

White, Margo

From: Kaufman, Angela
Sent: Thursday, March 21, 2024 9:19 AM
To: White, Margo
Subject: Fw: [EXTERNAL]: Grenelefe CDD

Thank you!

Angela Kaufman
Planner II
Polk Transportation Planning Organization (TPO)
330 West Church Street | Bartow, FL 33830
(863) 534-6491 direct
(863) 534-6486 main office



Polk Transportation
Planning Organization

From: Don Fousek <dwfousek44@gmail.com>
Sent: Friday, March 15, 2024 8:20 AM
To: Kaufman, Angela <AngelaKaufman@polk-county.net>
Subject: [EXTERNAL]: Grenelefe CDD

You don't often get email from dwfousek44@gmail.com. [Learn why this is important](#)

I'm writing you a letter to let you know that we are deeply opposed to the CDD in Grenelefe. What I cannot understand is a developer wants to come in and make me pay for them to develop this area. In the past two years the county has doubled my taxes. Now for developer, I get to pay another tax on top of that for something I do not think I should pay for.

The county should not support the special interest CDD which only benefits the developer. We would like to keep our community intact. This is the reason that we moved out here.

Thank you for your consideration.

Don Fousek
116 Arrowhead lane
Haines City, FL 33844

White, Margo

From: Kaufman, Angela
Sent: Thursday, March 21, 2024 9:28 AM
To: White, Margo
Subject: Fw: Grenelefe Community Development District

Thank you!

Angela Kaufman
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Planning Organization

From: Theresa Soles <tsoles64@msn.com>
Sent: Friday, March 15, 2024 9:39 PM
To: Kaufman, Angela <AngelaKaufman@polk-county.net>; Theresa Soles <tsoles64@msn.com>
Subject: [EXTERNAL]: Grenelefe Community Development District

From: Theresa Soles
9365 West Lake Marion Road
Haines City, FL 33844
863-206-9373

My name is Theresa Soles. I reside at 9365 West Lake Marion Road in Haines City, FL, which is south and east of the Grenelefe Golf Course. I have lived in the Lake Marion area since the 1970s and at this address since 1999. I am writing with regards to the petition currently in process to establish the Grenelefe Community Development District (which is described as LDCDD-2024-1 Grenelefe CDD, according to the March 19, 2024, Board of County Commissioners Agenda).

I object to the establishment of this CDD for a number of reasons. First, it fails to meet the statutory standard explicitly set forth in Section 190.002(2)(d) and DOES NOT meet the standards of areas that are entwined, surrounded by or within the proposed CDD. Florida Statute Section 190.002(2)(d), Florida Statutes ("F.S.") (governing CCD establishment) explicitly requires: "That the process of establishing such a district pursuant to uniform general law be fair and based only on factors material to managing and financing the service delivery function of the district, so that any matter concerning permitting or planning of the development is not material or relevant (emphasis added)." The CDD does not have contiguous or logical boundaries and does not make a logical contiguous pattern and improperly creates isolated areas in and around the CDD. This special CDD district would only serve to benefit the developer, at the detriment of the residents in the surrounding neighborhoods, who moved to this area for peace and tranquility and away from the city way of life. The proposed CDD does not compare to and is not compatible with the homes and lot sizes of the surrounding communities, as these areas are mostly made up of custom-built homes on well-maintained half-acre lots or larger tracts of land.

Those of us who live in this area enjoy having wildlife on our property. We boat and fish on the surrounding lakes. Our children camp in the backyard and have bonfires. We respect nature. And these are things we hope our future generations will be able to enjoy in this rural area.

There is no question this proposed CDD would bring added traffic to the small, mostly two-lane roads in the area. These roads cannot safely handle the amount of traffic such a development will bring. We witness speeding, tailgating, and passing on double lines on a regular basis, with the number of vehicles that travel these roads currently.

Florida is experiencing an insurance crisis. With all the added homes and vehicles to insure and insurance carriers leaving the state, we residents are facing a limited number of insurance companies willing to insure us and coverage options and deductibles to choose from. There is little room for negotiating a premium or deductible that fits within our budget. We are simply at the mercy of the insurance company. Can you imagine the number of foreclosures we stand to see, if homeowners are unable to afford their mortgage payments because if insurance premiums and interest rates continue to rise?

I thank you for taking time to read this and hope you will stand with the existing residents and allow us to maintain our sense of peace and tranquility and that you **WILL NOT SUPPORT** this special interest CDD that would only benefit the developer.

Theresa Soles

White, Margo

From: Kaufman, Angela
Sent: Thursday, March 21, 2024 9:29 AM
To: White, Margo
Subject: Fw: Grenelefe Community Development Plan

Thank you!

Angela Kaufman
Planner II
Polk Transportation Planning Organization (TPO)
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Polk Transportation
Planning Organization

From: Debby Guertin <daguertin12@gmail.com>
Sent: Monday, March 18, 2024 8:54 AM
To: Kaufman, Angela <AngelaKaufman@polk-county.net>
Subject: [EXTERNAL]: Grenelefe Community Development Plan

You don't often get email from daguertin12@gmail.com. [Learn why this is important](#)

The Grenelefe Community Development Plans have been brought to my attention. I adamantly oppose the plans. As a resident on W Lake Marion Rd, I enjoy our quiet area of which there are so few remaining in the county. We are seeing more and more housing developments on Hwy 544. Traffic is increasing. W Lake Marion Road is only a 2-lane country road. It cannot accommodate thousands of new homes.

The infrastructure cannot support the growth. And now to add thousands of new homes and condos to Grenelefe will put further stress on the infrastructure. Our schools, emergency services, power grid, water and etc. will be impacted beyond belief.

Please stop thinking about the added tax revenue and think about the quality of life in Polk County.

This plan MUST BE STOPPED.

I will attend the 4/2 meeting in Bartow.

Debby Guertin
8346 W Lake Marion Rd
Haines City FL 33844

White, Margo

From: Kaufman, Angela
Sent: Thursday, March 21, 2024 9:28 AM
To: White, Margo
Subject: Fw: [EXTERNAL]: Re: [EXTERNAL]: Hearing ~~LDWA-2023-74~~

LDCPD-2024-1

Thank you!

Angela Kaufman
Planner II
Polk Transportation Planning Organization (TPO)
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Polk Transportation
Planning Organization

From: William Ruger <wrshooter0407@gmail.com>
Sent: Friday, March 15, 2024 5:06 PM
To: Kaufman, Angela <AngelaKaufman@polk-county.net>
Subject: [EXTERNAL]: Re: [EXTERNAL]: Hearing ~~LDWA-2023-74~~

LDCPD-2024-1

Shelly Herndon 10780 Jim Edwards rd. Haines City Florida 33844

I am writing to inform the county that I am opposed to the community development district that is being considered for the Grenelefe area. The road's cannot support all the traffic in this area. This is a rural area and building in this area doesn't help or support anyone but the builders. Why should big money be able to bully out the residents that already live in this area. We pay a lot of money for property taxes and should have our voices heard. No one in this area wants to live next to a housing development, that's why we bought out here many years ago. I vote NO!

White, Margo

From: Suggs, Kay on behalf of Braswell, Bill
Sent: Wednesday, March 20, 2024 1:33 PM
To: White, Margo
Subject: FW: [EXTERNAL]: Opposition to Greneleaf CDD LDCDD-2024-1
Attachments: Objection Memo CDD Grenelefe.pdf

From: jeremy Knowles <ridgevalleyenvironmental@yahoo.com>
Sent: Wednesday, March 20, 2024 1:27 PM
To: Combee, Neil <NeilCombee@polk-county.net>; Wilson, Rick <RickWilson@polk-county.net>; Santiago, Martha <MarthaSantiago@polk-county.net>; Braswell, Bill <BillBraswell@polk-county.net>
Subject: [EXTERNAL]: Opposition to Greneleaf CDD LDCDD-2024-1

You don't often get email from ridgevalleyenvironmental@yahoo.com. [Learn why this is important](#)

Polk County Commissioners,

Attached is a letter in opposition from our attorney for the Greneleaf CDD/LDCDD-2024-1. It states reasons as to why the CDD does not follow law. It is my understanding this application will be on the agenda for the April 2nd meeting for a decision. Please consider this letter along with a strong opposition of residents surrounding all sides of this property. The Greneleaf CDD is not compatible with the surrounding area as it is noted in the staff report.

Thank you, Jeremy Knowles

Sent from Yahoo Mail for iPhone

RALF BROOKES, ATTORNEY

OBJECTION TO GRENLEFE CDD

We object to this proposed CDD because it does not meet the statutory standard explicitly set forth in Section 190.002(2)(d) and does not meet the standards of areas that are entwined and surrounded by or within the proposed CDD. Florida Statute Section 190.002(2)(d), Florida Statutes ("F.S.") (governing CCD establishment) explicitly requires : "That the process of establishing such a district pursuant to uniform general law be fair and based only on factors material to managing and financing the service delivery function of the district, so that any matter concerning permitting or planning of the development is not material or relevant (emphasis added)." The CDD is not contiguous or logical boundaries and does not make logical contiguous pattern and improperly creates isolated areas in and around the CDD.

EXHIBIT 1



This special CDD district would benefit one developer to the detriment of the rest of the existing community - we moved here for the rural character of the area, not for more urban style development. The proposed development is not comparable or compatible with the surrounding community character.

Please do not support this special interest CDD that would only benefit one developer to the detriment of the existing residents who want to retain a golf course community and sense of place. There is no need to support a special CDD district that would create the ability to obtain tax free govt bonds to pay for infrastructure to create a development within a development in this existing community where it is not needed or wanted by the existing community.

Respectfully,



Ralf Brookes Attorney
Ralf@RalfBrookesAttorney.com
RalfBrookes@gmail.com



Ralf Brookes Attorney
1217 E Cape Coral Parkway #107
Cape Coral Florida 33904
(239) 910-5464

White, Margo

From: glenn lawhorn <glennlawhorn@gmail.com>
Sent: Tuesday, March 19, 2024 1:54 PM
To: White, Margo
Subject: [EXTERNAL]: Fwd: Grenelefe CDD

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

Sent from my iPhone

Begin forwarded message:

From: glenn lawhorn <glennlawhorn@gmail.com>
Date: March 15, 2024 at 7:12:04 AM EDT
To: angelakaufman@polk-county.net
Subject: Grenelefe CDD

Glenn Lawhorn
11000 Jim Edwards rd.
Haines City Florida 33844

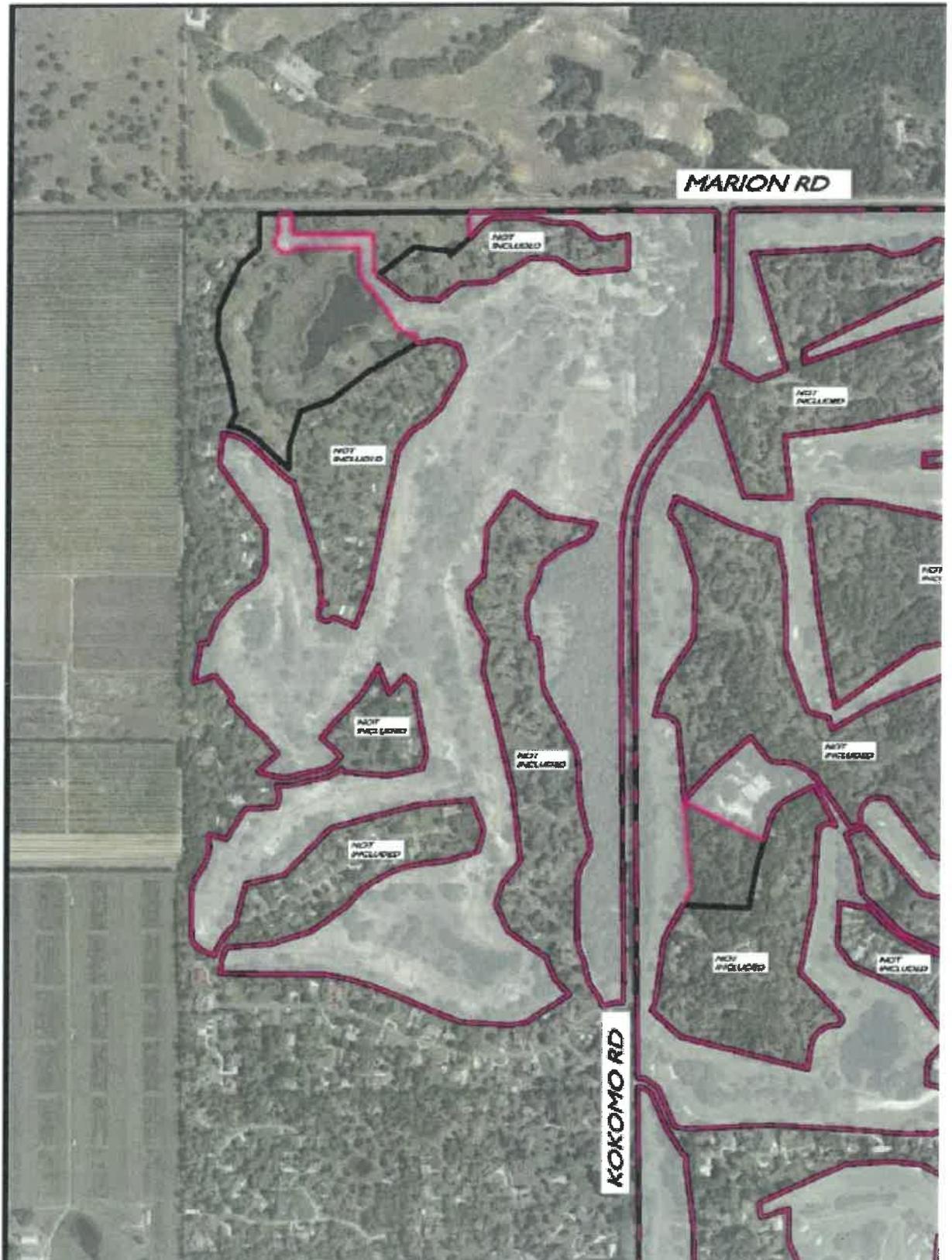
I am writing to inform the county that i am opposed to the community development district that is being considered for the Grenelefe area.

Attached is the letter from our attorney showing that this district is not good.

OBJECTION TO GRENLEFE CDD

We object to this proposed CDD because it does not meet the statutory standard explicitly set forth in Section 190.002(2)(d) and does not meet the standards of areas that are entwined and surrounded by or within the proposed CDD. Florida Statute Section 190.002(2)(d), Florida Statutes ("F.S.") (governing CCD establishment) explicitly requires : "That the process of establishing such a district pursuant to uniform general law be fair and based only on factors material to managing and financing the service delivery function of the district, so that any matter concerning permitting or planning of the development is not material or relevant (emphasis added)." The CDD is not contiguous or logical boundaries and does not make logical contiguous pattern and improperly creates isolated areas in and around the CDD.

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Please do not support this special interest CDD that would only benefit one developer to the detriment of the existing residents who want to retain a golf course community and sense of place. There is no need to support a special CDD district that would create the ability to obtain tax free govt bonds to pay for infrastructure to create a development within a development in this existing community where it is not needed or wanted by the existing community.

RalfBrookes@gmail.com

Ralf@RalfBrookesAttorney.com



www.RalfBrookesAttorney.com

Sent from my iPhone

White, Margo

From: Pablo Llavana <pllavana@flomortgage.com>
Sent: Tuesday, March 19, 2024 6:17 PM
To: White, Margo
Subject: [EXTERNAL]: Grenelefe Development

You don't often get email from pllavana@flomortgage.com. [Learn why this is important](#)

Margo,

I hope this message finds you well. I am writing to you not only as a resident of Grenelefe/Arrowhead Estates but as a concerned member of our community, regarding the recent plans for new construction within our area. It has come to my attention that there are proposals to build single-family residences on lots as small as 1/16 of an acre in communities that were originally developed with estate homes on lots of .5 acre or larger. This plan, I believe, significantly diverges from the established character and the expectations of current residents, including myself, who were drawn to Grenelefe and surrounding areas for its quiet, spacious, and less densely populated environment.

The charm and appeal of our community have always been rooted in its openness and the generous spacing between homes, which afford a sense of privacy and tranquility not easily found elsewhere. Many of us made the decision to invest in our homes here with the understanding that these qualities would be preserved. However, the introduction of homes on much smaller lots within the same community represents a shift towards a denser, potentially more congested living environment, which not only undermines the very reasons many of us chose to live here but also threatens to alter the fabric of our community irreversibly.

Furthermore, the proposal that a Community Development District (CDD) be established to fund this new construction raises significant concerns. It seems unjust for the current residents to bear the financial burden of a development that not only deviates from the original ethos of our community but also potentially detracts from the quality of life we have come to value. The imposition of a CDD for this purpose suggests that we would be funding changes that are in direct conflict with our interests and the long-term vision many of us share for our neighborhood.

While I understand the need for growth and development, it is crucial that such efforts respect the integrity and values of existing communities. Grenelefe/Arrowhead Estates is already surrounded by areas that can accommodate higher-density housing; redirecting this new construction initiative to those areas would seem a more harmonious solution. It would allow our community to maintain its unique character while still contributing to the overall growth and diversification of housing options within Polk County.

I urge you to reconsider the current plans for construction in Grenelefe/Arrowhead Estates, taking into account the concerns of the residents who cherish the qualities that make our community special. I am hopeful that together, we can find a path forward that respects the values and preferences of all stakeholders involved.

Thank you for your time and for considering the voices of Grenelefe/Arrowhead Estates residents. I look forward to your response and am open to discussing this matter further, should you wish. Also if there are any planned meetings coming up I would like the opportunity to attend and express my feelings.

Thanks,



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