

**From:** [Inglima, Aleya](#)  
**To:** [Kaufman, Angela](#)  
**Cc:** [Nance, Ivan](#); [Peterson, Erik](#)  
**Subject:** FW: Conditional Use Application LDCU-2023-59  
**Date:** Thursday, February 29, 2024 9:59:02 AM  
**Attachments:** [image001.png](#)

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Angie,

Please see attached opposition.

Thank you,

*Aleya Inglima*

Planner II  
Land Development Division  
330 W. Church Street  
Bartow, FL 33830  
(863) 534-6764 Phone  
(863) 534-6407 Fax  
aleyainglima@polk-county.net



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**From:** Ali Claremont <[alij@garagedoorsofnaples.com](mailto:alij@garagedoorsofnaples.com)>  
**Sent:** Thursday, February 29, 2024 9:55 AM  
**To:** [ngelaKaufman@polk-county.net](mailto:ngelaKaufman@polk-county.net); [Inglima, Aleya <aleyainglima@polk-county.net>](mailto:Inglima, Aleya <aleyainglima@polk-county.net>)  
**Subject:** [EXTERNAL]: Conditional Use Application LDCU-2023-59

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February 29, 2024

Attention: Aleya Inglima, Planner II, Polk County  
Re: Conditional Use LDCU-2023-59

Good morning,

I am writing to you in response to the public notice of the Conditional Use application for LDCU-2023-59 Darlin Loop Road, Lake Wales.  
As the owner of parcels: 283019-9478000-002010, 283019-947800-018011 and most recently acquired 283019-9478000-017010 I have a keen interest in maintaining both the agriculture use of the land as well as the conformity of future development on Darlin Loop Road.

With respect to the 2023 complaint filed with Code Compliance regarding a travel trailer

placed on the aforementioned parcel that housed a non-compliant septic pipe running into the ground without a leach field, has there been any resolution to date? Code enforcement investigated, confirmed the violation and responded that it would be resolved by January of 2024, yet both the trailer and septic pipe remain, clearly indicating the owner's negligence and contamination of the subject property. As all of the properties on Darlin Loop are located in a "Delineated Area" potable water is already a major concern and expense for owners. You have noted that the site has an "occupied recreational vehicle on the property," however offered no indication that Polk County is investigating the contamination from the septic pipe that is not running into a septic field as per ordinance. Can you advise how the existing violations will be rectified and why the Conditional Use is being considered with outstanding violations and negligence by the owner? Under your Environmental Conditions Analysis I disagree that there are no known conditions that pose a threat to the environment based on the inadequate septic system that is currently in use.

As noted in your findings that the property was used as citrus prior to 2017 when it became vacant residential property. There is no indication of a vegetation buffer on provided site plan.

It is further stated that this request is "compatible with surrounding land uses" however the example property of a mobile home indicated is located on Scenic Hwy 17, not Darlin Loop Road, nor Muncie Road, both of which would have direct view of the proposed mobile home. There are currently 13 residences on Muncie Road, two under construction, one home on Darlin Loop Road with another under construction, none of which are mobile homes establishing that the proposed Conditional Use is not compatible with the immediate surrounding land uses that would be most affected. Therefore the percentage of mobile homes within the subject vicinity is 0%.

According to Section 303 LDC the applicant does not meet the following criteria by number:

1. Not proposed within a mobile home park
2. Not proposed within a mobile home subdivision
3. Not proposed within a development where 50% or more homes are mobile
6. Abutting property to the rear that is not vacant
7. Abutting property to the side does not have a mobile home. The mobile home referenced in the findings is one parcel South, divided by grove land and accessed off of Highway 17.

As the application is proposing a structure that is both non-conforming and not represented on either Darlin Loop Road or Muncie Road, thus requiring a Conditional Use, furthered by the ongoing negligence and violations on the subject property I respectfully request further consideration on behalf of the planning board to restrict this aforementioned conditional use.

Best regards, Luke Claremont  
CRC1333915

**Garage Doors of Naples, inc.**  
**3873 Davis Blvd.**  
**Naples, FL 34104**  
**239/261-6199**  
**Fax 239/261-3580**  
**[luke@garagedoorsofnaples.com](mailto:luke@garagedoorsofnaples.com)**

**From:** [ldcnwh@gmail.com](mailto:ldcnwh@gmail.com)  
**To:** [Kaufman, Angela](#)  
**Cc:** [Louan Crumbly](#)  
**Subject:** [EXTERNAL]: Land Use Case # LDCU-2023-59  
**Date:** Friday, February 23, 2024 2:24:33 PM

You don't often get email from [ldcnwh@gmail.com](mailto:ldcnwh@gmail.com). [Learn why this is important](#)

Ms. Kaufman,

I'm contacting your office in regards to Land Use Case # LDCU-2023-59 that is scheduled to go before the Planning Commission on March 6, 2024. The case addresses the owner of 105 Darlin Loop Rd's request to place a mobile home on the property. My name is (Louis D.) Dave Crumbly. My wife and I purchased the 6.37 acres at 3898 Muncie Rd. (Babson Park) last year that is located immediately east of 105 Darlin Loop Rd. We are in the process of building a block home on the property (75% complete). We strongly oppose approval of the land use change that would allow a mobile home to be placed on the property and change the landscape of the area where block homes on acreage are the norm. In addition to our new home, two other new block homes are in progress in the immediate area. One is located directly on Darlin Loop Rd on ~20 acres and the other on ~6 acres on neighboring Muncie Rd that butts up directly to land on Darlin Loop Rd. Both Muncie Rd. and Lake Easy Rd., the next two roads to the east of Darlin Loop Rd., are lined with block homes on acreage. The new homes being built are very much in alignment with the existing homes and will encourage similar growth on remaining vacant acreage. Approval of the requested land change would be in direct conflict with the area landscape and encourage more of the same. We strongly encourage the Planning Commission to deny the land use change request. I've included two pictures of the area that show the close proximity of two of the new homes to 105 Darlin Loop Rd., with the RV currently parked at 105 Darlin Loop Rd shown in the pictures as a reference:

Looking east from 105 Darlin Loop Rd shows the close proximity of the Crumbly home being built at neighboring 3898 Muncie Rd:



Looking north from 105 Darlin Loop Rd shows the close proximity of the new home being built directly on Darlin Loop Rd:



Thank you for the opportunity to express our opposition to approval of case # LDCU-2023-59 (ID #28). Please share or forward this email as appropriate.

Thank you.

(Louis D.) Dave Crumbly

LDCNWH@gmail.com  
863-287-2273

(Melanie) Louan Crumbly

[MLCNWH@gmail.com](mailto:MLCNWH@gmail.com)

863-528-5421

**From:** [ldcnwh@gmail.com](mailto:ldcnwh@gmail.com)  
**To:** [Kaufman, Angela](#)  
**Cc:** [Louan Crumbly](#); [White, Margo](#)  
**Subject:** [EXTERNAL]: Re: [EXTERNAL]: Land Use Case # LDCU-2023-59  
**Date:** Friday, March 1, 2024 4:01:11 PM  
**Attachments:** [image003.png](#)

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Ms. Kaufman,

Good afternoon. I'm following up with a quick clarification on our earlier email exchange below. There seems to be a perception that all lots surrounding 105 Darlin Loop are vacant and there are vegetative and/or topographical line of sight barriers secluding the property. The aerial photo below identifies the 105 Darlin Loop property line with red highlight. My home on the 6 acre lot immediately to the east and nearing construction completion is circled in blue highlight. This clearly demonstrates a home is located on property directly east of 105 Darlin Loop and also indicates no line of sight barriers. This information is supportive of my opposition to the land use change. I appreciate your help in sharing this clarification with your planners and the Planning Commission.

Thank you.

Dave Crumbly  
3898 Muncie Rd.



On Feb 23, 2024, at 2:31 PM, Kaufman, Angela <[AngelaKaufman@polk-county.net](mailto:AngelaKaufman@polk-county.net)> wrote:

Good afternoon!

The email in opposition to case LDCU-2023-59 is now part of the record and will be reviewed by the applicant, staff, and the members of the Planning Commission prior to and during the March 6<sup>th</sup> Planning Commission meeting.

Thank you!

Angie Kaufman, BPA  
Development Coordinator II  
Land Development



Polk County BoCC  
330 W. Church St.  
Bartow, FL 33830  
(863)534-6479  
[AngelaKaufman@Polk-County.net](mailto:AngelaKaufman@Polk-County.net)

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Apple TV, Roku TV, Frontier Channel 20, Spectrum Channel 644, Comcast Channel 5.  
Meeting Agendas can be found at <https://polkcountyfl.legistar.com/Calendar.aspx>**

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**From:** ldcnwh@gmail.com <ldcnwh@gmail.com>  
**Sent:** Friday, February 23, 2024 2:24 PM  
**To:** Kaufman, Angela <AngelaKaufman@polk-county.net>  
**Cc:** Louan Crumbly <mlcnwh@gmail.com>  
**Subject:** [EXTERNAL]: Land Use Case # LDCU-2023-59

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Thank you.

(Louis D.) Dave Crumbly

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863-287-2273

(Melanie) Louan Crumbly

[MLCNWH@gmail.com](mailto:MLCNWH@gmail.com)

863-528-5421

February 27, 2024

Land Development Division

330 W. Church Street

P. O. Box 9005

Drawer GM03

Bartow, Florida 33831-9005

Dear Benjamin J. Ziskal,

As a property owner within 500 feet of the proposed conditional land use action, case file LDCU-2023-59, I am sending this correspondence to notify you and the Planning Commission of my disapproval of the proposal.

This subdivision has fewer than 50% of developed lots with mobile homes on 9.02+/- acres in Agriculture Residential Rural (A/RR) in Southeast Selected Area Plan (SAP), and Rural Development Area ((RDA). We would like to keep it that way.

Sincerely,

A handwritten signature in cursive script that reads "Gertrude Marston Frank".

Gertrude Marston Frank