

# LDWA-2025-31 - Bear Oak Ranch, LLC - Joanna Smith

Menu Reports Help

**Application Name:** [Bear Oak Ranch, LLC - Joanna Smith](#)

**File Date:** [07/08/2025](#)

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

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

**Application Comments:**

View ID	Comment	Date
	<a href="#">Request to split parcel 27-31-09-000000-033050 as per attached detail to allow construction of new SFR on new parcel. Include easement and ROW access to parcels 27-31-09-000000-033050 &amp; 27-31-09-000000-033020.</a>	

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

**Address:** [3890 WOLFOK RD, FORT MEADE, FL 33841](#)

**Parcel No:** [273109000000033050](#)

**Owner Name:** [BEAR OAK RANCH, LLC](#)

Contact Info:	Name	Organization Name	Contact Type	Contact Primary Address	Status
	<a href="#">Joanna Smith</a>		Engineer	<a href="#">Mailing, 3890 Wofolk ...</a>	Active

**Licensed Professionals Info:**

Primary	License Number	License Type	Name	Business Name	Business License #

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

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

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

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

**Custom Fields:** [LD\\_BOCC\\_WAIV](#)

GENERAL INFORMATION

Expedited Review	Number of Lots	-
	Acreage	<a href="#">33.3</a>
Will This Project Be Phased	DRC Meeting Time	-
<a href="#">No</a>	Rescheduled DRC Meeting Time	-
DRC Meeting		-
<a href="#">08/07/2025</a>		-
Rescheduled DRC Meeting		-
-		-
Green Swamp	Number of Units	<a href="#">0</a>
<a href="#">No</a>	Is this Polk County Utilities	-
Case File Number		<a href="#">No</a>
-	FS 119 Status	<a href="#">Not-Exempt</a>
One Year Extension		-
-		-

WAIVER

Is this waiver related to an existing project?	Existing Project Number	<a href="#">LDASE-2025-16</a>
<a href="#">Yes</a>		
Provided Justification from Section 932A.1-5	BOA Hearing Date	-
<a href="#">Yes</a>		-

PUBLIC HEARINGS

Development Type	Application Type	<a href="#">Waiver</a>
<a href="#">Board of County Commissioners</a>		
Variance Type	Brownfields Request	<a href="#">NA</a>
-		
Affordable Housing		

ADVERTISING

Legal Advertising Date	BOCC1 Advertising Date	<a href="#">9/17/2025</a>
<a href="#">9/17/2025</a>		
BOCC2 Advertising Date	Advertising Board	<a href="#">Board of County Commissioners</a>
-		

MEETING DATES

Community Meeting	Planning Commission Date	<a href="#">10/1/2025</a>
-		
1st BOCC Date	2nd BOCC Date	-
-		-

HEARING

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

FINAL LETTER

Denovo Appeal	Denovo Results	-
-		-
Denovo Tally		-
-		-

APPLICABILITY AND CRITERIA FOR WAIVERS

What is the hardship if the Waiver is not approved?  
[The hardship, if the waiver is not approved, would be the owners inability to build a SFR on the requested new parcel. This would result in the owners not having an equal and proportionate use of their land in comparison to adjacent parcels and the land use code.](#)

Is this the minimum relief for the reasonable use of the land?  
[Yes, the proposed parcel will still be substantially larger than the minimum parcel size for the proposed use as required by code.](#)

Will the Waiver be injurious to the area involved or detrimental to the public welfare?  
[No, there will be no additional impact on the area or public welfare.](#)

Will the Waiver create future maintenance obligations for the County?  
[No, the easement is a privately maintained access and has been since its inception in 1978.](#)

Will the Waiver result in setting a precedent for a similar waiver request in the area?  
[No, precedent has already been set by the 5 existing residences currently using said easement, one of which is located on the existing parcel requesting the split.](#)

Have all other avenues of relief been exhausted?  
[Yes, there are no other avenues of relief.](#)

[LD\\_BOCC\\_WAIV\\_EDL](#)

[Opening Dig/Eplan List...](#)  
[Dig/Eplan Document List](#)  
[Open](#)

**PLAN REVIEW FIELDS**

TMPRecordID	DocumentGroupforDPC	RequiredDocumentTypes
<a href="#">POLKCO-REC25-00000-00RS7</a>	<a href="#">DIGITAL PROJECTS.LD</a>	-

RequiredDocumentTypesComplete  
[Yes](#)

AdditionalDocumentTypes  
[Applications](#) [AutoCAD File](#) [Binding](#) [Site Plans](#) [/EDs](#) [Yes](#)  
[and CUs](#) [CSV Calculations](#) [Correspondence](#) [Design Drawings](#) [Flood/Traffic Studies](#) [Impact Statements](#)  
[Inspections](#) [Miscellaneous](#) [Plats](#) [Record Drawings](#)  
[Response Letter](#) [Resubmittal](#) [Complete Staff Report](#)  
[Approval Letter](#) [Survey](#) [Title Opinion](#)  
[DigitalSigCheck](#)  
[Yes](#)

Activate DPC

Activate FSA  
[Yes](#)

SELECTED AREA PLANS

**Selected Area Plans**

LAND USE

**Selected Area Plan LU Code**

DEVELOPMENT AREA

**Development Area**

NOR

**Neighborhood Organization Registry (NOR)**

WAIVER SECTION

**LDC Chapters Waiver Section**

[Chapter 7](#) 705 Site Access

PUBLIC MAILERS

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

[PC](#) 2 15 09/17/2025 09/17/2025 No

**Workflow Status:**

Task	Assigned To	Status	Status Date	Action By
<a href="#">Application Submittal</a>		Application ...	07/14/2025	Juana Bustos
Roads and Drainage Review				
School Board Review				
<a href="#">Surveying Review</a>	Noelle S Colaianni	Approve	07/28/2025	Noelle S Colaianni
<a href="#">Engineering Review</a>	Brad De Neve	Approve	08/07/2025	Brad De Neve
<a href="#">Fire Marshal Review</a>	Kim Turner	Approve	07/15/2025	Kim Turner
<a href="#">Planning Review</a>	Andrew Grohowski	Approve	08/20/2025	Andrew Grohowski
<a href="#">Review Consolidation</a>	Lyndsay Rathke	Approved for...	08/29/2025	Lyndsay Rathke
Staff Report				
<a href="#">Public Notice</a>				
Planning Commission				
BOCC Hearing				
Final Letter				
DEO Review				
Second BOCC Hearing				
Archive				

**Condition Status:**

Name	Short Comments	Status	Apply Date	Severity	Action By
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**Scheduled/Pending Inspections:**

Inspection Type	Scheduled Date	Inspector	Status	Comments
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**Resulted Inspections:**

Inspection Type	Inspection Date	Inspector	Status	Comments
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