

**White, Margo**

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**From:** Pereira, Ana on behalf of Santiago, Martha  
**Sent:** Monday, May 5, 2025 8:57 AM  
**To:** White, Margo  
**Subject:** FW: Concerned Resident - LDCPAL 2024-17  
**Attachments:** Public Hearing - Stuart Property (D. Craver Maps\_Pics).pdf; ADA\_LDCPAL\_2024\_17\_-Stuart\_Property\_Thornhill\_Road\_CPA\_Web\_Case\_Overview\_03052025.pdf

Good morning,

Received on behalf of Commissioner Santiago.

Thanks,  
Ana



**Ana C. Pereira**

Executive Assistant to Commissioner Martha Santiago, Dist. 4  
Polk County Board of County Commissioners  
330 West Church St. , P.O. Box 9005, Drawer BC01  
Bartow, FL 33831-9005  
**863.534.6422**

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**From:** Craig Craver <musicandgamesinc@hotmail.com>  
**Sent:** Saturday, May 3, 2025 10:14 PM  
**To:** Braswell, Bill <BillBraswell@polk-county.net>; Wilson, Rick <RickWilson@polk-county.net>; Scott, Michael <michaelscott@polk-county.net>; Santiago, Martha <MarthaSantiago@polk-county.net>; Troutman, Becky <beckytroutman@polk-county.net>  
**Subject:** [EXTERNAL]: Concerned Resident - LDCPAL-2024-17

Some people who received this message don't often get email from [musicandgamesinc@hotmail.com](mailto:musicandgamesinc@hotmail.com). [Learn why this is important](#)

**RE: LDCPAL-2024-17 Stuart Thornhill Road CPA – Transmittal Hearing 5-6-25**

I am a resident of 1755 Beth Lane, Winter Haven, FL 33880, and my property borders the Stuart's property, which is scheduled to go before the Board on Tuesday, May 6<sup>th</sup>, for a proposed change in future land use from Agricultural/Residential-Rural (A/RR) to Residential Low (RL) and Residential Medium (RM).

I strongly oppose this land use change due to its potential negative impact on traffic, wildlife, drainage, flooding, and our local aquifer, which supplies water to both Lake Hancock and the Peace River. Thornhill Road already experiences significant traffic congestion, and the addition of more homes will only exacerbate the problem.

Moreover, this development will disrupt the local wildlife, including eagles, gopher tortoises, wild turkeys, hawks, bobcats, alligators, ducks, frogs, foxes, and more, leading to habitat loss and displacement.

When I built my home in 1986, I had to raise it 40 inches above grade due to the area's flooding tendencies. During heavy storms, portions of my property flood, and additional housing developments next door will likely worsen this issue, causing increased water runoff onto my land. These new homes would need to be elevated similarly, further compounding the drainage problems.

I urge you to carefully consider these concerns and respectfully request that this land use change not be approved.

Thank you for your time and attention.

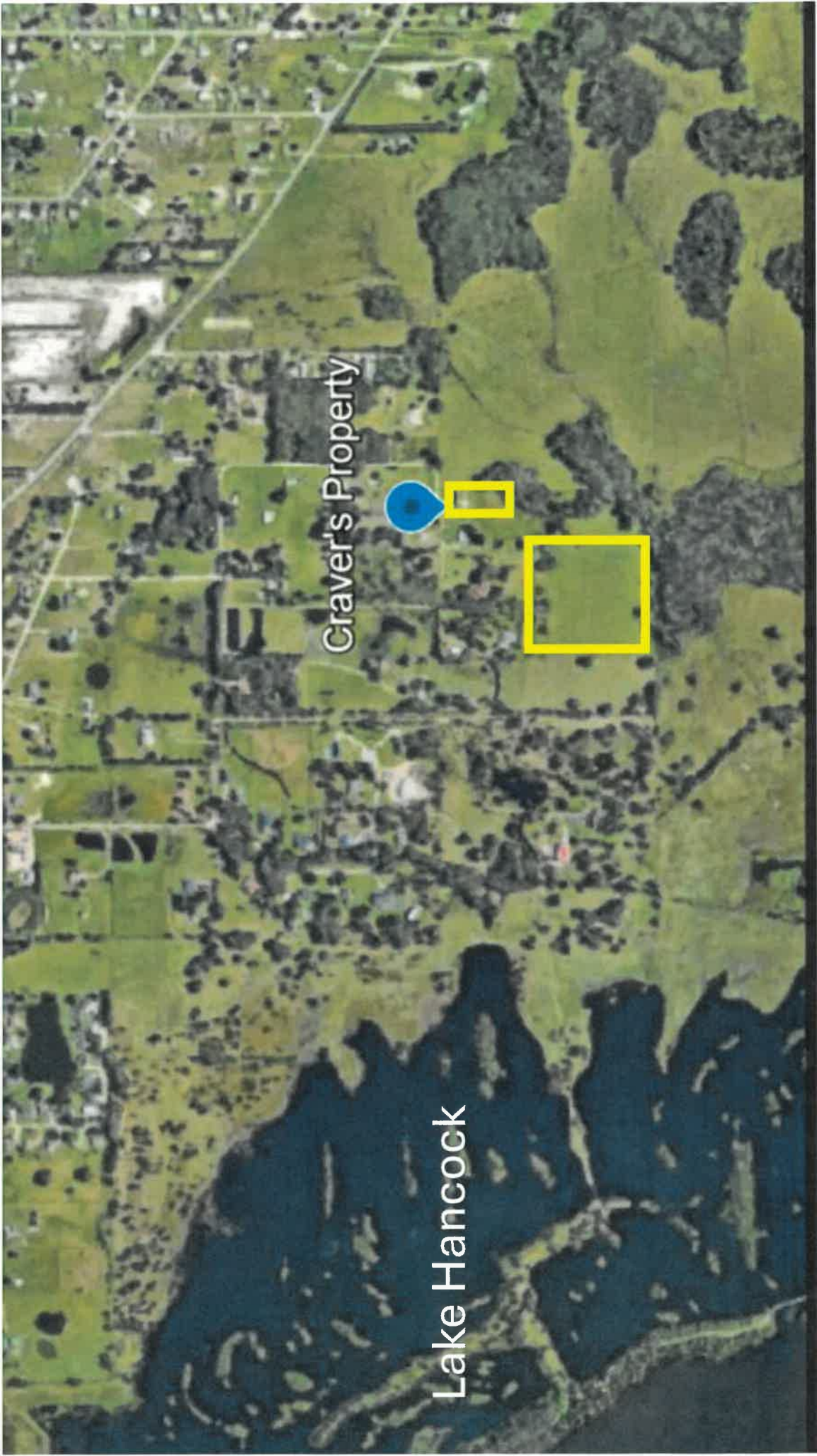
Dewey Craver  
863-534-6444











Lake Hancock

Craver's Property











## POLK COUNTY DEVELOPMENT REVIEW COMMITTEE CASE OVERVIEW

<b>Sign ID #:</b>	<b>20</b>
<b>DRC Date:</b>	January 2, 2025
<b>Planning Commission Date:</b>	March 5, 2025
<b>BoCC Dates:</b>	May 6, 2025, July 1, 2025
<b>Applicant:</b>	Jason A. Alligood, PE
<b>Level of Review:</b>	Level 4 Review, Large-Scale Comprehensive Plan Amendment
<b>Case Number and Name:</b>	LDCPAL-2024-17 (Stuart Property Thornhill Road)
<b>Request:</b>	This is an applicant-initiated Comprehensive map amendment to change 326.92 acres from Agricultural/Residential-Rural (A/RR) to Residential-Low (RL), Residential-Low (RL) to Residential-Medium (RM), and from Rural Development Area (RDA) to Urban Growth Area (UGA) on the Future Land Use Map.
<b>Location:</b>	South of Thornhill Road, East of Lake Hancock, and north of the City of Bartow, in Sections 3 & 10, Township 29, Range 25.
<b>Property Owner:</b>	Lenore Crosland Stuart & Margaret Kennedy Stuart Satterfield
<b>Parcel Size:</b>	326.92+/- acres
<b>Development Area:</b>	Rural Development Area (RDA) & Urban Growth Area (UGA)
<b>Future Land Use:</b>	Agricultural/Residential-Rural (A/RR) & Residential-Low (RL)
<b>Nearest Municipality</b>	Bartow
<b>Case Planner:</b>	Mark J. Bennett, AICP, FRA-RA, CNU-A, Senior Planner



Location



2023 Aerial Photo

This is an applicant-initiated Comprehensive map amendment to change 326.92 acres from Agricultural/Residential-Rural (A/RR) to Residential-Low, Residential-Low (RL) to Residential-Medium (RM), and from Rural Development Area (RDA) to Urban Growth Area (UGA).