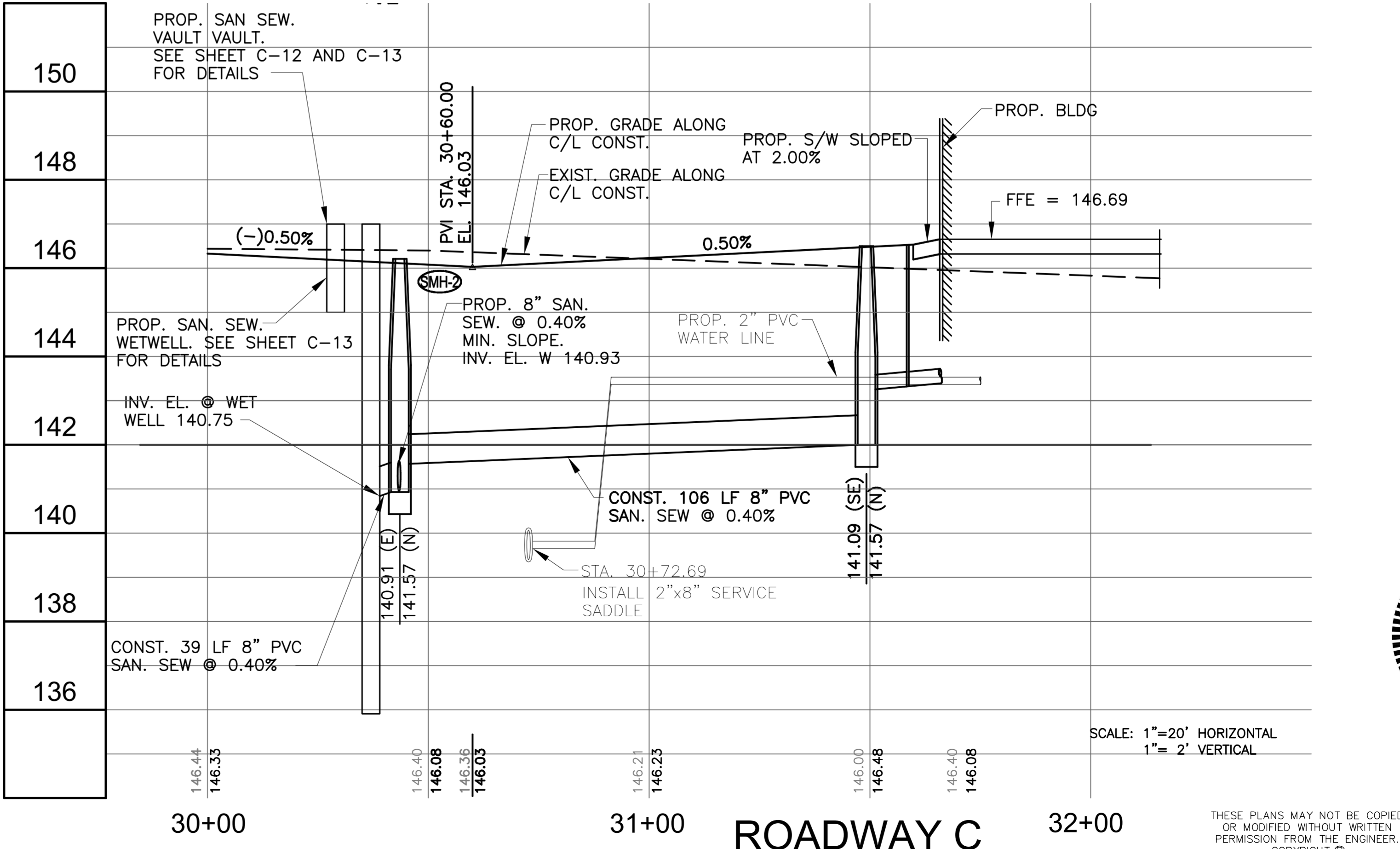
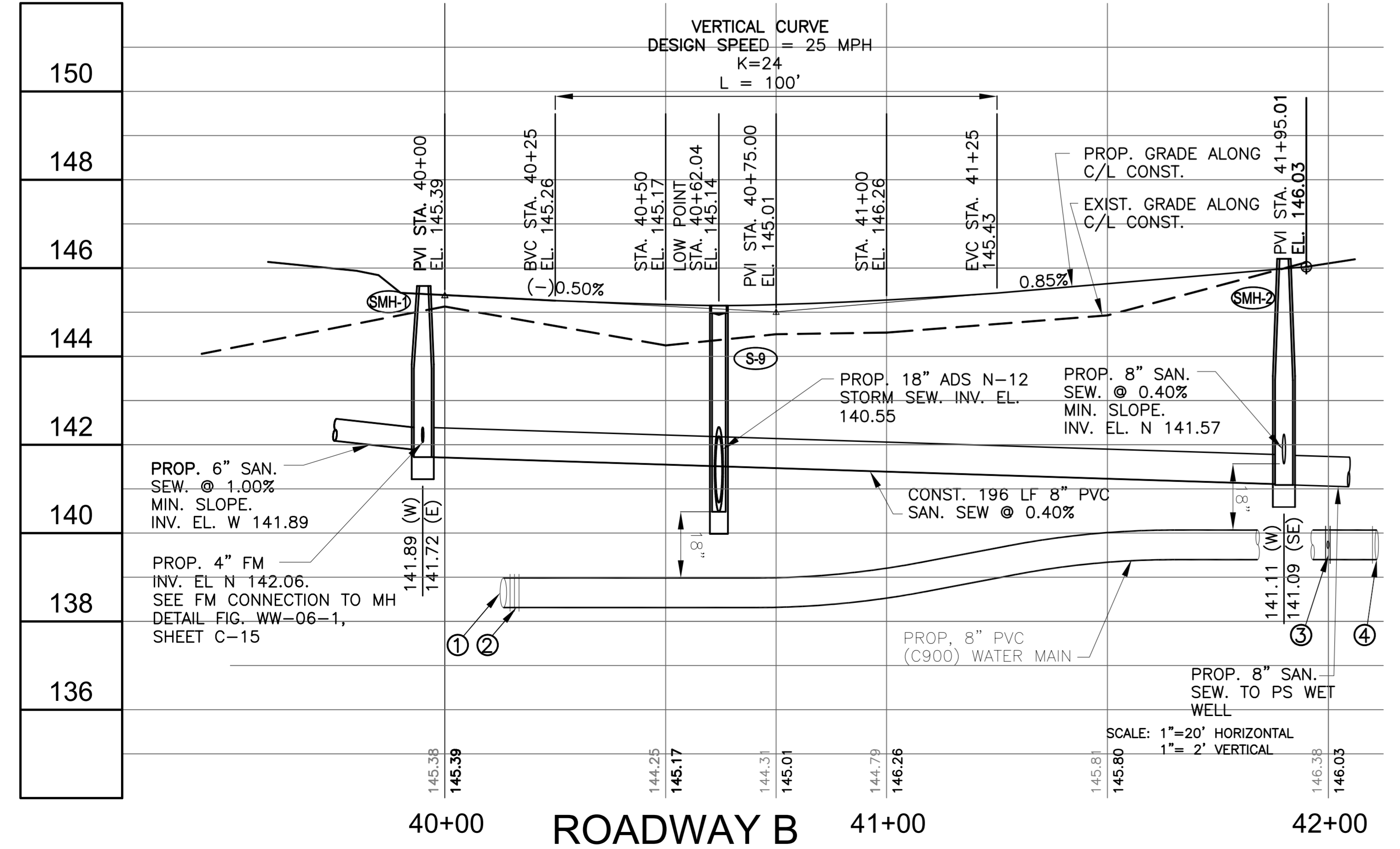
PIPE DATA

(P-6)	INSTALL 57 LF 18" ADS N-12 STORM SEWER @ 0.25%	(P-8)	INSTALL 46 LF 18" ADS N-12 STORM SEWER @ 0.25%
(P-7)	NOT USED		

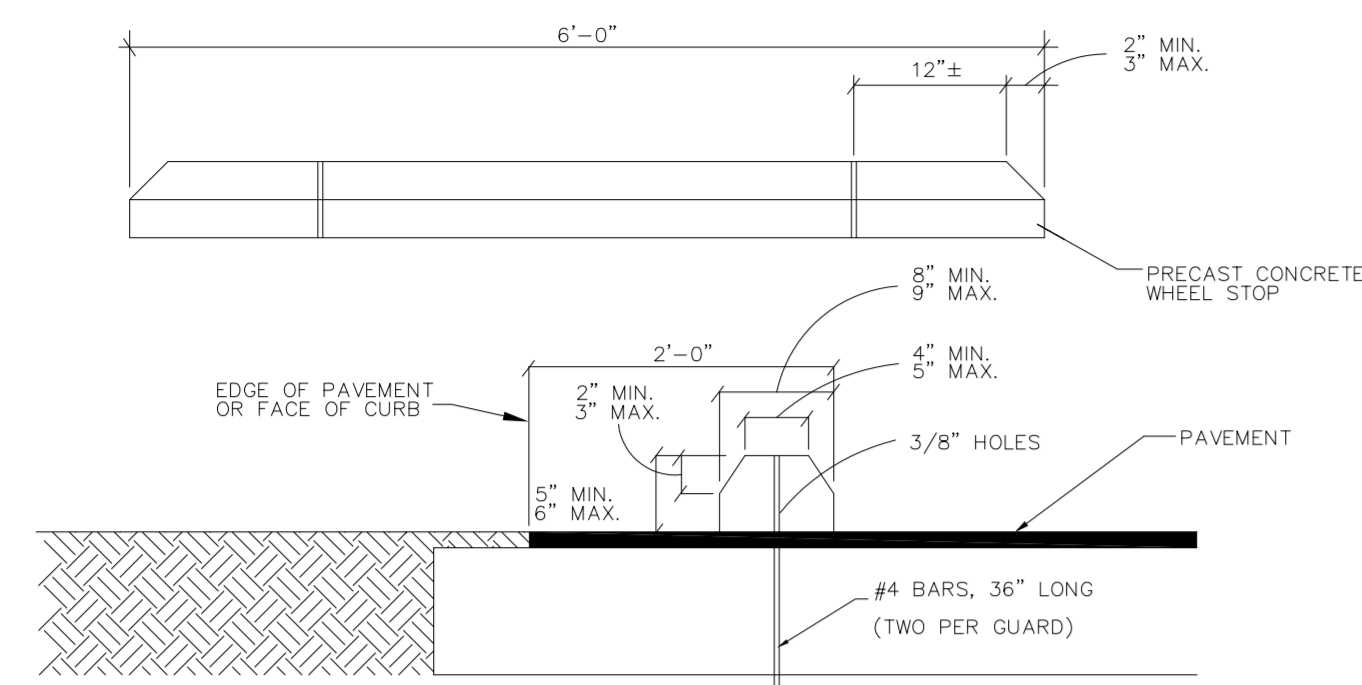
STRUCTURE DATA

(S-7)	STA. 11+53.88 (ROADWAY "A") TYPE C GRATE INLET PER INDEX 430-021 TOP EL. 144.99 INV. EL. E 140.14	(S-9)	STA. 40+62.04 (ROADWAY "B") TYPE C GRATE INLET PER INDEX 430-021 TOP EL. 145.14 INV. EL. N 140.11
(S-8)	STA. 11+54.56, 61.75' RT (ROADWAY "A") INSTALL 18" M.E.S. PER FDOT INDEX 430-021 INV. EL. AT M.E.S. = 140.00	(S-10)	STA. 40+75.05, 46.20' LT (ROADWAY "B") INSTALL 18" M.E.S. PER FDOT INDEX 430-021 INV. EL. AT M.E.S. = 140.00

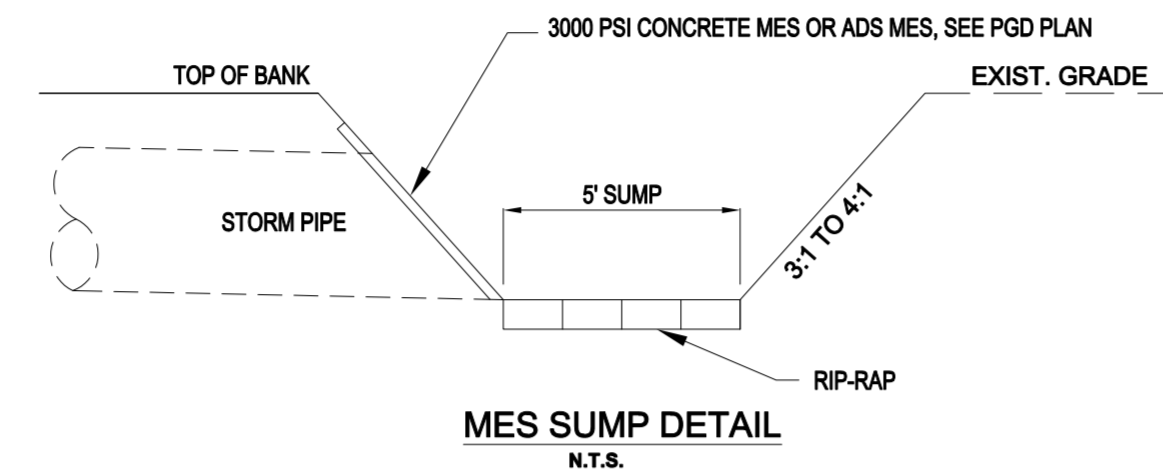
- ① STA. 40+13.25, 15.69' LT INSTALL 8" 45° BEND
- ② STA. 40+16.26, 12.71' LT INSTALL 8" 45° BEND
- ③ STA. 41+99.92, 12.99' LT INSTALL 2"x8" SERVICE SADDLE
- ④ STA. 42+10.94, 12.99' LT INSTALL 3"x8" G.V. & BOX, 8"x8"x8" TEE, F.H.A.



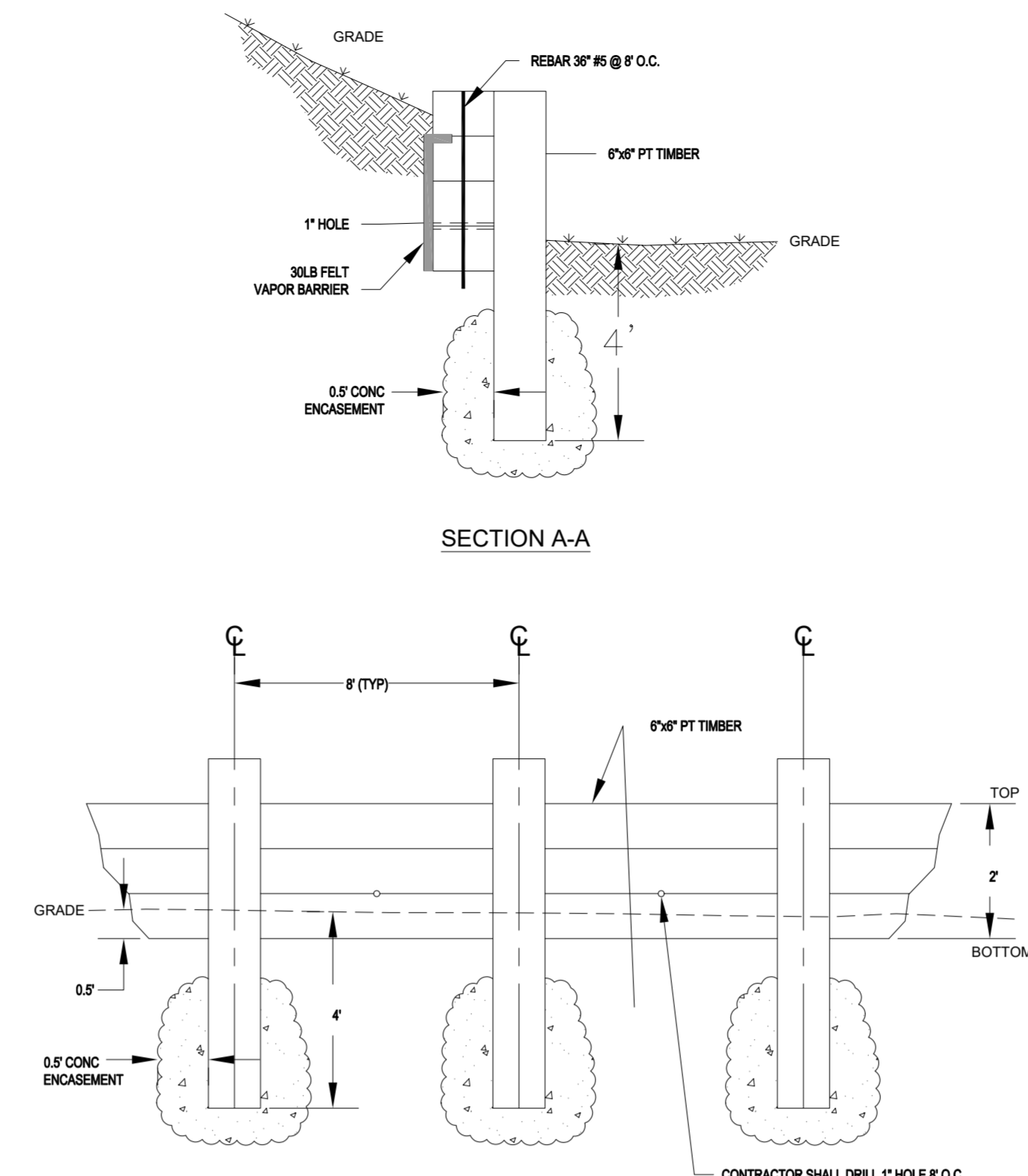
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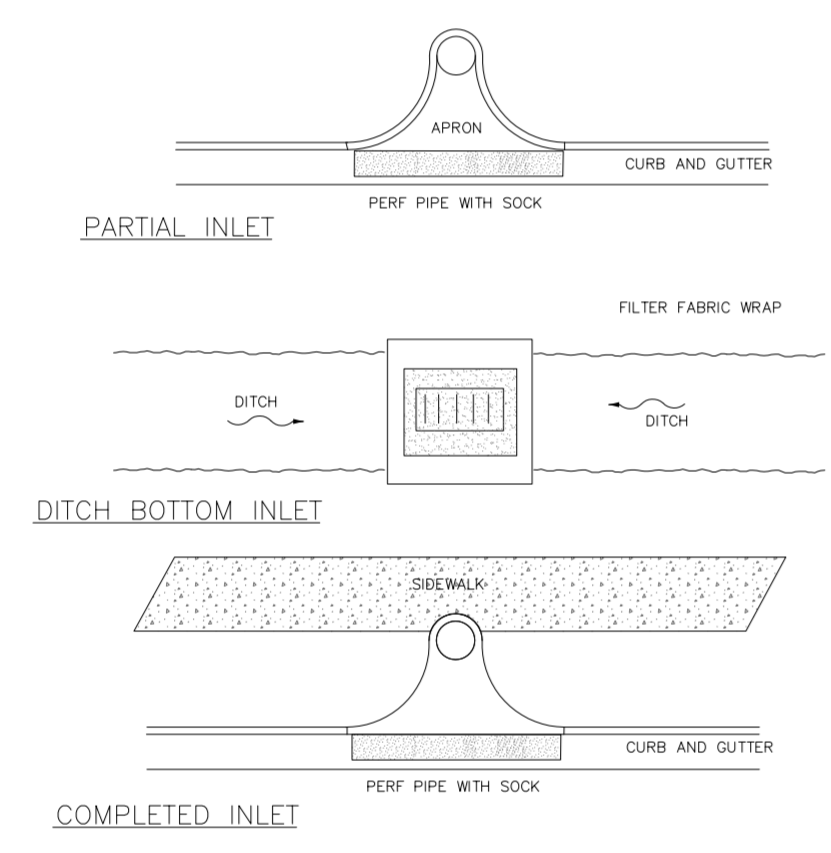
NOTE: WHEEL STOPS TO BE PROVIDED WHERE SHOWN ON THE PLANS.  
**CONCRETE WHEEL STOP DETAIL**  
 NOT TO SCALE



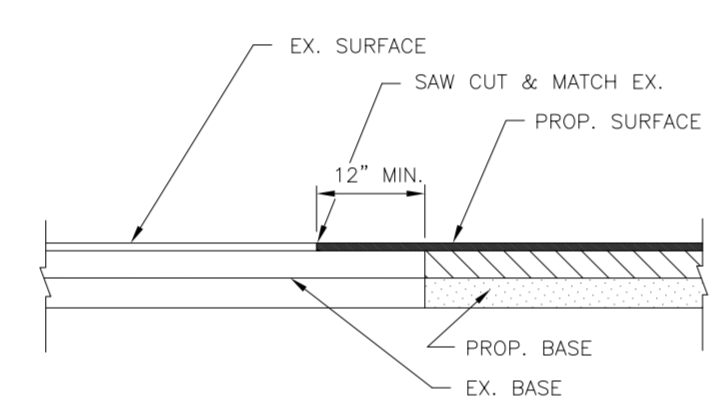
**MES SUMP DETAIL**  
 N.T.S.



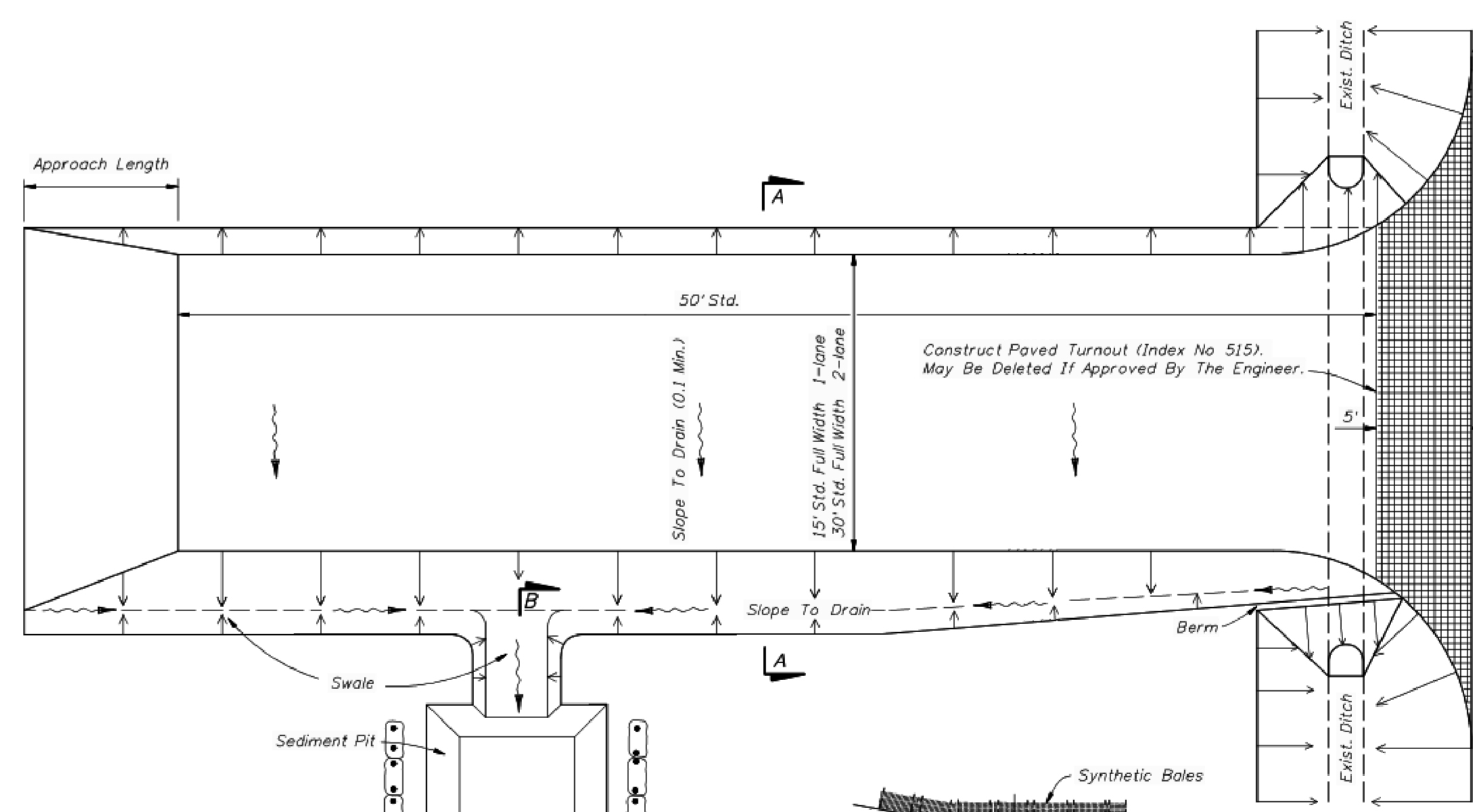
**SECTION B-B**  
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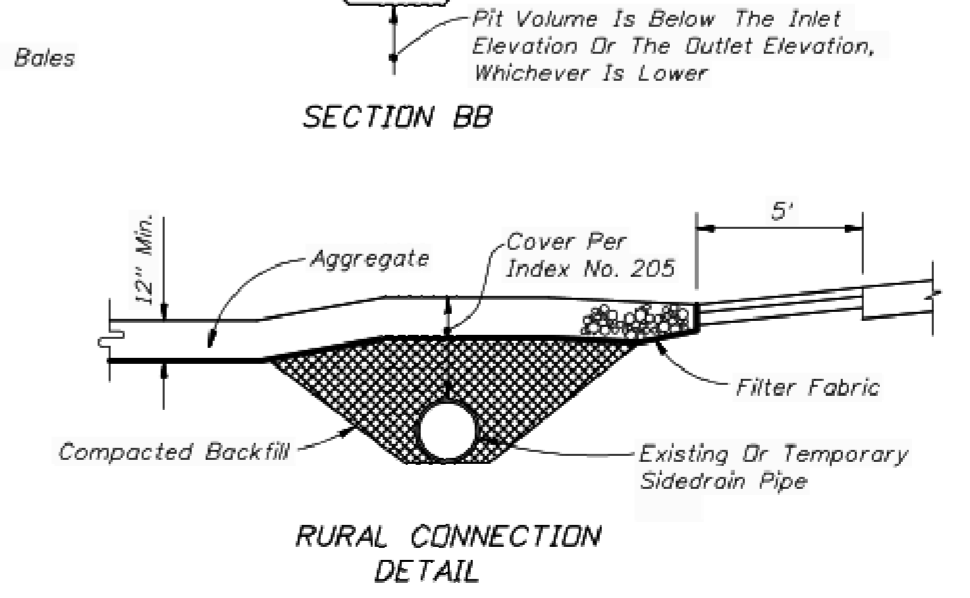
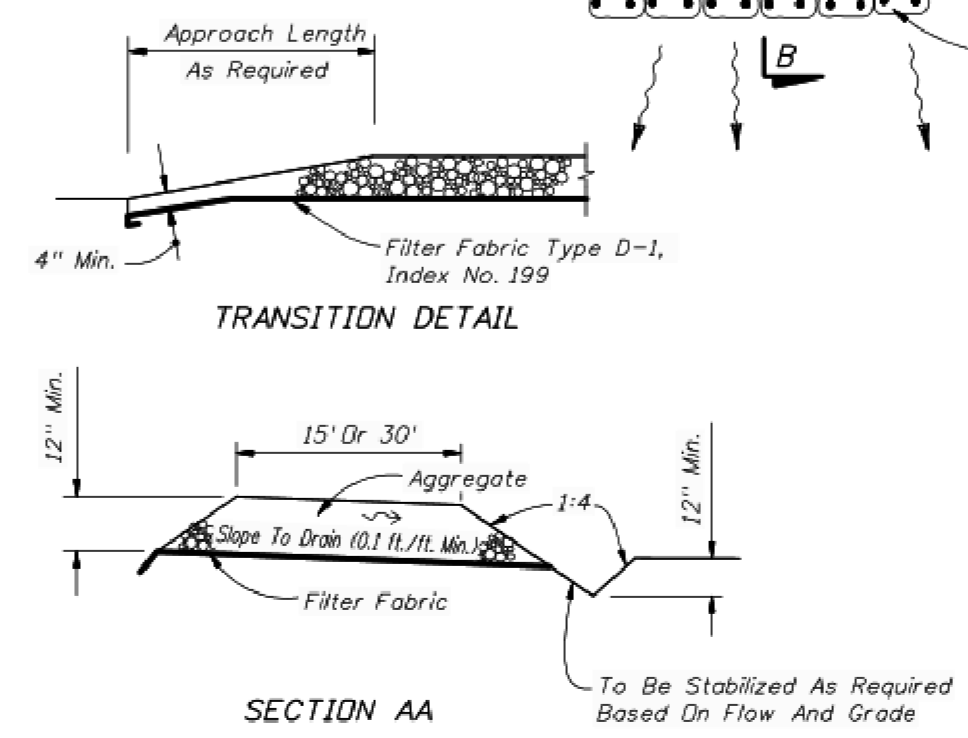
**SOCK DRAIN AROUND INLETS OR SIMILAR STRUCTURES**  
 N.T.S.



**TIE-IN OF PROPOSED CONSTRUCTION TO EXISTING**  
 NOT TO SCALE

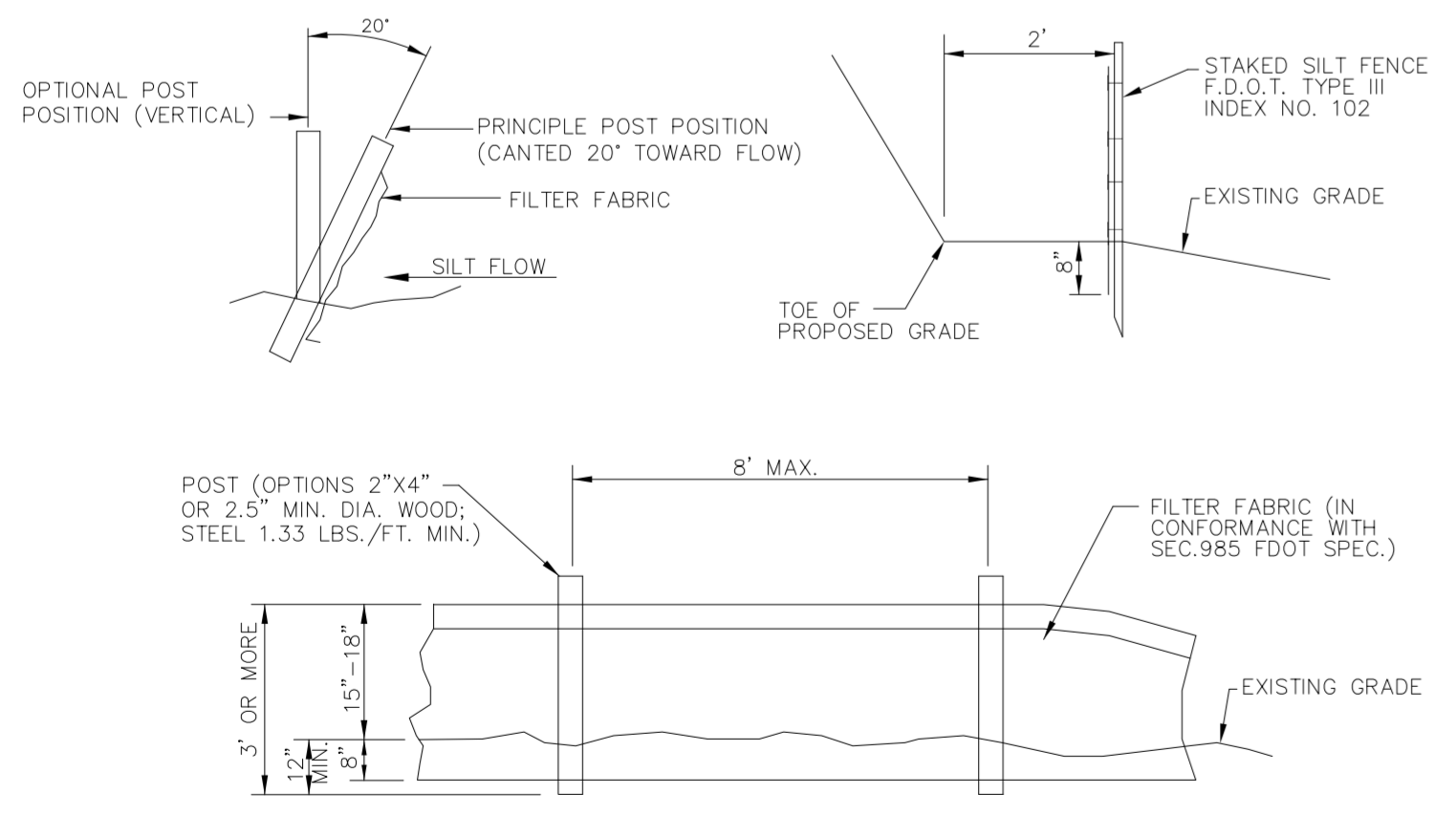


- GENERAL NOTES**
1. A Soil Tracking Prevention Device (STPD) shall be constructed at locations designated by the engineer for points of egress from unstabilized areas of the project to public roads where off-site tracking of mud could occur. Traffic from unstabilized areas of the construction project shall be directed thru a STPD. Barriers, flagging, or other positive means shall be used as required to limit and direct vehicular egress across the STPD.
  2. The Contractor may propose an alternative technique to minimize off-site tracking of sediment. The alternative must be reviewed and approved by the Engineer prior to its use.
  3. All materials spilled, dropped, or tracked onto public roads (including the STPD aggregate and construction mud) shall be removed daily, or more frequently if so directed by the Engineer.
  4. Aggregates shall be as described in Section 901 excluding 901-2.3. Aggregates shall be FDOT size #1. If this size is not available, the next available smaller size aggregate may be substituted with the approval of the Engineer. Sizes containing excessive small aggregate will track off the project and are unsuitable.
  5. The sediment pit should provide a retention volume of 3600 cubic feet/acre of surface area draining to the pit. When the STPD is isolated from other drainage areas, the following pit volumes will satisfy this requirement:  
 15' x 50' = 100 ft.<sup>3</sup> 30' x 50' = 200 ft.<sup>3</sup>  
 As an option to the sediment pit, the width of the swale bottom can be increased to obtain the volume. When the sediment pit or swale volume has been reduced to one half, it shall be cleaned. When a swale is used, synthetic bales or silt fence shall be placed along the entire length.
  6. The swale ditch draining the STPD shall have a 0.02% minimum and a 1.0% maximum grade along the STPD and to the sediment pit.
  7. Mitered end sections are not required when the sidedrain pipe satisfies the clear zone requirements.
  8. The STPD shall be maintained in a condition that will allow it to perform its function. To prevent off-site tracking, the STPD shall be raised (ably when in use) to move accumulated mud downward thru the stone. Additional stabilization of the vehicular route leading to the STPD may be required to limit the mud tracked.
  9. A STPD shall be paid for under the contract unit price for Soil Tracking Prevention Device, EA. The unit price shall constitute full compensation for construction, maintenance, replacement of materials, removal, and restoration of the area utilized for the STPD including but not limited to excavation, grading, temporary pipe (including MCS) when required, filter fabric, aggregate, paved turnout (including asphalt and base construction), ditch stabilization, approach route stabilization, sediment removal and disposal, water, rinsing and cleaning of the STPD and cleaning of public roads, grassing and sod. Synthetic Bale or Bale Type Barrier shall be paid for under the contract unit price for Synthetic Bales, LF. Silt Fence shall be paid for under the contract unit price for Staked Silt Fence, LF.
  10. The nominal size of a standard STPD is 15' x 50' unless otherwise shown in the plans. If the volume of entering and existing vehicles warrant, a 30' width STPD may be used if approved by the Engineer. When a double width (30') STPD is used, the pay quantity shall be 2 for each location.

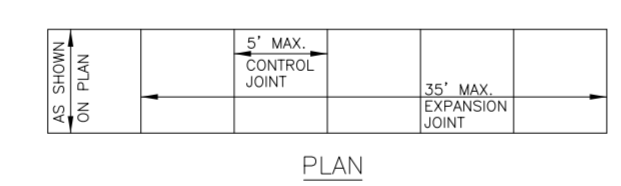


**RURAL CONNECTION DETAIL**

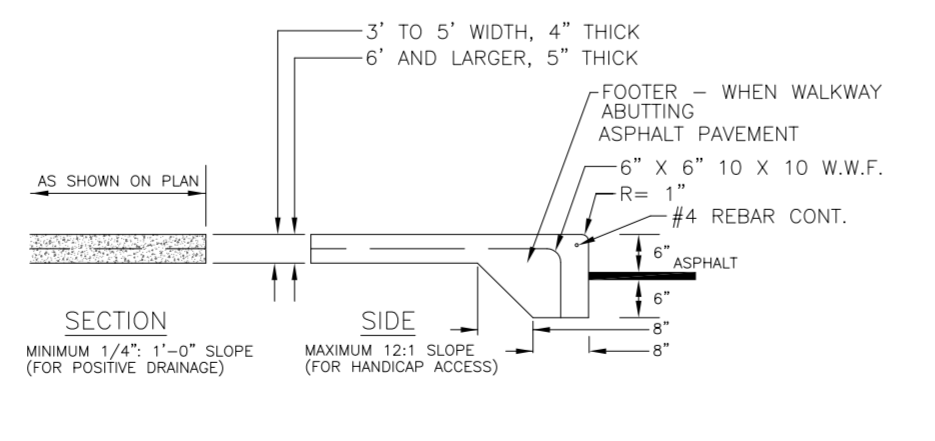
**SOIL TRACKING PREVENTION DEVICE DETAIL**  
 NOT TO SCALE



**SILT FENCE DETAIL**  
 N.T.S.



NOTE: ALL CONCRETE SHALL BE 3000 PSI CONCRETE. EXPANSION JOINTS SHALL BE AT P.C.'S AND P.T.'S AND AT 35 FOOT INTERVALS ON STRAIGHT RUNS. DUMMY JOINTS SHALL BE AT LEAST 5 FEET APART.



**RAISED SIDEWALK DETAIL**  
 N.T.S.

ISSUED FOR: PERMITTING

PROJECT NAME: MISCELLANEOUS DETAILS

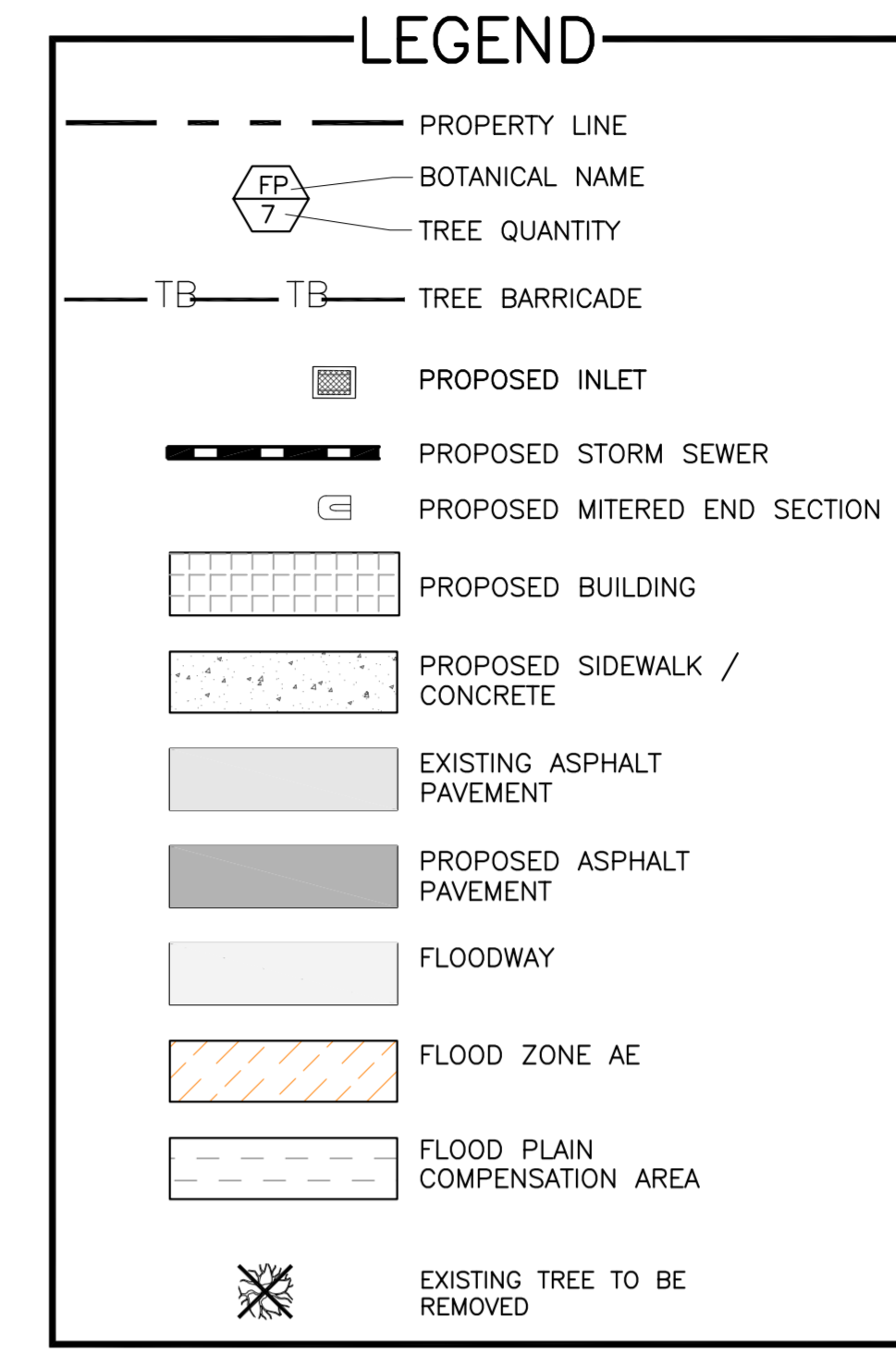
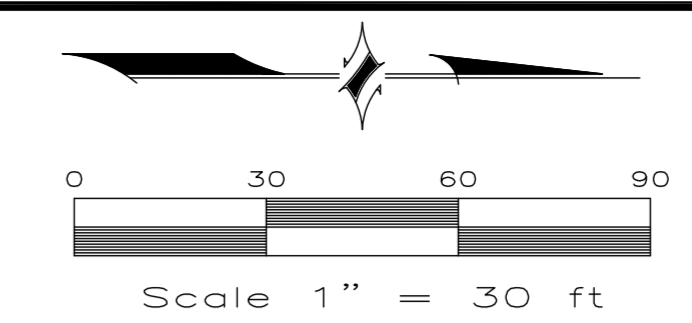
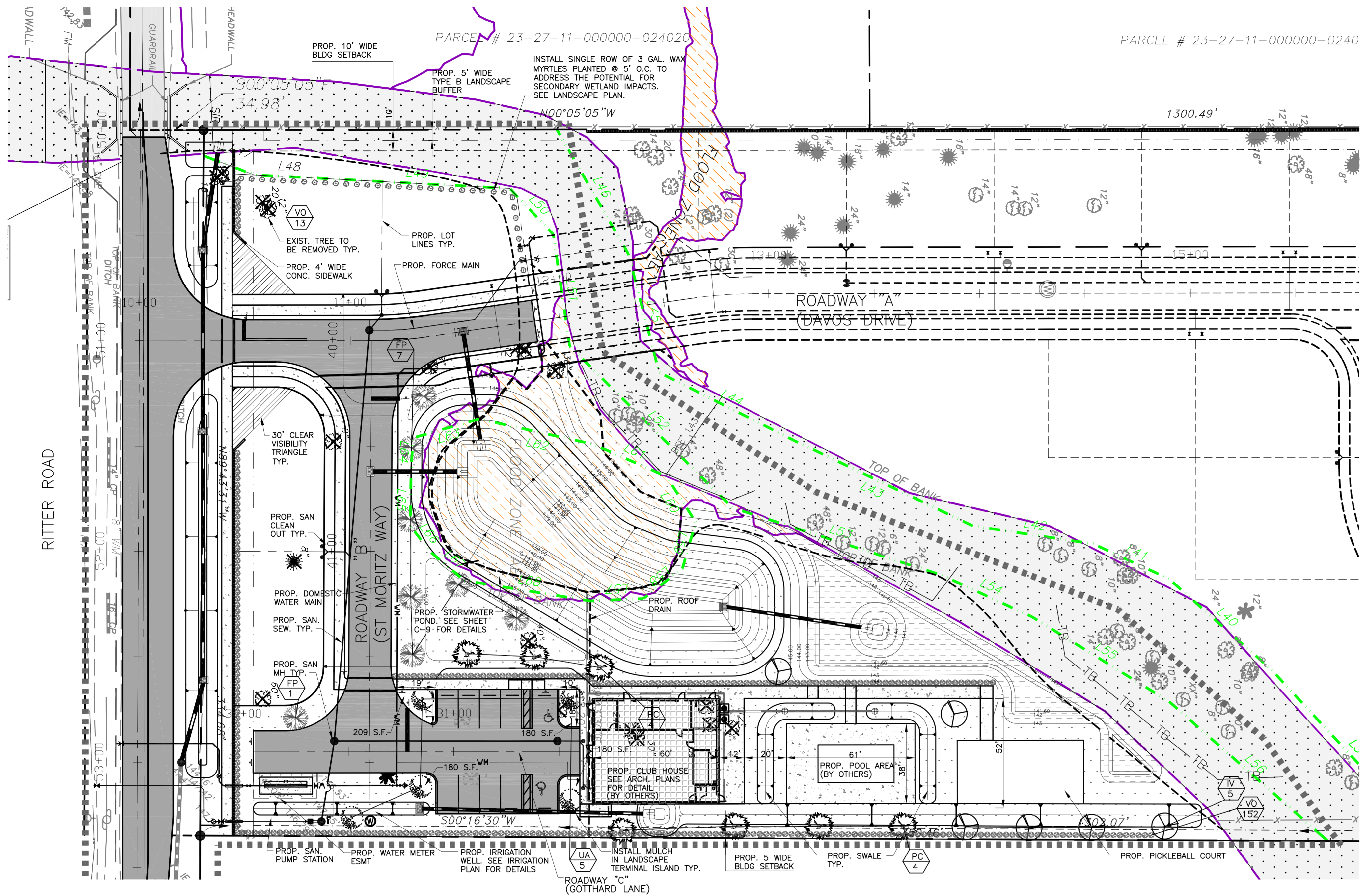
ISSUE DATE: 6/4/2021  
 REVIEWED BY: JYZ  
 DRAWN BY: DCE  
 DESIGNED BY: DCE  
 PROJECT NUMBER: RITTER RD 2020

PREPARED FOR: JEFFREY SCALLON, VISCA CORPORATION INC.  
 PREPARED BY: JIM ZINNER PE LLC

STATE OF FLORIDA  
 LICENSE NO. 4424  
 JAMES YANCEY ZINNER

SHEET C-19

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY JAMES YANCEY ZINNER, PROFESSIONAL ENGINEER, ON THE DATE ADJACENT TO THE SEAL. PRINTED ADJACENT TO THE SEAL. PRINTED COPY OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



**TREE TABLE**

TREE CREDIT	MULTIPLIER	TREES REMAINING ON SITE	CREDIT
36" OR GREATER	7	0	21
30" - 35"	6	0	0
26" - 29"	5	0	0
20" - 25"	4	2	8
13" - 19"	3	3	9
8" - 12"	2	11	22
2" - 7"	1	1	1
		<b>TOTAL CREDIT</b>	<b>61</b>

TREE DEBIT	MULTIPLIER	TREES REMOVED FROM SITE	CREDIT
36" OR GREATER	7	5	35
30" - 35"	6	0	0
26" - 29"	5	0	0
20" - 25"	4	2	8
13" - 19"	3	2	6
8" - 12"	2	5	10
2" - 7"	1	0	0
		<b>TOTAL DEBIT</b>	<b>59</b>

**TREES REMAINING ON SITE**

**TREES REMOVED FROM SITE**

**TOTAL CREDIT** 61

**TOTAL DEBIT** 59

**NET CREDIT** 2

**REPLACEMENT REQUIREMENT:** 0

**REQUIRED REPLACEMENT:** 0

**TREES REQUIRED IN 1/2" TYPE B BUFFER = 0** (BUFFER LIES IN THE EXISTING CREEK)

**TREES REQUIRED WITHIN TERMINAL ISLANDS:**

1 TREE PER TERMINAL ISLAND

TREES REQUIRED = 4

1 TERMINAL ISLAND = 1 TREE

= 4 TREES REQUIRED

**TOTAL TREES TO BE PLANTED ON-SITE:**

TERMINAL ISLANDS = 4 TREES REQUIRED

CREDIT FOR TREES REMOVED ON-SITE = 59

DEBIT FOR TREES REMOVED FROM SITE = 59

CREDIT FOR TREES TO REMAIN = 61

**TOTAL TREES TO BE PLANTED (ON-SITE) = 28**

**REQUIRED NUMBER OF 2" TREES**

V.I.A. STREET FRONTAGE REQUIREMENT: 8,740 sf / 1,500 sf = 6

V.I.A. REQUIREMENT: 8,740 sf / 1,500 sf = 6

DEBIT FOR TREES REMOVED = 59

CREDIT FOR TREES TO REMAIN = 61

**TOTAL TREES TO BE PLANTED (ON-SITE) = 28**

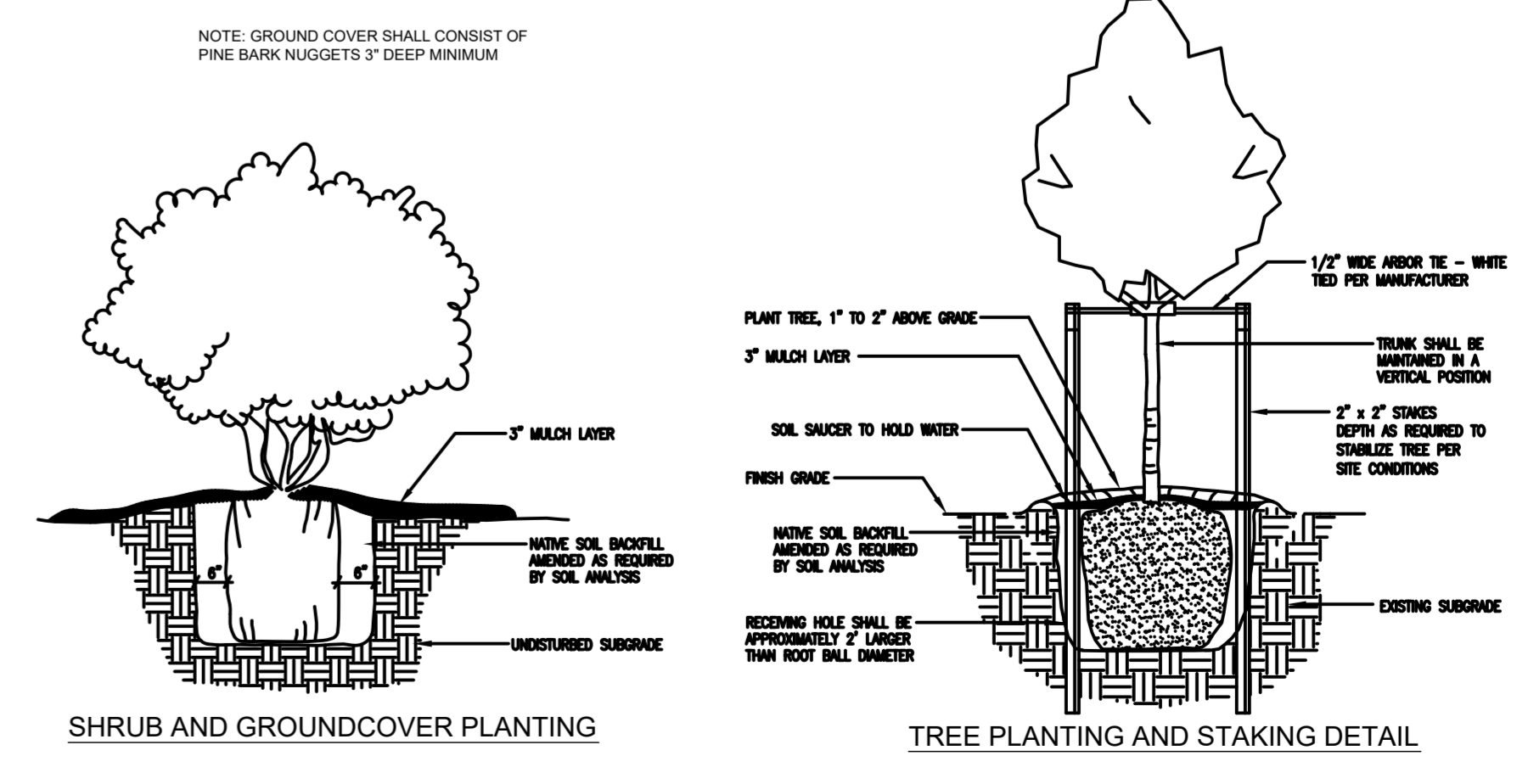
**GENERAL LANDSCAPE REQUIREMENTS**

- LANDSCAPED AREAS SHALL CONSIST OF AT LEAST 50% NATIVE OR ADAPTED PLANT MATERIAL.
- ALL SHRUB AND GROUND COVER BEDS AND TREE RINGS SHALL BE COVERED WITH A LAYER OF MULCH 3" DEEP.
- HEDGE MATERIAL SHALL BE AT LEAST 24" IN HEIGHT AT TIME OF PLANTING.
- ALL PLANT MATERIAL SHALL BE OF HIGHEST QUALITY SPECIFIED. PLANTS MUST CONFORM TO "FLORIDA #1" AS DEFINED IN THE LATEST EDITION OF "GRADES AND STANDARDS FOR NURSERY STOCK" AS PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.
- LANDSCAPE AREAS MUST ALLOW FOR ACCESS TO PUBLIC AND PRIVATE UTILITY FACILITIES FOR MAINTENANCE PURPOSES.
- ROOT PRUNING SHALL BE DONE EITHER BY DOSKO ROOT PRUNER OR BY HAND BY A CERTIFIED TREE ARBORIST.

SYMBOL	QUANT.	KEY	BOTANICAL NAME	COMMON NAME	CAL.	CONT	SIZE & SPACING	*WATER USE	REMARKS
<b>SHADE TREES</b>									
	5	UA	ULMUS ALATA	WINGED ELM	2"	30 GAL	8' HT. MIN.	LOW	SINGLE TRUCK SPECIMEN, SPACING AS SHOWN
	7	PC	PINUS CLAUSA	SAND PINE	2"	30 GAL	8' HT. MIN.	LOW	SINGLE TRUCK SPECIMEN, SPACING AS SHOWN
	8	FP	FRAXINUS PENNSYLVANICA	GREEN ASH	2"	30 GAL	8' HT. MIN.	LOW	SINGLE TRUCK SPECIMEN, SPACING AS SHOWN
	6	IV	ILEX VOMITORIA	YAUPON HOLLY	2"	30 GAL	8' HT. MIN.	LOW	SINGLE TRUCK SPECIMEN, SPACING AS SHOWN
<b>SHRUBS</b>									
	252	VO	VIBURNUM OBOVATUM	WALTER VIBURNUM	3 GAL	24" HT., 24" SPRD. @ 30" O.C.		LOW	80% OPAQUE W/IN 12 MONTHS OF PLANTING
	34	MC	MYRICA CERIFERA	WAX MYRTLE	3 GAL	24" HT., 24" SPRD. @ 60" O.C.		LOW	80% OPAQUE W/IN 12 MONTHS OF PLANTING
<b>GROUND COVER</b>									
Turfgrass/Mulch									
-	BAHIA	PASPALUM NOTATUM	SOLID 500						
-	MULCH	PINE BARK NUGGETS	3" DEPTH						

**NOTES:**

- QUANTITIES OF GROUND COVER ARE SHOWN AS ESTIMATES; CONTRACTOR MUST PLANT FOR FULL COVERAGE BASED ON FINAL MATERIAL SIZE.
- TREES & SHRUBS SHALL BE FLORIDA GRADE #1.



ISSUED FOR: **PERMITTING**

PROJECT NAME: **SWISS VALLEY ESTATES**  
 1529 RITTER ROAD  
 LAKELAND FL 33810

ISSUE DATE: 6/7/2021  
 REVIEWED BY: JYZ  
 DRAWN BY: DOE  
 DESIGNED BY: DOE  
 PROJECT NUMBER: RITTER RD-2020

SHEET NAME: **LANDSCAPE PLAN AND DETAILS**

PREPARED FOR: **JEFFREY SCALLON**  
**VISCA CORPORATION INC.**

PREPARED BY: **JIM ZINNER PE LLC**  
 JAMES ZINNER, P.E.  
 110 NORTH WHEELER STREET, SUITE 10  
 TAMPA, FLORIDA 33604  
 (813) 488-9788

STATE OF FLORIDA  
 PROFESSIONAL ENGINEER  
 LICENSE NO. 44241  
 JAMES ZINNER, P.E.

SHEET: **LS-1**

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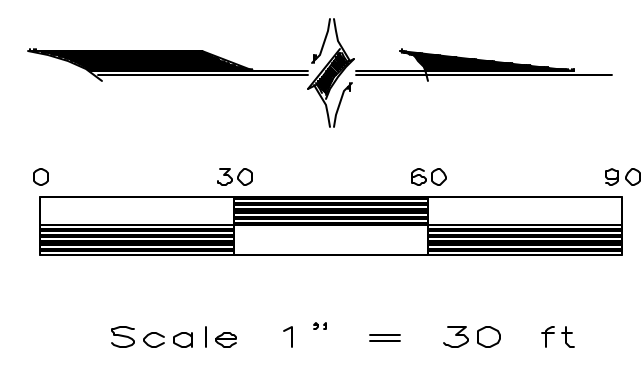
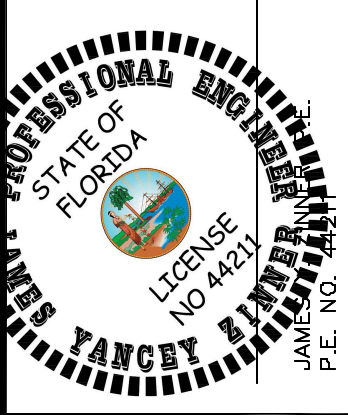
NO.	DATE	DESCRIPTION

ISSUE DATE: 4/1/2021	REVIEWED BY: JYZ	DRAWN BY: DGE	DESIGNED BY: DGE
PROJECT NUMBER: RITTER RD-2020			

SITE CONSTRUCTION PLANS SWISS VALLEY ESTATES 1529 RITTER ROAD LAKELAND FL 33810	PROJECT NAME: <b>IRRIGATION PLAN AND DETAILS</b>
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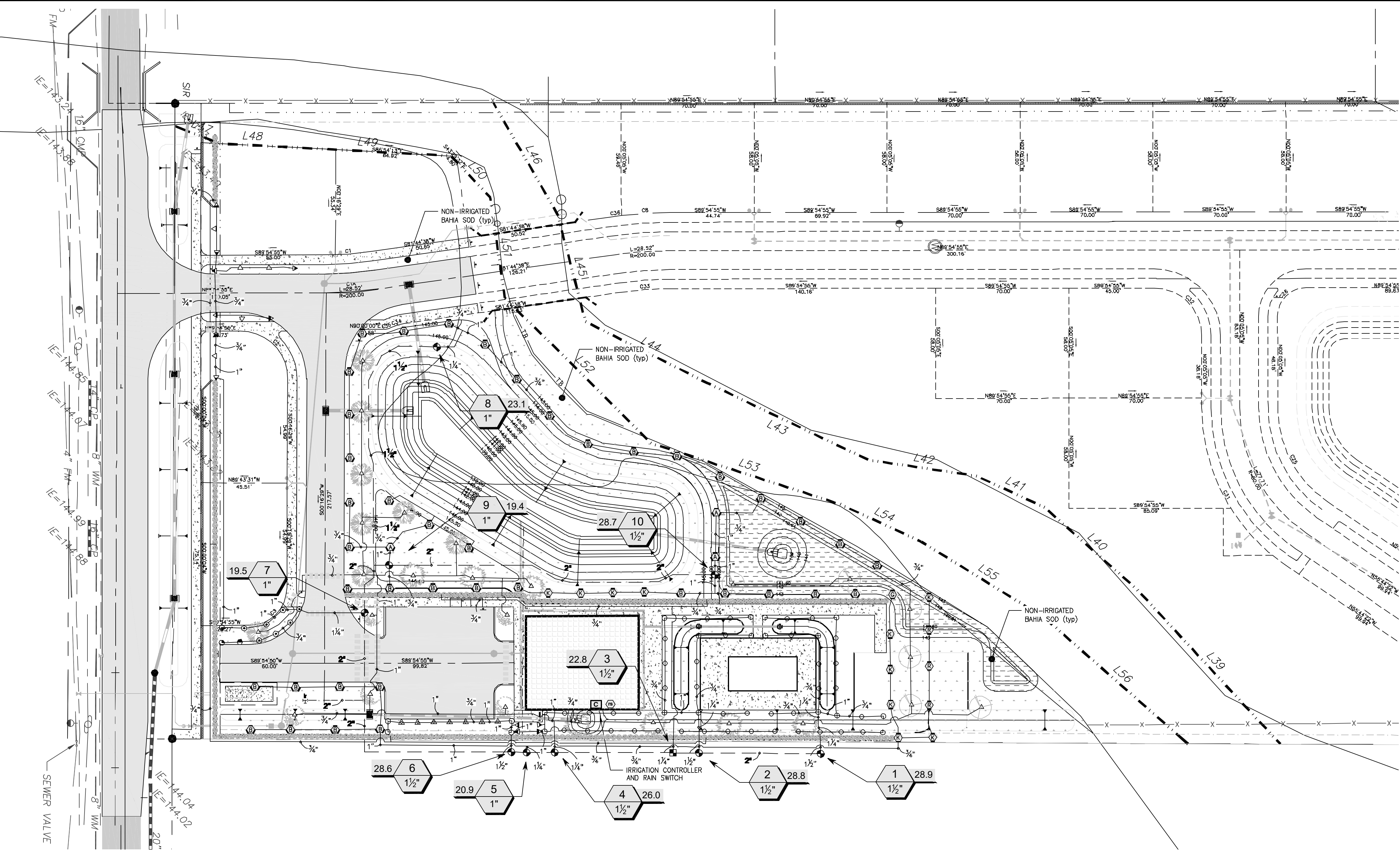
PREPARED FOR: <b>JEFFREY SCALLON</b> VISCIA CORPORATION INC.	PREPARED BY: JAMES Y. ZINNER, PE 1103 NORTHWILHELM STREET, SUITE 102 LAKE CHARLES, LA 70601 981-488-9708 jzinner@viscia.com
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SHEET <b>IR-1</b>
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**IRRIGATION NOTES:**

- Irrigation system design requirements: 30 GPM @ a minimum of 60 PSI at the point of connection. The Irrigation Contractor shall verify the available GPM and PSI prior to installation of the system.
- Do not willfully install the irrigation system as shown on the drawings when it is obvious in the field that conditions exist that might not have been considered in the design process. For example: obstructions, grade differences, water levels, dimensional differences, etc. Refer to the Landscape Plan to avoid conflicts with proposed trees or shrubs.
- Piping may sometimes be indicated as being located in unlikely areas: i.e., under buildings or pavement, outside of property lines, in lakes or ditches, etc. This is done for graphic clarity only. Whenever possible, piping is to be installed in open, green areas.
- If required, the Irrigation Contractor shall provide the necessary "Right of Way" use permits.
- Pipe sizes shall conform to those on the drawings. Substituting with smaller pipe sizes will not be permitted.
- Mainline is to be installed with a minimum of 18" depth of cover. Lateral lines are to be installed with a minimum of 12" depth of cover.
- Unless otherwise indicated, all sleeves are to be PVC Sch 40 and two (2) nominal sizes larger than the pipe to be sleeved. For example: The sleeve for a 2" pipe shall be 3". No irrigation sleeve shall be smaller than 2".
- Wherever practical, install valves in mulched beds and/or out of high traffic areas. All valves, flush valves and wire splices shall be installed in Rain Bird "plastic" valve boxes as follows:  
Remote Control Valves #VB-STD (16" w x 21" h x 12" h) std. rect. box  
Isolation Gate Valves #VB-7RND (9" dia. x 9" h) 7" round box  
Wire Splices #VB-10RND (13" dia. x 10" h) 10" round box  
Drip Zone Valve / Filter Assy #VB-SPR (23" w x 33" h x 15" h) Super Jumbo Rect. box  
Air Relief & Flush Valves (drip) #VB-6RND (6" dia. x 9" h) 6" round box
- The bottom and sides of the valve boxes shall be lined with landscape fabric. Install a 3" deep bed of gravel on the landscape fabric to create a drainage sump.
- Refer to Valve Designation Symbols for controller, station number and designed flow rate for each remote control valve.
- All 24 volt control cable to be UL Listed, single strand, type UF 600 Volt control cable. Size and color as follows:  
Common Wires - size AWG #14 or larger and WHITE in color.  
Hot Wires - size AWG #16 or larger and RED in color.  
Spare Wires - size AWG #16 or larger and BLUE in color.
- All splices to the 24 volt control wiring shall be made with Rain Bird #DBTWC24-600 volt, direct bury splice kits.
- All control valve wires shall be bundled and taped together at 20' intervals and placed along the side of the mainline pipe.
- All pop-up sprinkler heads shall be installed level and flush to grade. Mount all sprinklers on flexible connections as follows:  
1/2" inlet spray heads 18" of Heavy Wall PVC IPS Hose  
3/4" inlet rotor heads 18" of Heavy Wall PVC IPS Hose
- Location of all sprinkler heads shall be site adjusted to minimize water overthrow onto building surfaces and walkways. Throttle valves on spray zones as required to prevent fogging.
- Install drip tubing, supply header and exhaust header at grade and cover with mulch. Typical spacing for drip tubing is 18" on center. Spacing to be determined by plant layout, refer to Landscape Plan. Anchor drip tubing every 5' with 8" long wire tubing stakes. Install vacuum relief valves and flush valve assemblies as needed.
- Exact controller location(s) shall be coordinated with an Owner's Representative prior to installation. Unless otherwise stated, the General Contractor shall provide 110 volt power to the controller location(s). The Irrigation Contractor is responsible for the connection from the power source to the controller(s). For outdoor mounted controllers, the 110 volt service to the irrigation controller shall be in conduit. All 110 volt electrical work shall meet Local Code.
- At each irrigation controller, install a "secondary surge arrester" to the incoming (120 volt) power supply (Intermatic #AG2401 or equal).
- At each irrigation controller, install an "supplementary earth ground grid" with a minimum of two (2) 4" x 96" grounding plates. Test the resistance to earth per NFPA Standard #780. A acceptable earth ground should have 15 ohms or less resistance. Use more plates or grounding rods as needed to achieve the desired resistance reading.
- A weather based sensor with interface shall be connected to the irrigation controller. The sensor/interface shall adjust the irrigation program based on daily weather readings. The sensor shall be installed to meet local codes and/or minimum manufacturer's recommendations. Obstructions, vandalism and ease of service shall be considered in locating the device.
- Exact pump location(s) shall be coordinated with an Owner's Representative prior to installation of irrigation system. Unless otherwise stated, the Owner / General Contractor shall provide 230 volt, single phase service and disconnect (per local code) to the pump location(s). The Irrigation Contractor is responsible for the connection from the disconnect to the pump(s).
- The IRRIGATION CONTRACTOR shall prepare an AS-BUILT drawing on reproducible paper detailing the actual installation of the irrigation system. The AS-BUILT drawings shall locate all main line piping, control wires, wire splices, sleeves and valves by showing exact measurements from permanent features (buildings, edge of pavement, power poles, fire hydrants, etc.). Include depth of cover on mainline and sleeves.
- No product substitutions will be permitted without the written permission of the Owner's Representative. Irrigation Contractor to provide submittals to the Owner's Representative for approval prior to installation.
- Any other equipment required that is not otherwise detailed or specified shall be installed as per manufacturer's recommendations and local code.

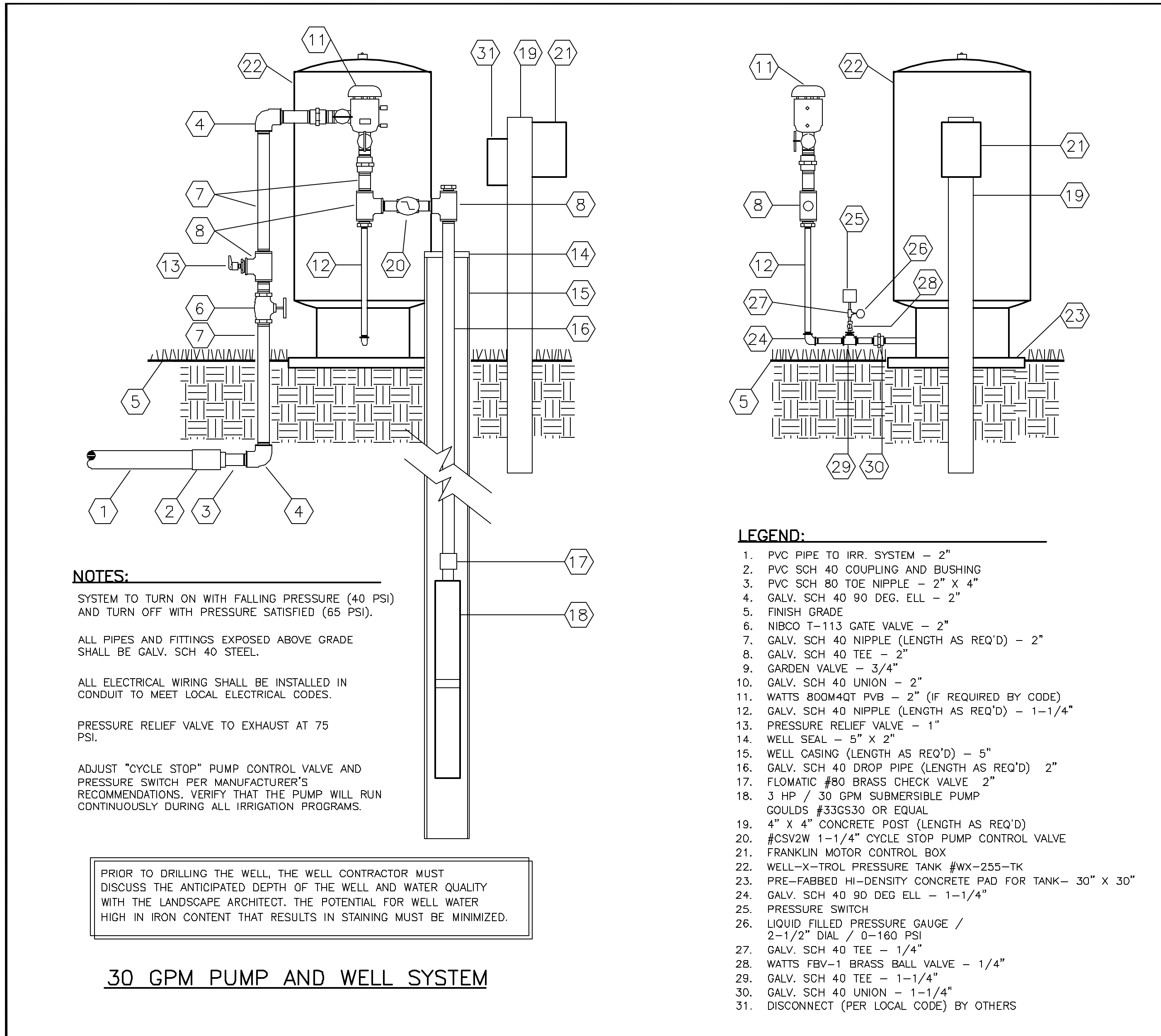


**IRRIGATION SCHEDULE**

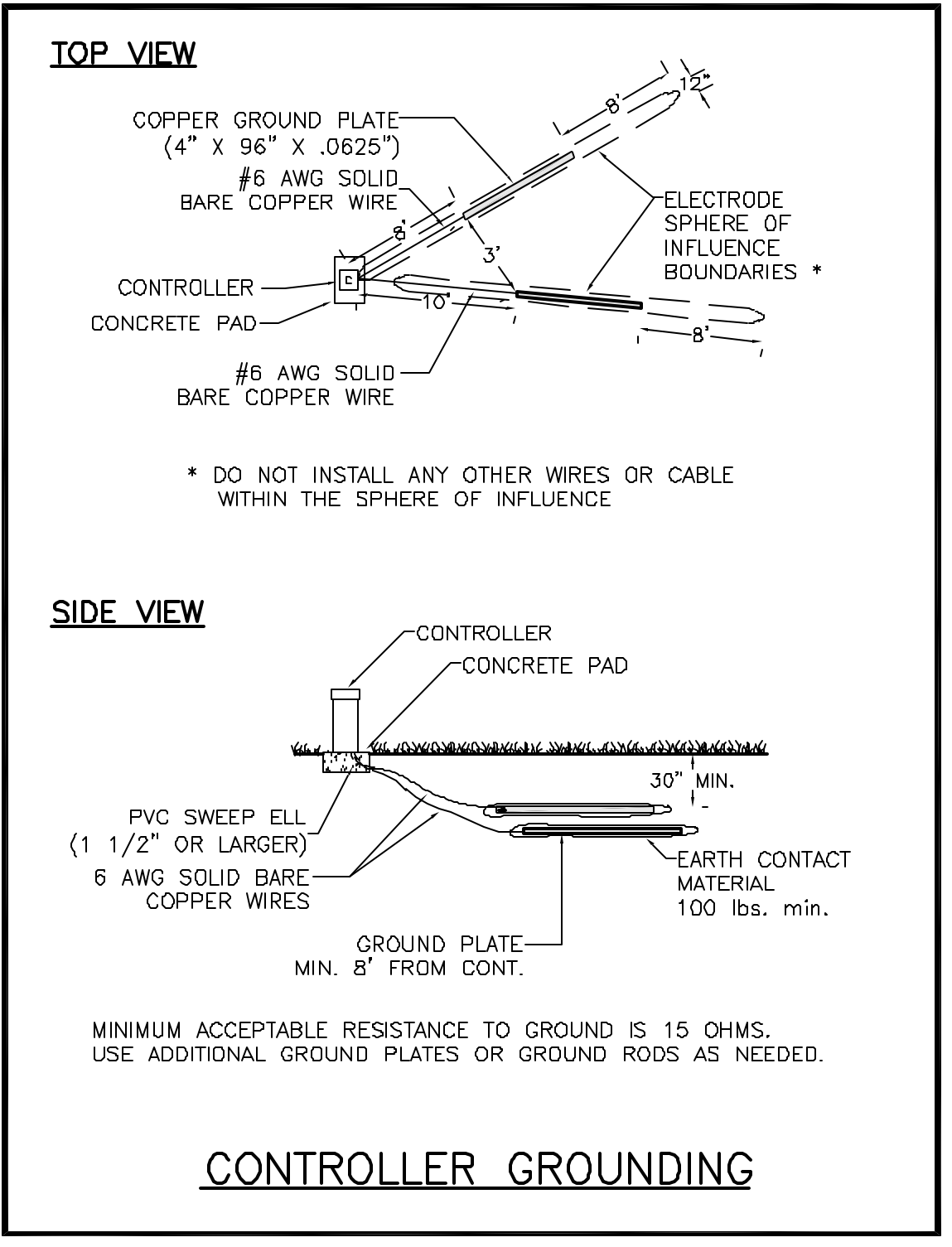
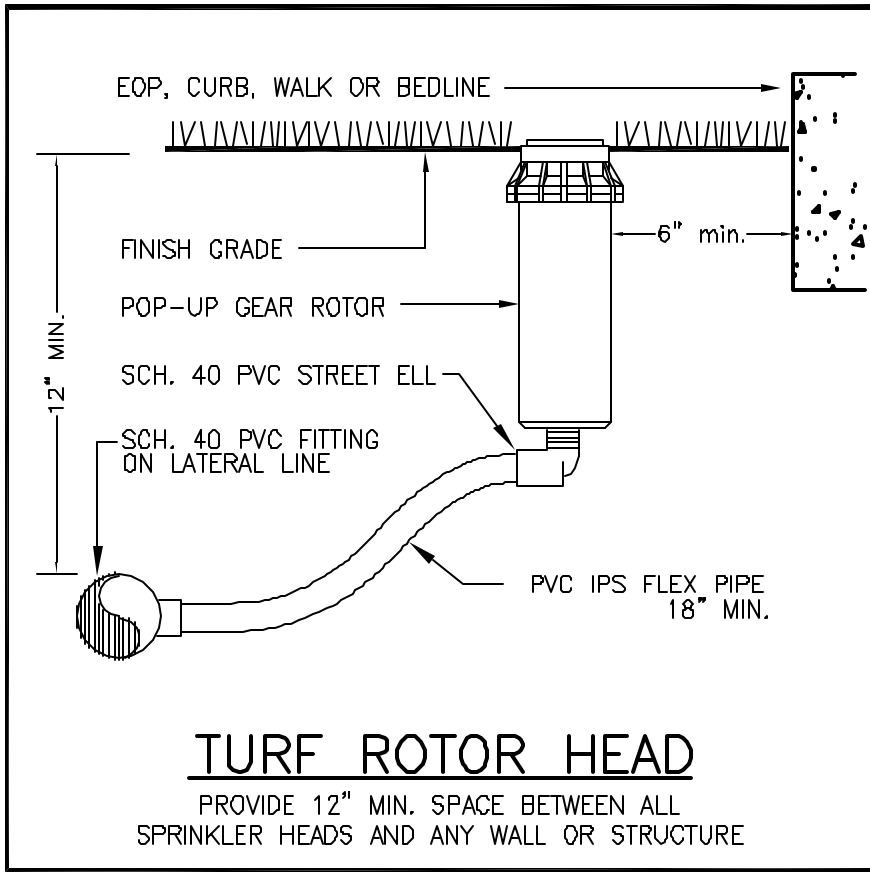
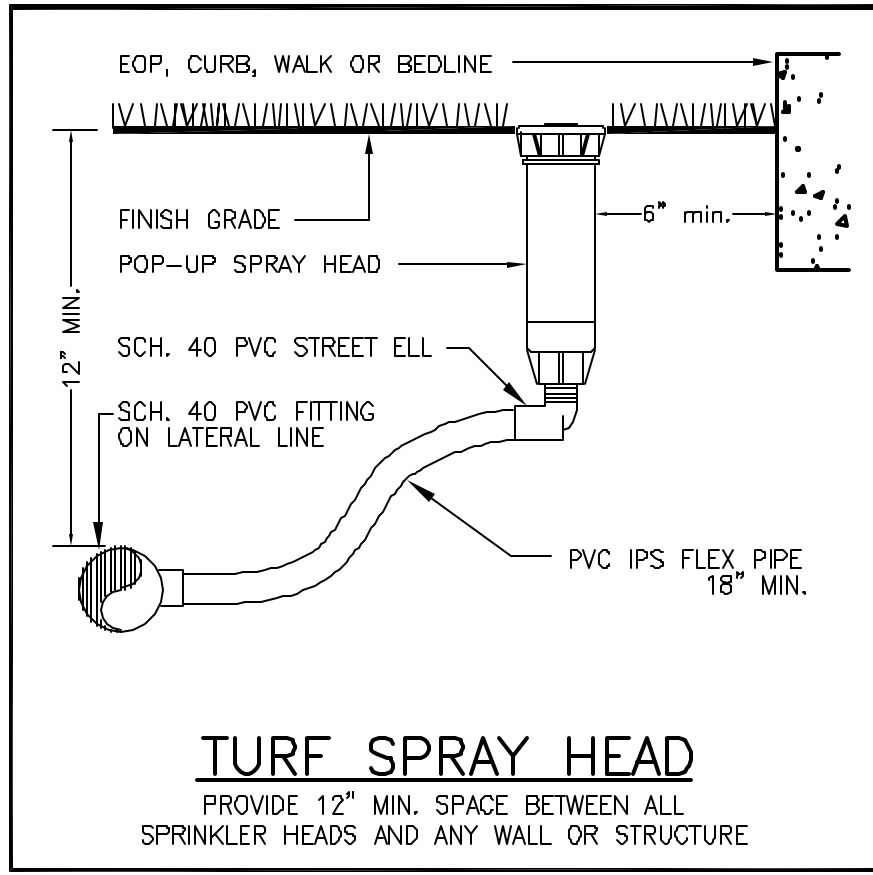
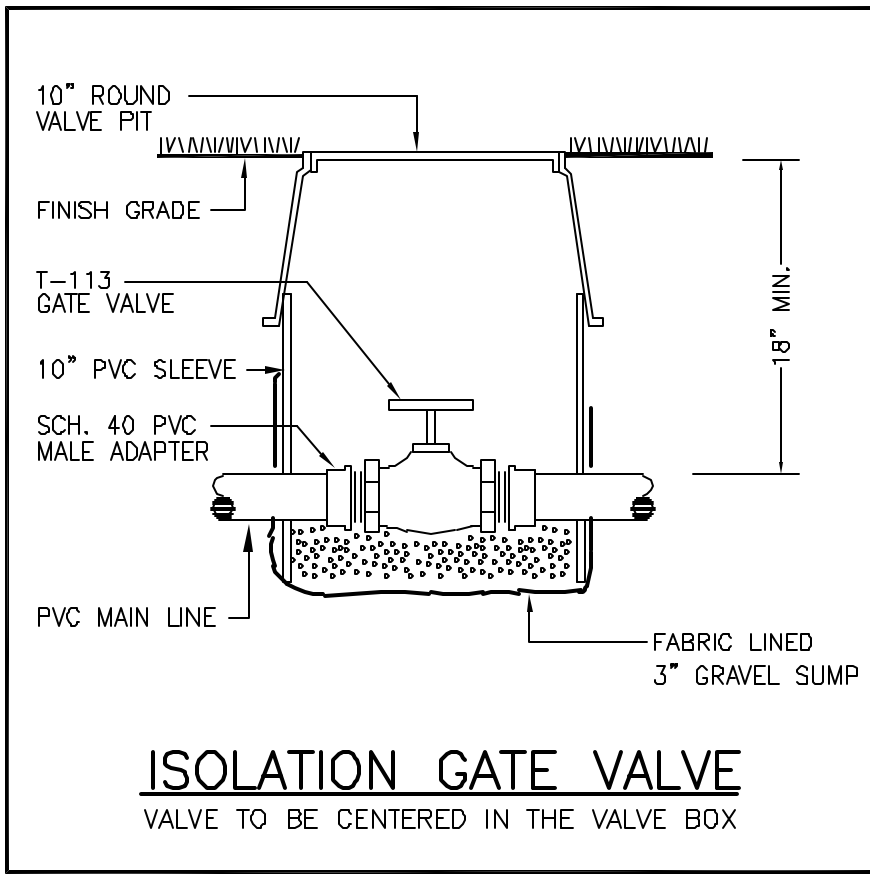
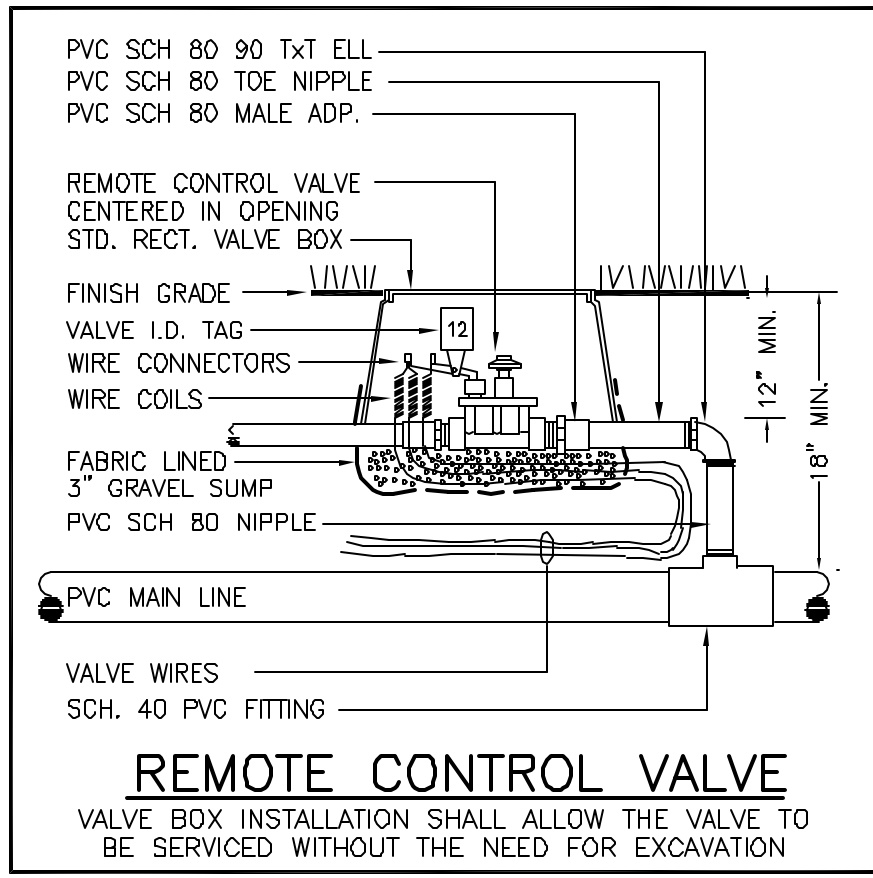
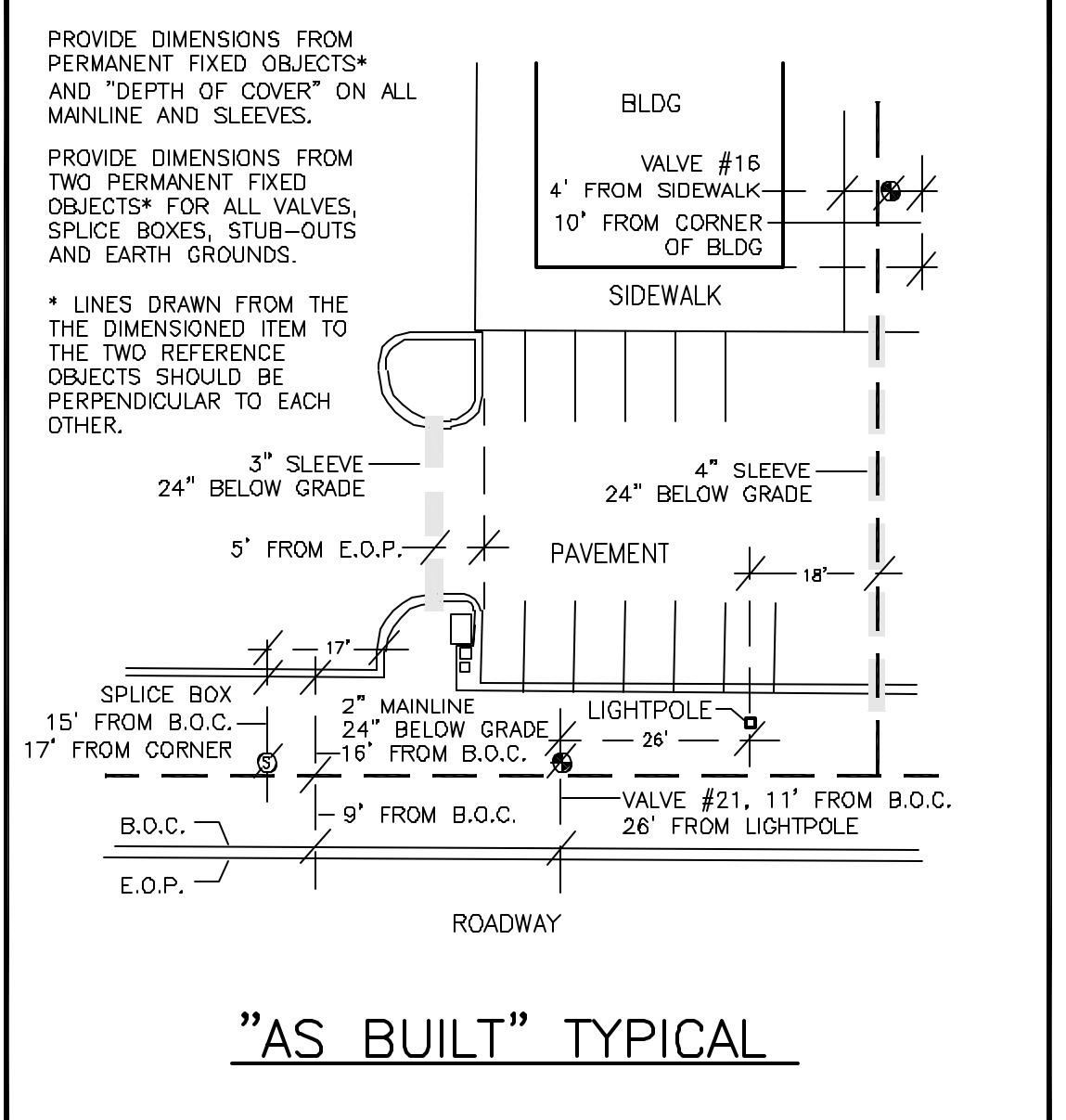
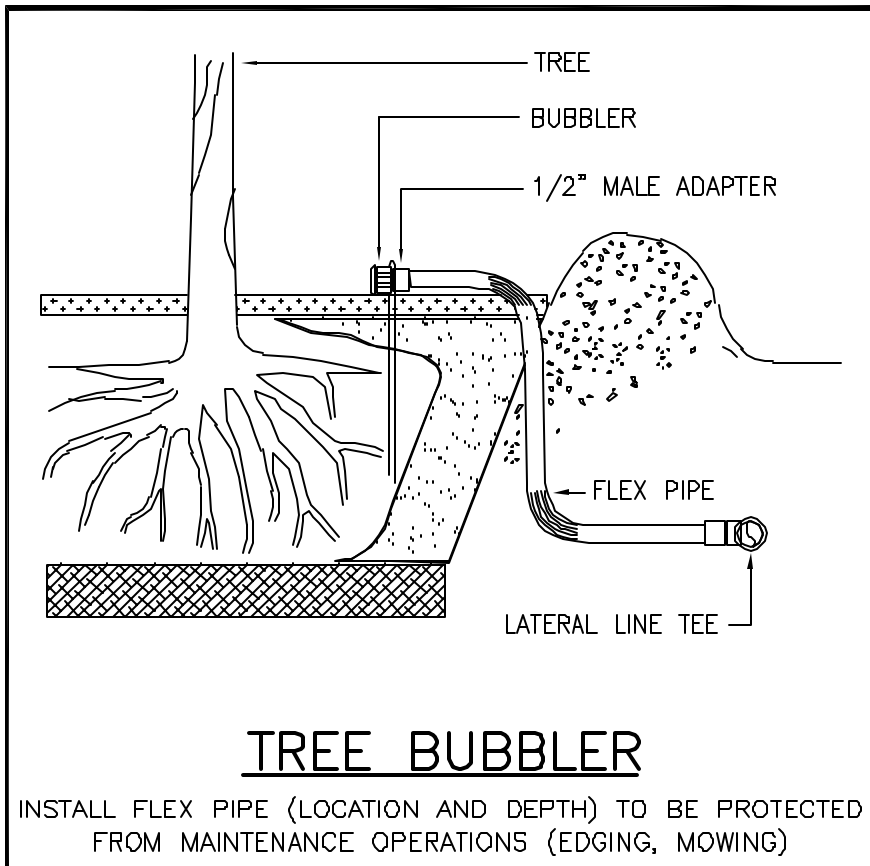
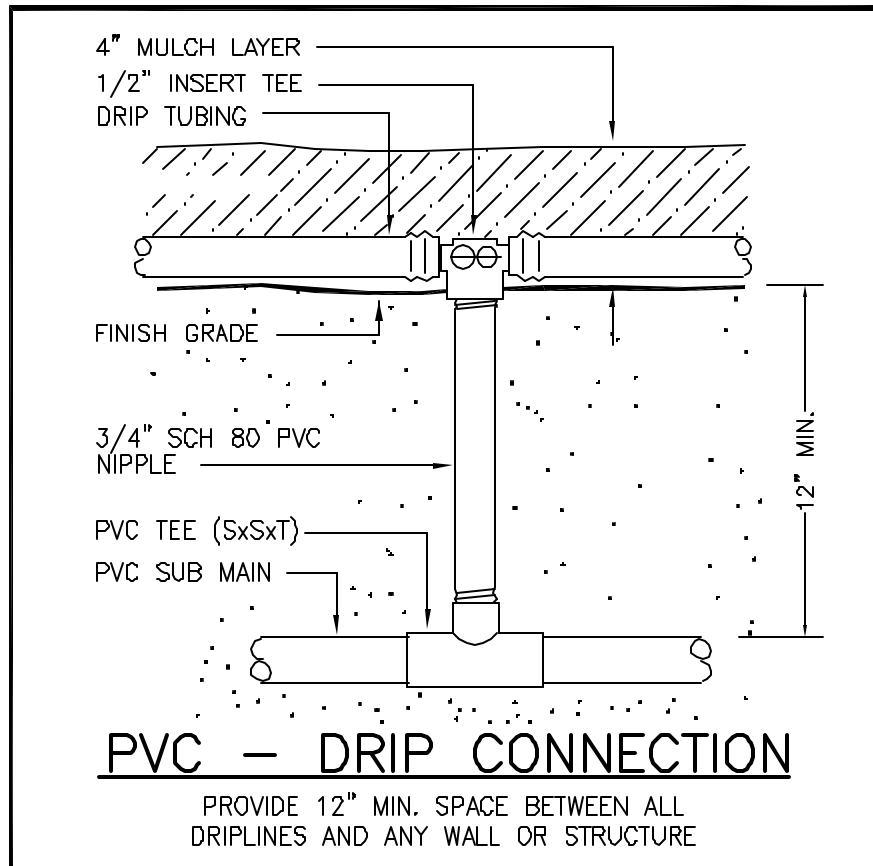
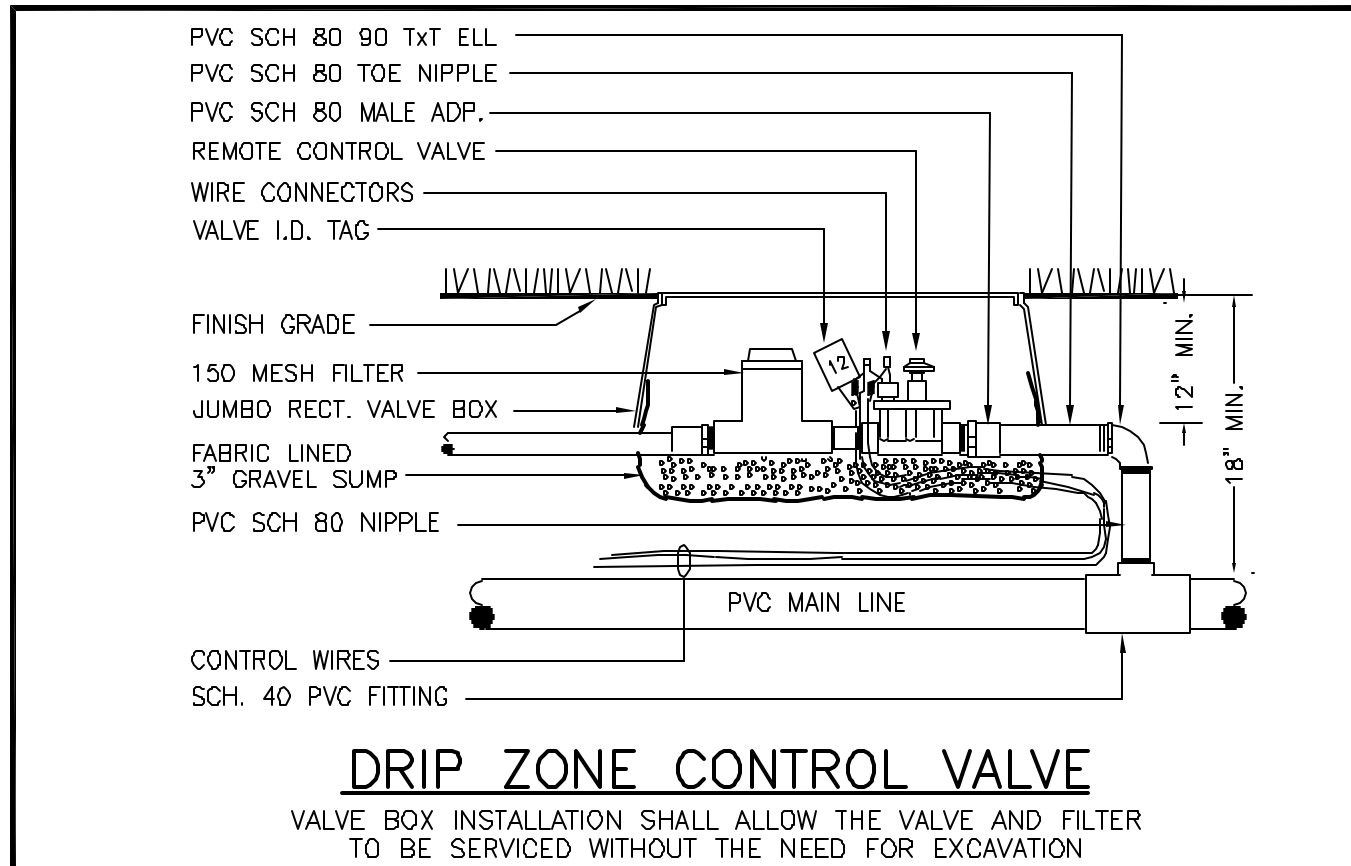
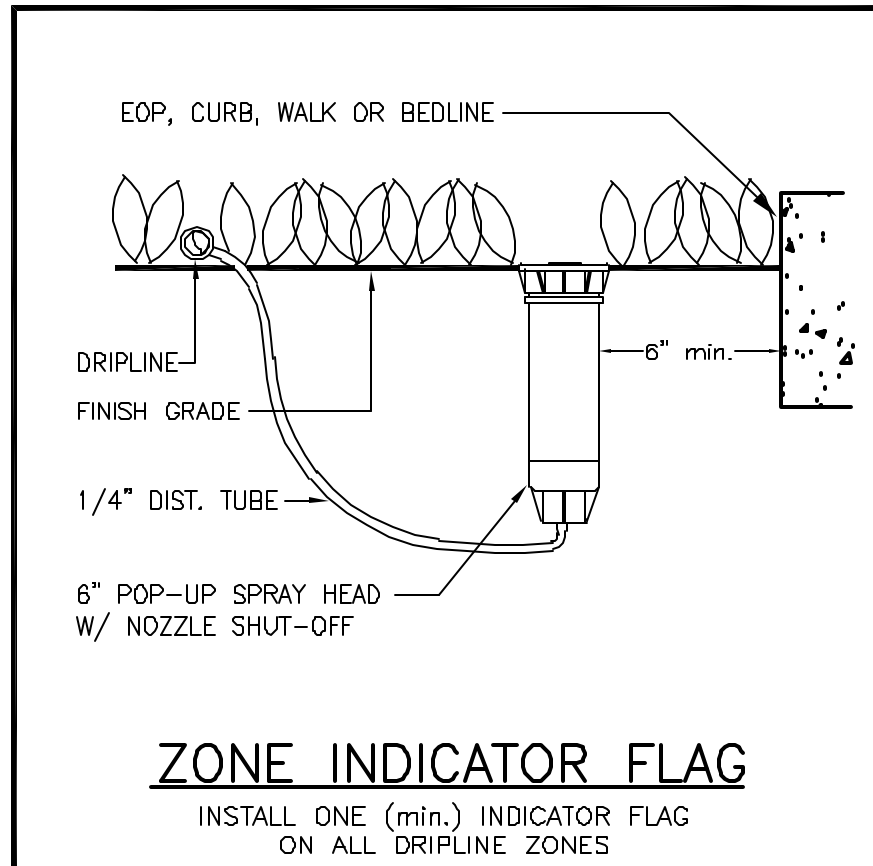
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
▲ ▲ ▲ ▲ ▲ ▲	Hunter PROS-06-PRS30 5' strip spray Turf Spray, 30 psi regulated 6.0" Pop-Up. Co-molded wiper seal with UV Resistant Material.
○ ○ ○ ○ ○ ○	Hunter PROS-06-PRS30 8" radius Turf Spray, 30 psi regulated 6.0" Pop-Up. Co-molded wiper seal with UV Resistant Material.
▲ ▲ ▲ ▲ ▲ ▲	Hunter PROS-06-PRS30 9' side strip spray Turf Spray, 30 psi regulated 6.0" Pop-Up. Co-molded wiper seal with UV Resistant Material.
○ ○ ○ ○ ○ ○	Hunter PROS-06-PRS30 10" radius Turf Spray, 30 psi regulated 6.0" Pop-Up. Co-molded wiper seal with UV Resistant Material.
○ ○ ○ ○ ○ ○	Hunter PROS-06-PRS30 12" radius Turf Spray, 30 psi regulated 6.0" Pop-Up. Co-molded wiper seal with UV Resistant Material.
○ ○ ○ ○ ○ ○	Hunter PROS-06-PRS30 adjustable arc Turf Spray, 30 psi regulated 6.0" Pop-Up. Co-molded wiper seal with UV Resistant Material.
⊗ ⊗ ⊗ ⊗	Hunter MP2000 PROS-06-PRS40-CV Turf Rotator, 6" pop-up with factory installed check valve, pressure regulated to 40 psi, MP Rotator nozzle on PRS40 body. K=Black adj arc 90-210, G=Green adj arc 210-270, R=Red 360 arc.
⊗ ⊗ ⊗ ⊗	Hunter MP3000 PROS-06-PRS40-CV Turf Rotator, 6" pop-up with factory installed check valve, pressure regulated to 40 psi, MP Rotator nozzle on PRS40 body. B=Blue adj arc 90-210, Y=Yellow adj arc 210-270, A=Gray 360 arc.
▲ ▲ ▲ ▲ ▲ ▲	Hunter PCB 10 Flood Bubbler, 1/2" FIPT.

**IRRIGATION SCHEDULE**

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
■	Hunter ICZ-151-XL-40 Drip Control Zone Kit. 1-1/2" ICV Globe Valve with 1" HY100 filter system. Pressure Regulation: 40psi. Flow Range: 20 GPM to 60 GPM. 120 mesh stainless steel screen. 1-1/2" inlet x single 2" outlet
▨	Area to Receive Dripline Hunter HDL-09-12-PC Dripline with 0.9 GPH flow. Light brown tubing with black striping. Emitters at 12" O.C. Dripline laterals spaced at 12" apart, with emitters offset for triangular pattern. Install with Hunter PLD barbed or PLD-LOC fittings.
●	Hunter ICV-G-FS 1", 1-1/2", 2", and 3" Plastic Electric Remote Control Valves, Globe Configuration, with NPT Threaded Inlet/Outlet, for Commercial/Municipal Use. With Filter Sentry.
C	Hunter PC-400 with (03)PCM-300 Light Commercial & Residential Controller, 13-station expanded module controller, 120 VAC, Outdoor model
⊗	Hunter WSS-SEN Wireless Solar, rain freeze sensor with outdoor interface, connects to Hunter X-Core and ACC Controllers, install as noted. Includes gutter mount bracket. Module not included.
⊥	Irrigation Well and Pump System 30 GPM at 60 PSI Required
—	Irrigation Lateral Line: PVC Class 160 SDR 26
—	Irrigation Mainline: PVC Schedule 40
▨	Pipe Sleeve: PVC Schedule 40
⊗	Valve Callout Valve Number Valve Flow Valve Size



- LEGEND:**
- PVC PIPE TO IRR. SYSTEM - 2"
  - PVC SCH 40 COUPLING AND BUSHING
  - PVC SCH 80 TOE NIPPLE - 2" X 4"
  - GALV. SCH 40 90 DEG. ELL - 2"
  - FINISH GRADE
  - NIBCO T-113 GATE VALVE - 2"
  - GALV. SCH 40 NIPPLE (LENGTH AS REQ'D) - 2"
  - GALV. SCH 40 TEE - 2"
  - GARDEN VALVE - 3/4"
  - GALV. SCH 40 UNION - 2"
  - WATTS 800M4QT PVB - 2" (IF REQUIRED BY CODE)
  - GALV. SCH 40 NIPPLE (LENGTH AS REQ'D) - 1-1/4"
  - PRESSURE RELIEF VALVE - 1"
  - WELL SEAL - 5" X 2"
  - WELL CASING (LENGTH AS REQ'D) - 5"
  - GALV. SCH 40 DROP PIPE (LENGTH AS REQ'D) 2"
  - FLOMATIC #80 BRASS CHECK VALVE 2"
  - 3 HP / 30 GPM SUBMERSIBLE PUMP GOULDS #33GS30 OR EQUAL
  - 4" X 4" CONCRETE POST (LENGTH AS REQ'D)
  - #CSV2W 1-1/4" CYCLE STOP PUMP CONTROL VALVE
  - FRANKLIN MOTOR CONTROL BOX
  - WELL-X-TROL PRESSURE TANK #WX-255-TK
  - PRE-FABBED HI-DENSITY CONCRETE PAD FOR TANK- 30" X 30"
  - GALV. SCH 40 90 DEG ELL - 1-1/4"
  - PRESSURE SWITCH
  - LIQUID FILLED PRESSURE GAUGE / 2-1/2" DIAL / 0-160 PSI
  - GALV. SCH 40 TEE - 1/4"
  - WATTS FBV-1 BRASS BALL VALVE - 1/4"
  - GALV. SCH 40 TEE - 1-1/4"
  - GALV. SCH 40 UNION - 1-1/4"
  - DISCONNECT (PER LOCAL CODE) BY OTHERS



ISSUED FOR:  
**PERMITTING**

ISSUE DATE: 6/7/2021  
REVIEWED BY: JYZ  
DRAWN BY: DCE  
DESIGNED BY: DCE  
PROJECT NUMBER: RITTER RD\_2020

NO. | DATE | DESCRIPTION

BY

ISSUE DATE: 6/7/2021  
REVIEWED BY: JYZ  
DRAWN BY: DCE  
DESIGNED BY: DCE  
PROJECT NUMBER: RITTER RD\_2020

SITE CONSTRUCTION PLANS FOR SWISS VALLEY ESTATES 1529 RITTER ROAD LAKELAND FL 33810

**IRRIGATION PLAN AND DETAILS**

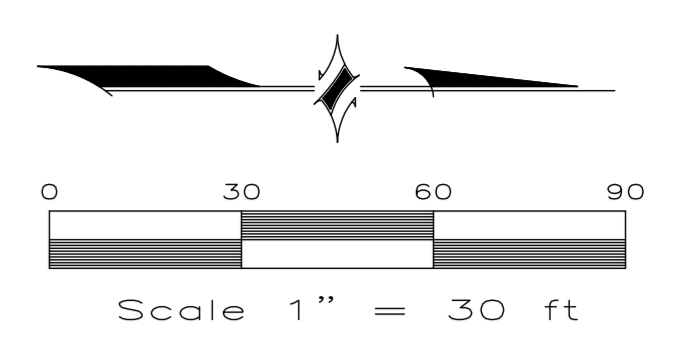
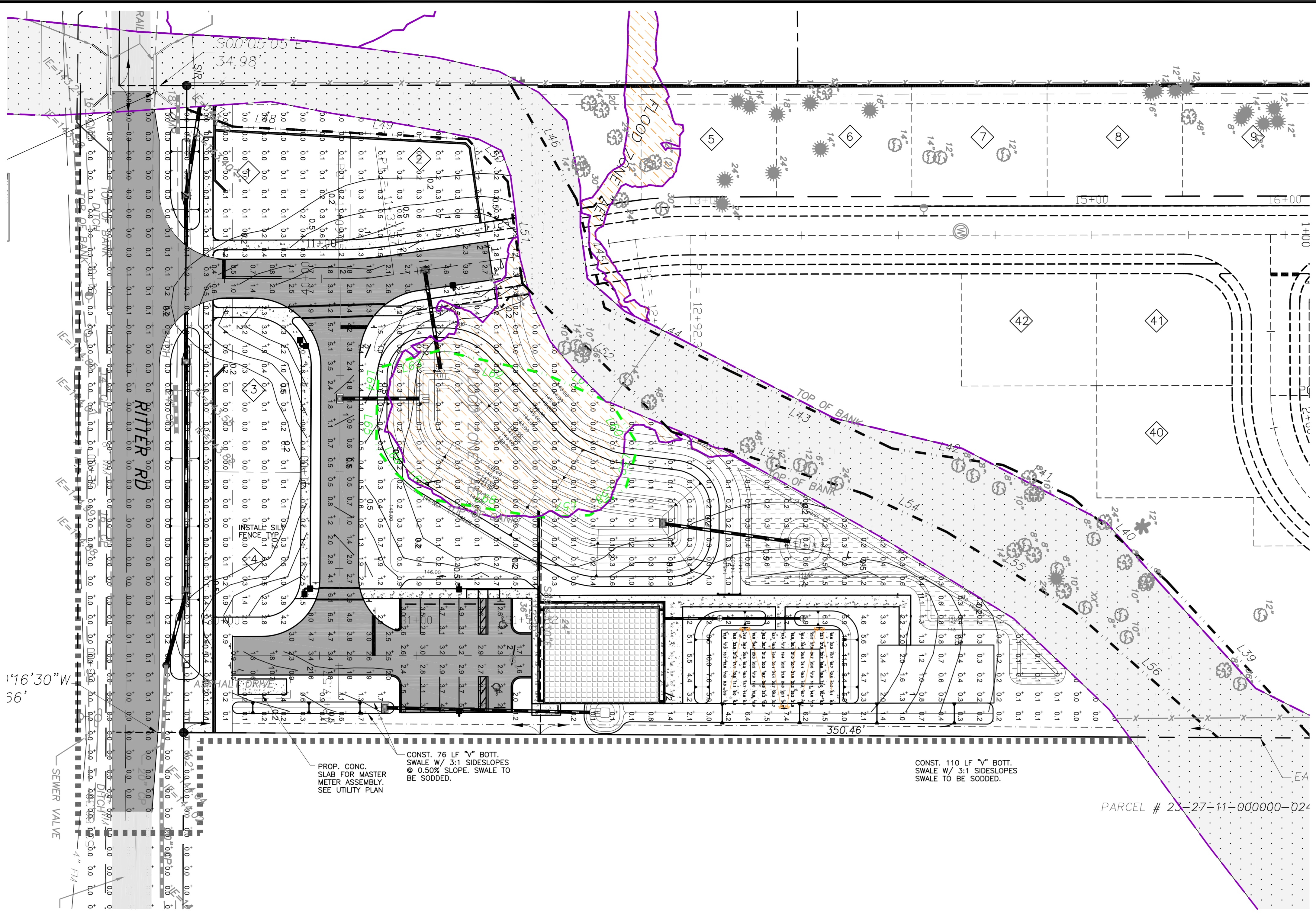
JEFFREY SCALLON  
VISCA CORPORATION INC.  
JIM ZINNER  
VISCA CORPORATION INC.  
JAMES YANCEY ZINNER  
PROFESSIONAL ENGINEER

PREPARED FOR: VISCA CORPORATION INC.  
PREPARED BY: JIM ZINNER, VISCA CORPORATION INC.  
PROFESSIONAL ENGINEER

STATE OF FLORIDA  
LICENSE NO. 14421  
JAMES YANCEY ZINNER  
P.E., N.E.

IR-2

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**NOTES:**

- \* The light loss factor (LLF) is a product of many variables, only lamp lumen depreciation (LLD) has been applied to the calculated results unless otherwise noted. The LLD is the result (quotient) of mean lumens / initial lumens per lamp manufacturers' specifications.
- \* Illumination values shown (in footcandles) are the predicted results for planes of calculation either horizontal, vertical or inclined as designated in the calculation summary. Meter orientation is normal to the plane of calculation.
- \* The calculated results of this lighting simulation represent an anticipated prediction of system performance. Actual measured results may vary from the anticipated performance and are subject to means and methods which are beyond the control of RAB Lighting Inc.
- \* Mounting height determination is job site specific, our lighting simulations assume a mounting height (insertion point of the luminaire symbol) to be taken at the top of the symbol for ceiling mounted luminaires and at the bottom of the symbol for all other luminaire mounting configurations.
- \* It is the Owner's responsibility to confirm the suitability of the existing or proposed poles and bases to support the proposed fixtures, based on the weight and EPA of the proposed fixtures and the owner's site soil conditions and wind zone. It is recommended that a professional engineer licensed to practice in the state the site is located be engaged to assist in this determination.
- \* The landscape material shown hereon is conceptual, and is not intended to be an accurate representation of any particular plant, shrub, bush, or tree, as these materials are living objects, and subject to constant change. The conceptual objects shown are for illustrative purposes only. The actual illumination values measured in the field will vary.
- \* Photometric model elements such as buildings, rooms, plants, furnishings or any architectural details which impact the dispersion of light must be detailed by the customer documents for inclusion in the RAB lighting design model. RAB is not responsible for any inaccuracies caused by incomplete information on the part of the customer, and reserves the right to use best judgement when translating customer requests into photometric studies.
- \* RAB Lighting Inc. luminaire and product designs are protected under U.S. and International intellectual property laws. Patents issued or pending apply.

**Expanded Luminaire Location Summary**

LumNo	Tag	X	Y	MTG HT	Orient	Tilt
1	A	662877.75	1384782.25	20	0	0
3	A	662943.5	1384782.25	20	180	0
5	A	662878.75	1384984	20	0	0
6	A	662878.75	1384889.25	20	0	0
7	A	662878.75	1384703.75	20	90	0
7	A	662880.25	1384702.25	20	360	0
8	A	662751.75	1384700	20	180	0
8	A	662753.25	1384701.5	20	90	0
9	A	662723.271	1384779.252	20	189.535	0
15	B	662940.255	1384951.82	21.5	171.933	60
16	B	662940.257	1384948.665	21.5	189.752	60
17	B	662899.491	1384928.405	21.5	349.099	60
18	B	662899.48	1384931.641	21.5	16.365	60
19	B	662899.49	1384966.899	21.5	348.341	60
20	B	662899.494	1384970.075	21.5	8.68	60
Total Quantity: 15						

**Calculation Summary**

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Description	PtSpclR	PtSpclTb	Meter Type
Drives	Illuminance	Fc	2.52	8.1	0.4	6.30	20.25	readings taken at grade	10	10	Horizontal
Parking	Illuminance	Fc	3.04	5.2	1.6	1.90	3.25	readings taken at grade	10	10	Horizontal
Pool	Illuminance	Fc	20.73	24.8	16.1	1.29	1.54	readings taken 3'-0" above surface of water	5	5	Horizontal
Pool Deck	Illuminance	Fc	18.14	28.1	5.2	3.49	5.40	readings taken 3'-0" above surface of deck	5	5	Horizontal
Sidewalk Path	Illuminance	Fc	3.08	8.4	0.4	7.70	21.00	readings taken at grade	5	5	Horizontal
Site	Illuminance	Fc	0.50	11.5	0.0	N.A.	N.A.	readings taken at grade	10	10	Horizontal

**Luminaire Schedule**

Symbol	Qty	Tag	Label	Arrangement	LLF	Description	BUG Rating
	5	A	ALED3T78	SINGLE	1.000	Pole mounted (Type III)	B1-U0-G2
	2	A	ALED3T78 x2@90	2 @ 90 DEGREES	1.000	Pole mounted (Type III) x2@90	B1-U0-G2
	6	B	X34-150LSF-U	SINGLE	1.000	Slipfitter mounted BULL2	N.A.

**Luminaire Tag Summary**

Tag	Qty
A	9
B	6

NOTE: ALL SITE LIGHTING AND POLES SHALL BE AS MANUFACTURED BY RAB LIGHTING INC. CONTACT UNITED ELECTRICAL SALES; 800-432-5126 PH, 800-432-6862 FX FOR INFORMATION.

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ISSUE FOR: **PERMITTING**

ISSUE DATE: 4/1/2021  
 REVIEWED BY: JYZ  
 DRAWN BY: DOE  
 DESIGNED BY: DOE  
 PROJECT NUMBER: RITTER RD-2020

SITE CONSTRUCTION PLANS FOR: SWISS VALLEY ESTATES, 1529 RITTER ROAD, LAKELAND FL 33810

**SITE LIGHTING PLAN**


PREPARED FOR: JEFFREY SCALLON, VISCA CORPORATION INC.  
 PREPARED BY: JIM ZINNER, P.E., JIM ZINNER PE LLC, 110 BARBERWELLS STREET, SUITE 100, PALM HARBOR, FL 34684

PROFESSIONAL ENGINEER SEAL FOR THE STATE OF FLORIDA, LICENSE NO. 4421

SHEET: **EP-1**

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY JAMES YANCEY ZINNER, PROFESSIONAL ENGINEER, ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

### ALED3T78



Color: Bronze Weight: 31.1 lbs

**Project:** \_\_\_\_\_ **Type:** \_\_\_\_\_

**Prepared By:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Driver Info**

Type	Constant Current
Power	120V 0.6A
Watts	78W
Color Temp	5000K (Cool)
Color Accuracy	71 CRI
Lumen	2400
Life	170,000 Hours
Efficiency	130.4 lm/W

**LED Info**

3-in-1 LED (High output, long-life LED)

**Technical Specifications**

**Performance:** 100,000-Hour LED lifespan based on IES LM-80 and TM-21 calculations

**Construction:** Die-cast aluminum housing, lens frame and mounting arm

**IP Rating:** Ingress Protection rating of IP66 for dust and water

**Ambient Temperature:** Suitable for use in up to 40°C (104°F)

### ALED3T78

**Green Technology:** Mercury and UV free, RoHS-compliant components

**LED Characteristics:** 3-in-1 LED (High output, long-life LED)

**Patents:** The ALED design is protected by patents in the U.S., Pat. 4,668,575; Canada, Pat. 2,449,656; China 2,120,133/010414; and Mexico Pat. 38423. Pending patents in Taiwan.

**Power Factor:** 99.5% at 120V; 91.7% at 277V

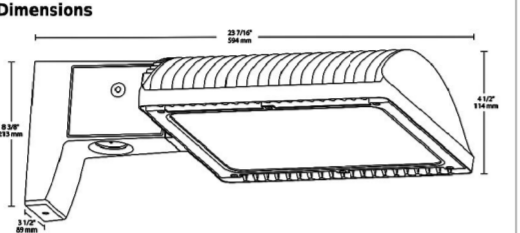
**Surge Protection:** 4kV

**Color Consistency:** 3-step Macadam Ellipse binning to achieve consistent fixture-to-fixture color

**ESNA LM-79 & IESNA LM-80 Testing:** RAB LEDs and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80

**Buy American Act Compliance:** RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

**Dimensions:** 3.1" x 3.1" x 3.1"




### ALED3T78

Family	Optics	Wattage	Mounting	Color Temp	Finish	Driver Options	Options	Other Options
ALED	3T	78	Blank or Hole Mount	Blank = 5000K (Cool)	Blank = Bronze	Blank = 120/277V AC or Lightbulb Compatible	Blank = No Option	Blank = Standard
4T	Type V	120W	SF = Splitter	N = 4000K (Neutral)	RG = White	AC or Lightbulb Compatible	AC or Lightbulb Compatible	USA = BAA Compliant
3T	Type H	120W	SF = Splitter	W = 3000K (Warm)	K = Black	AC or Lightbulb Compatible	AC or Lightbulb Compatible	
7T	Type A	150W	SF = Splitter					

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### X34-150LSF/U



Color: Bronze Weight: 10.1 lbs

**Project:** \_\_\_\_\_ **Type:** \_\_\_\_\_

**Prepared By:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Driver Info**

Type	Constant Current
Power	120V 1.1A
Watts	130W
Color Temp	5000K (Cool)
Color Accuracy	91 CRI
Lumen	2400
Life	170,000 Hours
Efficiency	182.7 lm/W

**LED Info**

3-in-1 LED (High output, long-life LED)

**Technical Specifications**

**Compliance:** Suitable for wet locations. Suitable for ground mounting.

**ESNA LM-79 & IESNA LM-80 Testing:** RAB LEDs and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80

**Buy American Act Compliance:** RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

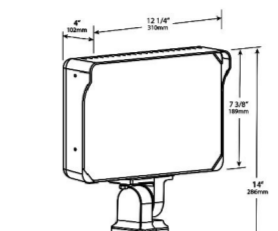
### X34-150LSF/U

**Green Technology:** Mercury and UV free, RoHS-compliant components

**ESNA LM-79 & IESNA LM-80 Testing:** RAB LEDs and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80

**Buy American Act Compliance:** RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

**Dimensions:** 11.5" x 11.5" x 4.5"



**Features:** Versatile, general-purpose floodlight. 70 x 70 NEMA distribution. 0-10V dimming. IP66 rating against dust and water. 50,000 Hour LED lifespan.

**Ordering Matrix**

Family	Lumen Packages (values are nominal)	Mounting	CR/Color Temp	Finish	Driver/Voltage
X34	150L	SF	Blank = 80 CRI, 5000K	Blank = Bronze	AC or 120/277V, 0.3V Dimming
	100L = 10,000 lumens, 87W				
	150L = 15,000 lumens, 130W				
	195L = 19,500 lumens, 165W				

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### BULL2



Color: Bronze Weight: 21.4 lbs

**Project:** \_\_\_\_\_ **Type:** \_\_\_\_\_

**Prepared By:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Bracket EPA:** 1.35

**Maximum Weight Capacity:** 100 lbs per arm

**EPA Maximum Capacity:** 5.0 per arm

**Patents:** The design of features are protected under U.S. and International intellectual property laws.

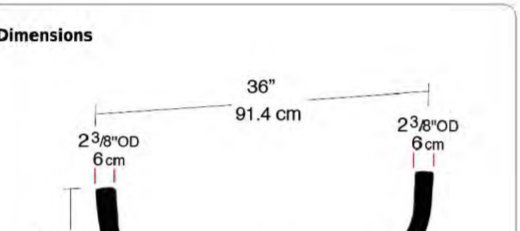
**Technical Specifications**

**Construction:** Chip and fade resistant bronze polyester powder coating. Weather resistant polymer powder primer.

**Dimensions:** 2.5" x 2.5" x 2.5" (Mounting arm length and accommodate 2.5" slim slip fits). Steel tubing 1.5" and 2.0" thick w/ends.

**Slipfits and Wall Brackets:** 1/2" thick steel with 1/2" ends and bolts.

### BULL2



Color: Bronze Weight: 17.5 lbs

**Project:** \_\_\_\_\_ **Type:** \_\_\_\_\_

**Prepared By:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Features:** Easy, secure floodlight mounting. Double reinforced weld joints.


**Anchor Bolt Templates:** WARNING: Template must be printed on 11" x 17" sheet for actual size. CHECK SCALE BEFORE USING. Templates shipped with anchor bolts and available online.

**Technical Specifications**

**Compliance:** Suitable for wet locations.

**Construction:** Steel pipe of round 1 3/8" x 3/16" wall thickness. 304 stainless steel. 2" x 2" x 2" slip fits. Reinforced with grounding lug and removable cover.

### PR4-07-20D2



Color: Bronze Weight: 17.5 lbs

**Project:** \_\_\_\_\_ **Type:** \_\_\_\_\_

**Prepared By:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Compliance:** Suitable for wet locations.

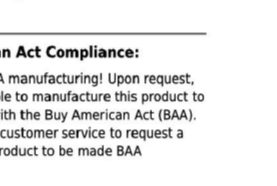
**Anchor Bolt Templates:** WARNING: Template must be printed on 11" x 17" sheet for actual size. CHECK SCALE BEFORE USING. Templates shipped with anchor bolts and available online.

**Technical Specifications**

**Compliance:** Suitable for wet locations.

**Construction:** Steel pipe of round 1 3/8" x 3/16" wall thickness. 304 stainless steel. 2" x 2" x 2" slip fits. Reinforced with grounding lug and removable cover.

### PR4-07-20D2



Color: Bronze Weight: 17.5 lbs

**Project:** \_\_\_\_\_ **Type:** \_\_\_\_\_

**Prepared By:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Features:** Designed for ground mounting. Heavy duty TBC polyester coating. Reinforced hand holes with grounding lug and removable cover for easy wiring access. Pole caps, base covers & bolts are sold separately. Custom manufactured for each application.


**Anchor Bolt Templates:** WARNING: Template must be printed on 11" x 17" sheet for actual size. CHECK SCALE BEFORE USING. Templates shipped with anchor bolts and available online.

**Technical Specifications**

**Compliance:** Suitable for wet locations.

**Construction:** Steel pipe of round 1 3/8" x 3/16" wall thickness. 304 stainless steel. 2" x 2" x 2" slip fits. Reinforced with grounding lug and removable cover.

### PR4-07-20WT



Color: Bronze Weight: 17.5 lbs

**Project:** \_\_\_\_\_ **Type:** \_\_\_\_\_

**Prepared By:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Features:** Designed for ground mounting. Heavy duty TBC polyester coating. Reinforced hand holes with grounding lug and removable cover for easy wiring access. Pole caps, base covers & bolts are sold separately. Custom manufactured for each application.


**Anchor Bolt Templates:** WARNING: Template must be printed on 11" x 17" sheet for actual size. CHECK SCALE BEFORE USING. Templates shipped with anchor bolts and available online.

**Technical Specifications**

**Compliance:** Suitable for wet locations.

**Construction:** Steel pipe of round 1 3/8" x 3/16" wall thickness. 304 stainless steel. 2" x 2" x 2" slip fits. Reinforced with grounding lug and removable cover.

### PR4-07-20WT



Color: Bronze Weight: 17.5 lbs

**Project:** \_\_\_\_\_ **Type:** \_\_\_\_\_

**Prepared By:** \_\_\_\_\_ **Date:** \_\_\_\_\_

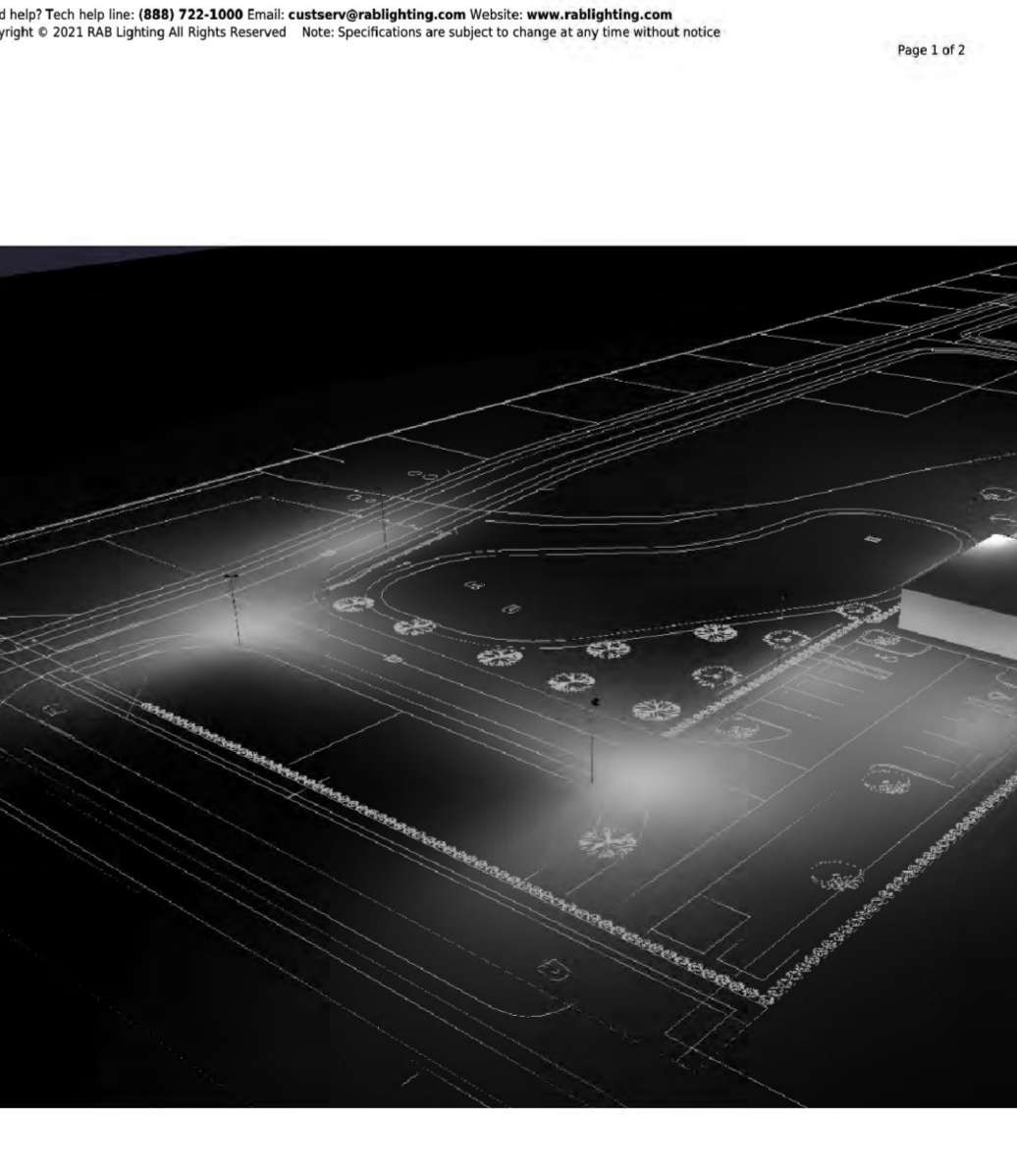
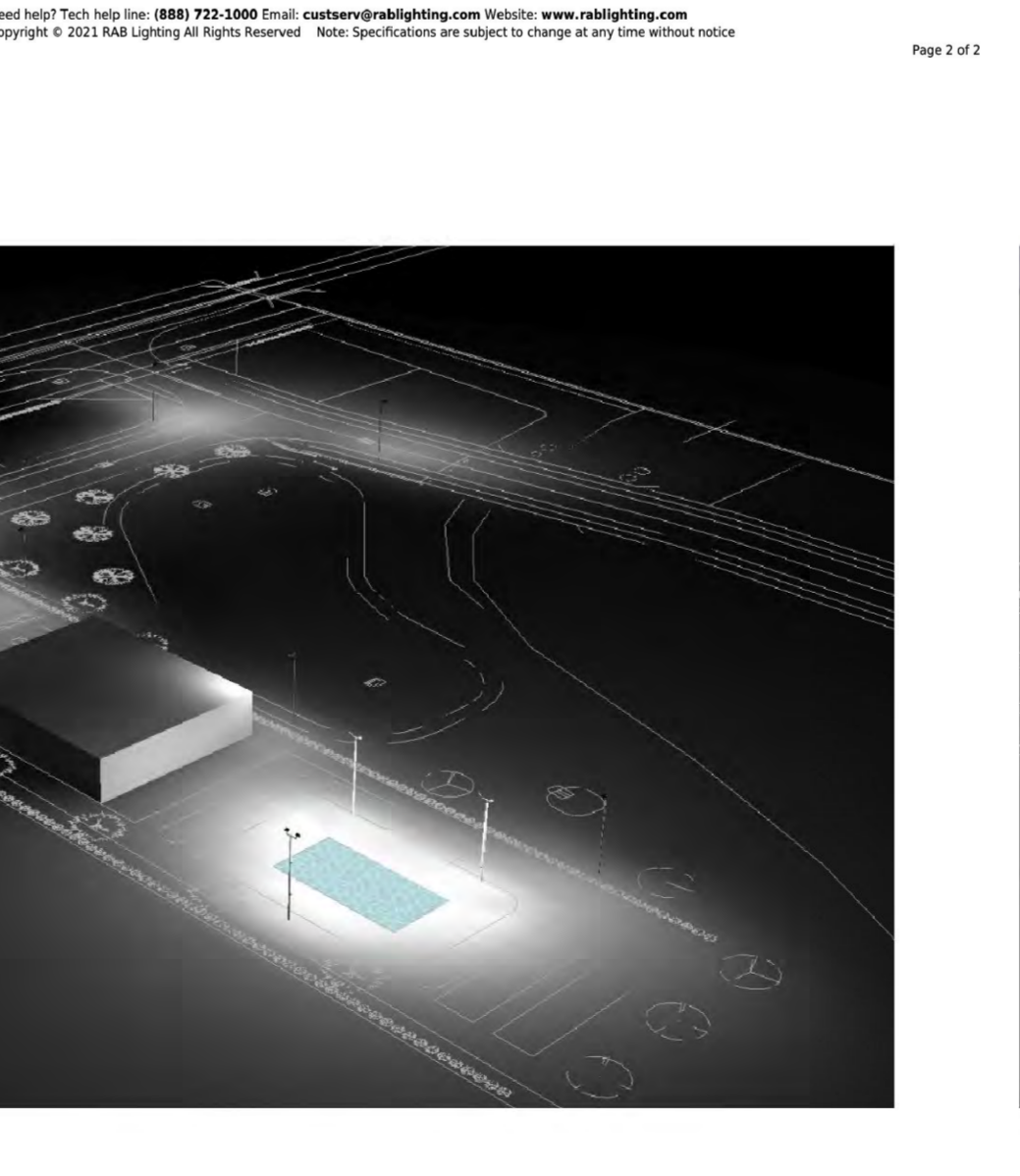
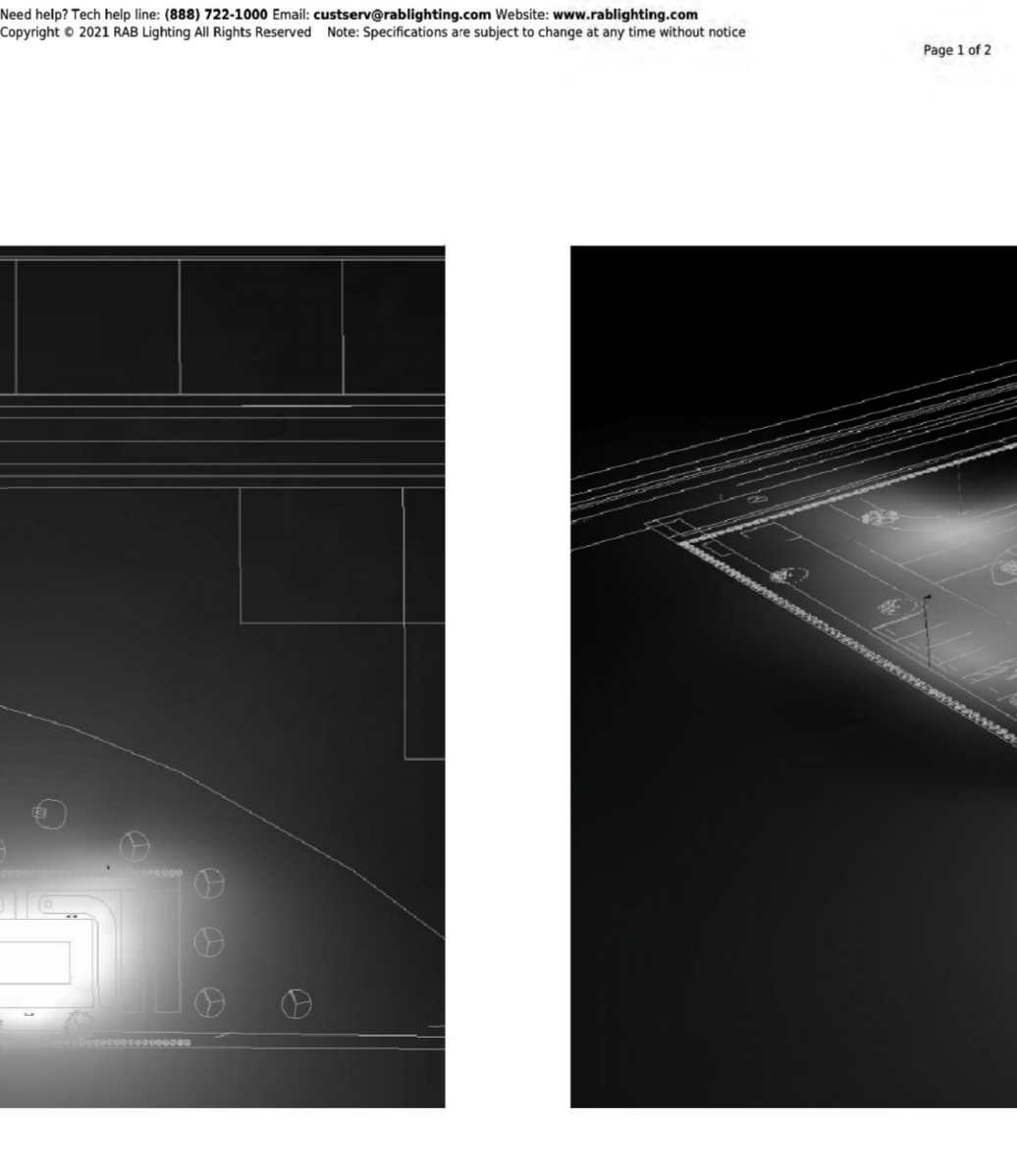
**Features:** Designed for ground mounting. Heavy duty TBC polyester coating. Reinforced hand holes with grounding lug and removable cover for easy wiring access. Pole caps, base covers & bolts are sold separately. Custom manufactured for each application.

**Anchor Bolt Templates:** WARNING: Template must be printed on 11" x 17" sheet for actual size. CHECK SCALE BEFORE USING. Templates shipped with anchor bolts and available online.

**Technical Specifications**

**Compliance:** Suitable for wet locations.

**Construction:** Steel pipe of round 1 3/8" x 3/16" wall thickness. 304 stainless steel. 2" x 2" x 2" slip fits. Reinforced with grounding lug and removable cover.



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ISSUED FOR: PERMITTING

NO. DATE DESCRIPTION BY

ISSUE DATE: 4/1/2021

REVIEWED BY: JYZ

DRAWN BY: DOE

DESIGNED BY: DOE

PROJECT NUMBER: RITTER RD-2020

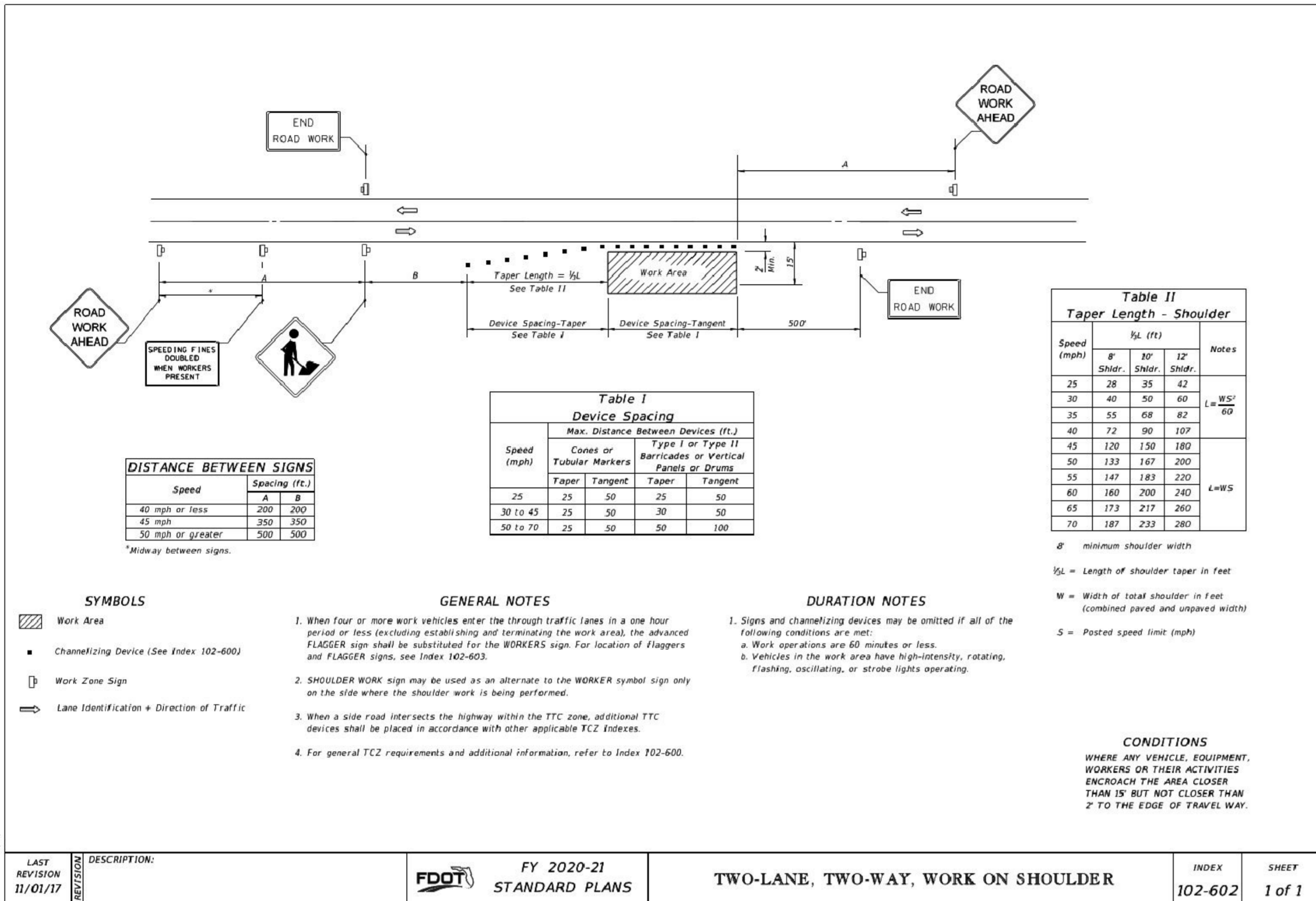
SITE CONSTRUCTION PLANS FOR THE PROJECT AT: SWISS VALLEY ESTATES 1529 RITTER ROAD LAKELAND FL 33810

SHEET NAME: SITE LIGHTING DETAILS

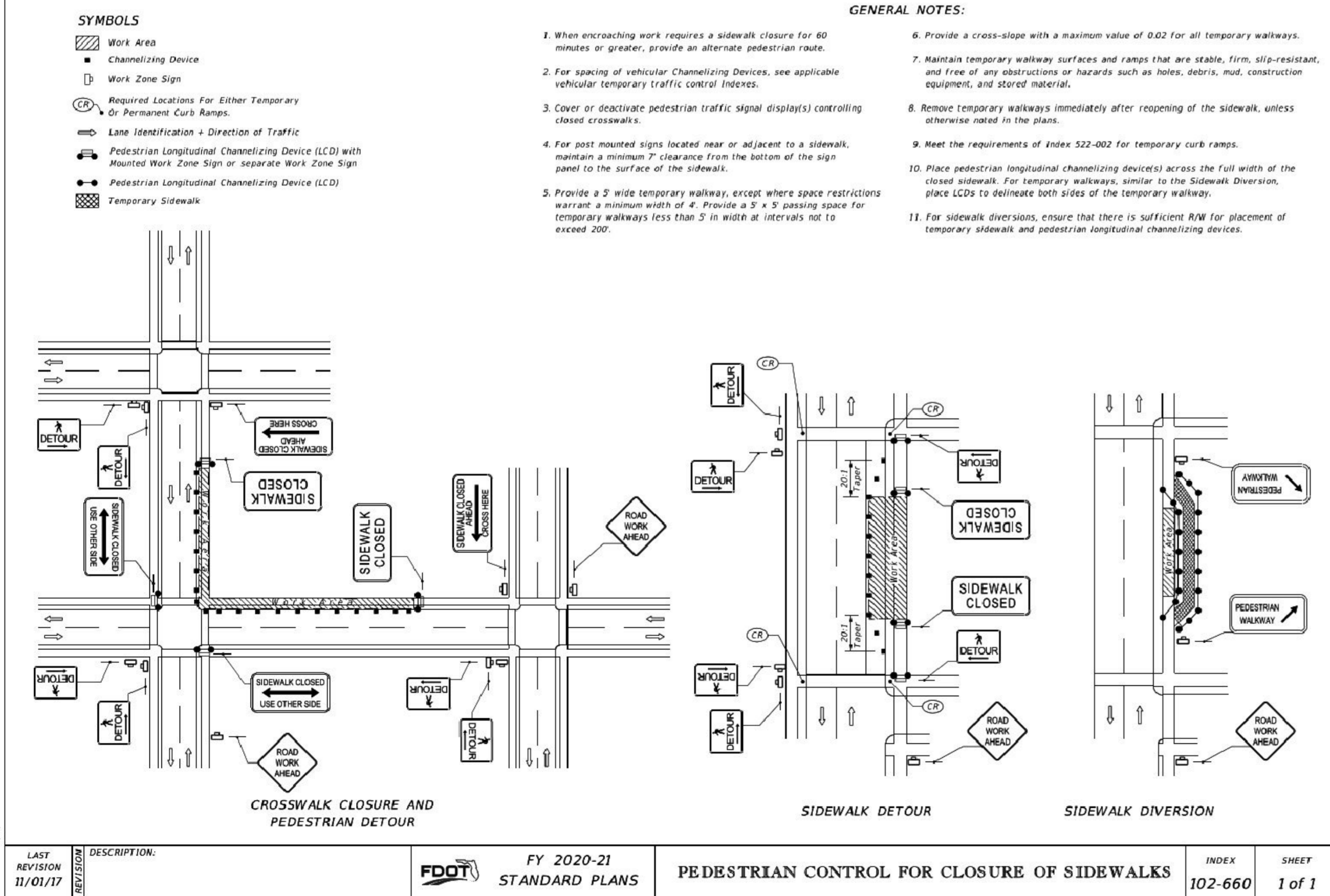
JEFFREY SCALLON VISCA CORPORATION INC. JIM ZINNER PE LLC 1100 BOWENHILLERS TOWER, SUITE 1000 BOCA RATON, FLORIDA 33433 P.E. NO. 12154

PREPARED FOR: PREPARED BY:

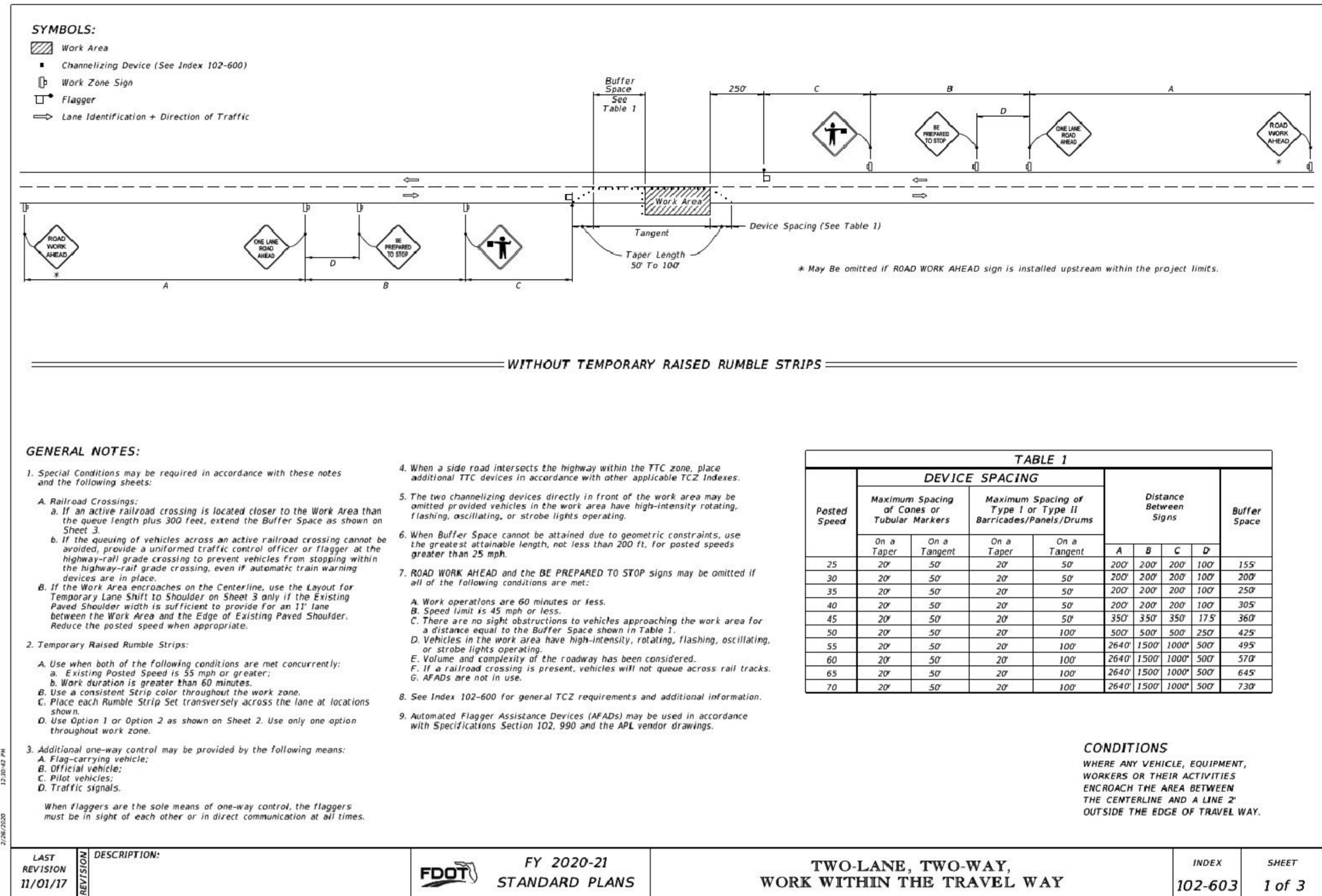
SHEET EP-2



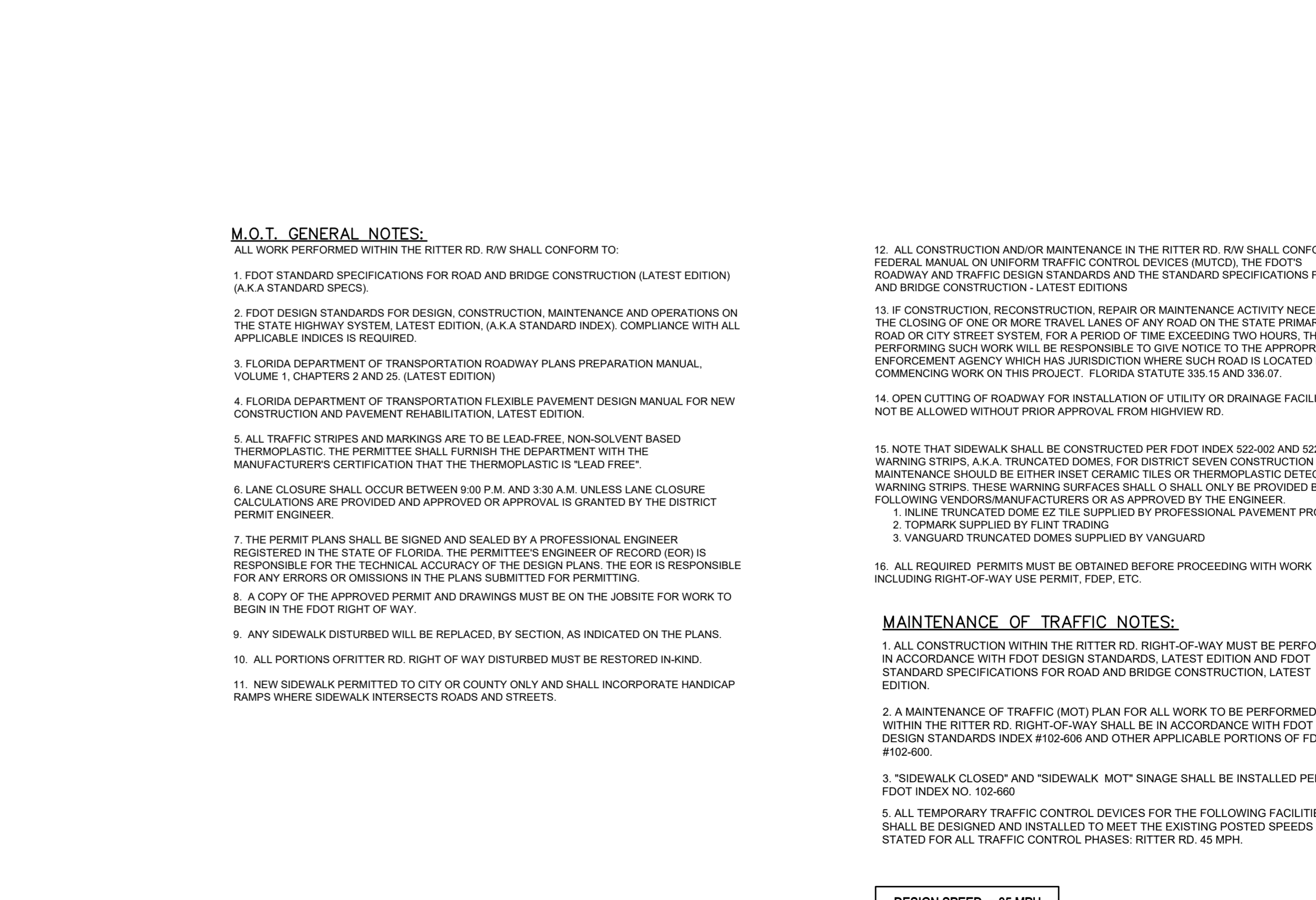
LAST REVISION: 11/01/17	DESCRIPTION: <b>FDOT</b> FY 2020-21 STANDARD PLANS	TWO-LANE, TWO-WAY, WORK ON SHOULDER	INDEX: 102-602	SHEET: 1 of 1
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LAST REVISION: 11/01/17	DESCRIPTION: <b>FDOT</b> FY 2020-21 STANDARD PLANS	PEDESTRIAN CONTROL FOR CLOSURE OF SIDEWALKS	INDEX: 102-660	SHEET: 1 of 1
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LAST REVISION: 11/01/17	DESCRIPTION: <b>FDOT</b> FY 2020-21 STANDARD PLANS	TWO-LANE, TWO-WAY, WORK WITHIN THE TRAVEL WAY	INDEX: 102-603	SHEET: 1 of 3
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LAST REVISION: 11/01/17	DESCRIPTION: <b>FDOT</b> FY 2020-21 STANDARD PLANS	TWO-LANE, TWO-WAY, WORK WITHIN THE TRAVEL WAY	INDEX: 102-603	SHEET: 1 of 3
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LAST REVISION: 11/01/17	DESCRIPTION: <b>FDOT</b> FY 2020-21 STANDARD PLANS	PEDESTRIAN CONTROL FOR CLOSURE OF SIDEWALKS	INDEX: 102-660	SHEET: 1 of 1
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ISSUE FOR: PERMITTING

ISSUE DATE: 6/4/2021  
 REVIEWED BY: JYZ  
 DRAWN BY: DGE  
 DESIGNED BY: DGE  
 PROJECT NUMBER: RITTER RD-2020

SITE CONSTRUCTION PLANS FOR PROJECT: SWISS VALLEY ESTATES 1529 RITTER ROAD LAKELAND FL 33810

SHEET NAME: MAINTENANCE OF TRAFFIC PLAN

PREPARED FOR: JEFFREY SCALLON VISCA CORPORATION INC.

PREPARED BY: JIM ZINNER PE LLC  
 JAMES YANCEY ZINNER, P.E.  
 110 NORTH WHEELER STREET, SUITE 102  
 TAMPA, FL 33604  
 P.O. BOX 908  
 TAMPA, FL 33604  
 PHONE: 813-484-9308  
 FAX: 813-484-9308  
 WWW.VISCA-CORP.COM

DESIGN SPEED = 35 MPH

MOT-1

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**EVERGREEN**  
LIFESTYLES MANAGEMENT

270 W Plant Street, Ste 340  
Winter Garden, FL 34787

09/17/2024

Troy Shannon Brown, Billie Jean Brown  
1400 Lombardi Ct  
Poinciana, FL, 34759

RE: 1400 Lombardi Ct

Submittal: Install Screen Room

Dear Troy Shannon Brown,

The Architectural Committee has reviewed and **APPROVED WITH STIPULATIONS** the above listed application. The Architectural Committee has placed stipulations on your approval, they are outlined below:

Per sales contract with specifications from White Aluminum & Windows dated 07/09/2024. A survey marked with the location and pictures of the area marked with the specifications were enclosed with the application.

**Subject to Addendum 1 enclosed. Any installed stucco structural walls, Hardie board, insulated or gladiator kick plates must be painted the same color as the body of the house. The HOA Landscape company must be contacted to re-arrange any sprinkler system. Vendor signs cannot be displayed or installed around the property or community.**

This approval is subject to all County, City, State and Federal permits, codes, statutes, laws, rules and regulations, which are the sole responsibility of the homeowner. This approval shall not be deemed a warranty or representation as to the quality of construction, installation, addition, alteration, repair, change or other work. Alterations/modifications may not be performed before property is closed and transferred to homeowners(s) of record per county records.

Homeowner must contact the HOA upon completion for inspection.

Should you have any questions, please feel free to contact me at 877-221-6919 or by email at [compliance@solivitaHOA.com](mailto:compliance@solivitaHOA.com). We thank you for your patience with this process.

Sincerely,

Evergreen Lifestyles Management

[compliance@solivitaHOA.com](mailto:compliance@solivitaHOA.com)  
For the Architectural Committee of  
Solivita Community Association, Inc.

# SOLIVITA COMMUNITY ASSOCIATION

## ARCHITECTURAL REVIEW ADDENDUM #1 ADDITION/NEW CONSTRUCTION

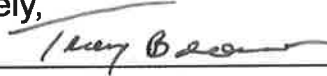
Your ARC Application for adding an addition (pool, patio, slab, screen enclosure, sunroom, generator, tanks, additional pavers, fence, drain pipes, etc.) is at the homeowner's risk. Your obligations are as follows:

- 1) Owner is responsible for all costs related to the construction of this modification including required relocation/modification to the irrigation system and any loss of plant material, to the homeowner's lot or adjacent lots that may be affected by the relocation of said irrigation system.
- 2) **Owner MUST notify, prior to the moving of soil, the landscape company or of the need to cap off the irrigation system, the spray heads adjacent to the back of the structure, and those of the neighboring homes as well.** The owner needs to make sure neighbors continue to have irrigation water.
- 3) Owner is responsible for the relocation or addition of any plant material. There is always a risk when moving plants. The Homeowners Association will not be responsible for moved or new plantings.
- 4) **Owner MUST IMMEDIATELY contact the landscape company when the modification is complete for the required re-installation of the irrigation system and shall pay the landscape company directly.** Failure to do so in a TIMELY MANNER could result in the loss of plant material on both the homeowner's lot and the adjacent lots that are served by the irrigation system. The cost of any plant replacement under this occurrence is to be borne by the homeowner making the modification.
- 5) **Owner shall create an 8-inch no-grass zone along the entire perimeter of the enclosure to prevent damage by the landscape crews of the screen or kick plate. The removal of grass and insertion of mulch and plants are at the homeowner's expense. The landscape company or the Homeowners Association takes no responsibility for damages to screens or kick plates if this no-grass zone is not created and maintained. For FENCE, a 12-inch mulch border under a fence.**
- 6) Owner is responsible for all costs related to the grading/modification of the property. The owner must ensure that the grading is adjusted accordingly so that it can properly be maintained by the HOA. The owner is responsible for drainage issues that may result from the grading/modification of the property. The owner is required to provide a sketch of the revised drainage due to any addition.

Dear B.O.C.C. ,

My name is Troy Brown. I reside at 1400 Lombardi Ct, Poinciana, FL, 34759. I am requesting a reduction of my rear setback from 10' to 5' in order to build a solid roof screen room. I would like to be able to sit outside my home, enjoy the FL weather and be protected from the elements. The screen room on the back of my home will allow me to do so. Several of my neighbors in Solivita have the same screen room attached to their home that I am requesting be built. I authorize Arturo Mendez of White Aluminum and Windows, LLC of Haines City to represent me at the upcoming variance meeting. Thank you for your help and consideration in this matter.

Sincerely,

  
\_\_\_\_\_  
Troy Brown

Date: 9/9/2024