

White, Margo

From: Suggs, Kay on behalf of Wilson, Rick
Sent: Tuesday, July 9, 2024 7:59 AM
To: White, Margo
Subject: FW: [EXTERNAL]: Alderman and Swindell project.

-----Original Message-----

From: Jason Kelley <jkelley4520@gmail.com>
Sent: Monday, July 8, 2024 6:04 PM
To: Bolton, Robert <robertbolton@polk-county.net>; Bennett, Chanda <ChandaBennett@polk-county.net>; Lindsey, George <GeorgeLindsey@polk-county.net>; Wilson, Rick <RickWilson@polk-county.net>; Braswell, Bill <BillBraswell@polk-county.net>; Santiago, Martha <MarthaSantiago@polk-county.net>; Combee, Neil <NeilCombee@polk-county.net>
Subject: [EXTERNAL]: Alderman and Swindell project.

[Some people who received this message don't often get email from jkelley4520@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Dear Polk County Board of Commissioners,

My name is Jason Kelley, 4520 Log Cabin Dr. I have lived in close proximity of this proposed project being voted on over 20 + years. Although I have close friends on both sides of this proposed plan, I felt that this is something I need to state my opinion on. First of all I feel the Knights have every right to do what they want with the land they own. I will say I and not happy to see a beautiful track of land get developed. I would much rather see the County obtain the property and protect it from development. That is what should happen for several reasons. 1- Flooding is a big problem for a lot of my neighbors in the area. 2- Tracks of land like this and the location it is in, are almost all gone. If you vote to change zoning you better make sure that this does not impact people that have lived in this area, most of them their entire lives. That doesn't mean you're done when the gavel drops. You must have stipulations in place to hold developers accountable in the event that you start receiving complaints.

All that being said, we all know that the big money seems to always win in these circumstances. I would much rather see this location become commercial, instead of it being packed full of rapidly built pour quality track homes. I also don't feel that you can maintain the roads now much less packing 100 plus homes in the area.

PS: Now that I have an ear, have any of you driven down Knights Station Rd lately? FIX IT Please.

Thank you for you time,

Sincerely
Jason Kelley

Bolton, Robert

From: Linda Swindle <sweetielou56@gmail.com>
Sent: Monday, July 8, 2024 1:23 PM
To: Bolton, Robert
Subject: [EXTERNAL]: Project at Swindell Rd and Alderman Rd

[You don't often get email from sweetielou56@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Donald McKinney
We live across the road from it.
I support the Project.

Yannone, Lyndsay

From: Bolton, Robert
Sent: Monday, July 8, 2024 2:59 PM
To: Yannone, Lyndsay
Cc: White, Margo
Subject: FW: [EXTERNAL]: The High Character of Stalwart Equities

Here is another email.

Robert Bolton

Planner III

Land Development Division

330 W. Church Street

Bartow, FL 33830

(863) 534-6468 Phone

(863) 534-6407 Fax

RobertBolton@polk-county.net



From: Jerrod Parker <jerrod.parker@svn.com>
Sent: Monday, July 8, 2024 2:51 PM
To: Bolton, Robert <robertbolton@polk-county.net>
Subject: [EXTERNAL]: The High Character of Stalwart Equities

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

Hi Mr. Bolton,

I saw that there is an agenda item on Wednesday's commission meeting for a new proposed industrial development by Stalwart Equities. I happen to know the owners of Stalwart Equities and wanted to relay to you, as a Polk County resident, my thoughts about them: I have only ever known Stalwart Equities to be of the highest character of professionals and individuals. The owners are committed to developing the highest quality facilities and making a positive impact in the communities where they do business. I've seen that their "yes" means "yes" and their "no" means "no" - they're a group of people that still value the honor of their word, which isn't common in today's marketplace. I've seen them go above and beyond for the betterment of surrounding neighbors because they genuinely want to be a good neighbor when coming into a new community. Not many people in our county know them yet, which is why I wanted to vouch for them: I'm excited for them to come into Polk County because the people at Stalwart Equities are the type of people we want in our community! Hope this message finds you well and I hope you have a great day!

Jerrod Parker
SVN | Saunders Ralston Dantzler
813-967-2862
jerrod.parker@svn.com

www.svnsaunders.com

1723 Bartow Rd, Lakeland, Florida 33801

Yannone, Lyndsay

From: White, Margo
Sent: Monday, July 8, 2024 2:52 PM
To: Yannone, Lyndsay; Bolton, Robert
Subject: FW: [EXTERNAL]: Stalwart Properties project near county line road

Margo White 
Development Coordinator II
Polk County Board of County Commissioners
Office of Planning & Development | Land Development Division
330 West Church Street
Bartow, FL 33830
863-534-6012
margowhite@polk-county.net



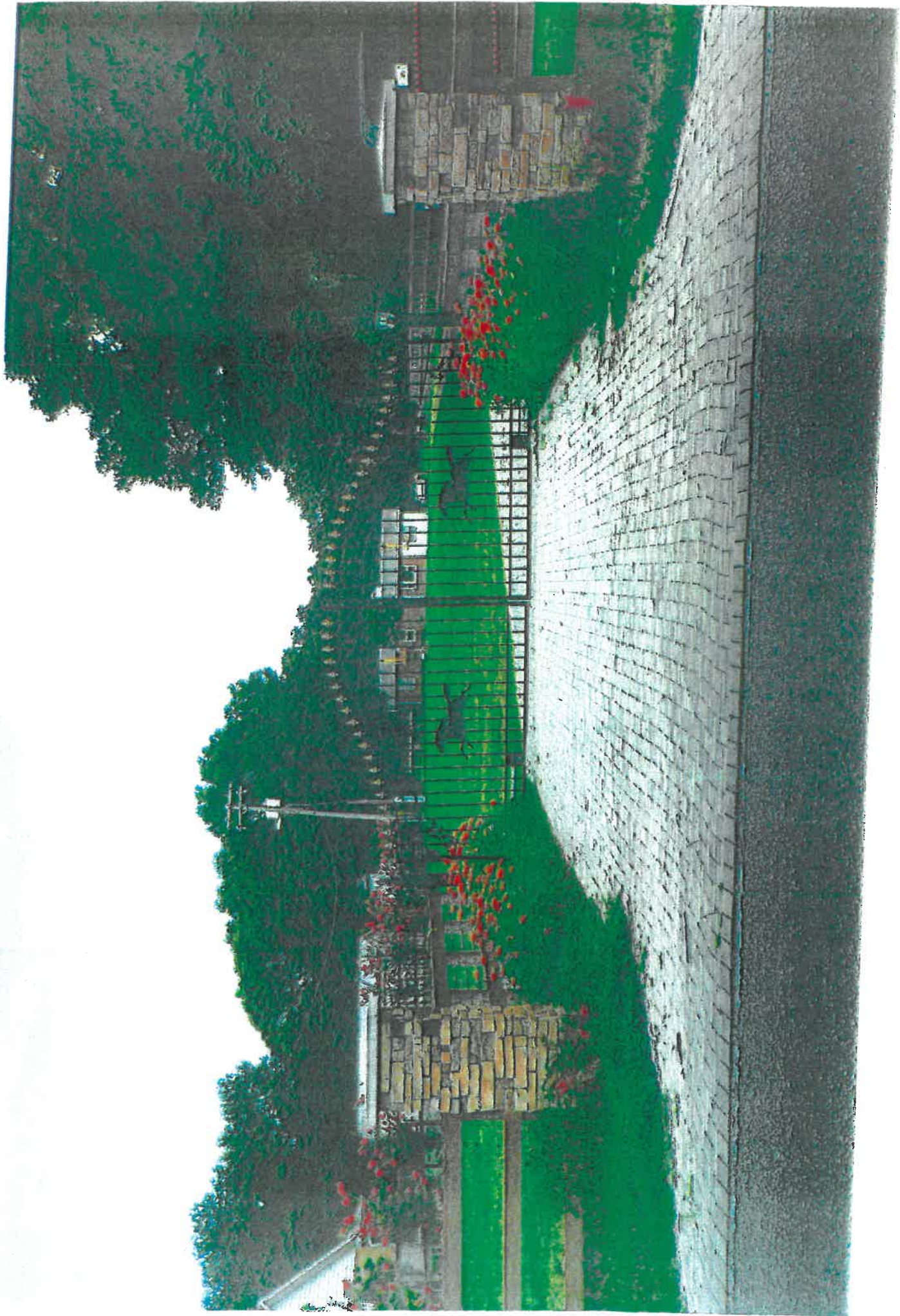
From: Suggs, Kay <KaySuggs@polk-county.net> **On Behalf Of** Lindsey, George
Sent: Monday, July 8, 2024 2:48 PM
To: White, Margo <MargoWhite@polk-county.net>
Subject: FW: [EXTERNAL]: Stalwart Properties project near county line road

From: Kim Kelley <kkelleydecon@gmail.com>
Sent: Monday, July 8, 2024 2:32 PM
To: Bolton, Robert <robertbolton@polk-county.net>; Bennett, Chanda <ChandaBennett@polk-county.net>; Lindsey, George <GeorgeLindsey@polk-county.net>; Wilson, Rick <RickWilson@polk-county.net>; Braswell, Bill <BillBraswell@polk-county.net>; Santiago, Martha <MarthaSantiago@polk-county.net>; Combee, Neil <NeilCombee@polk-county.net>
Subject: [EXTERNAL]: Stalwart Properties project near county line road

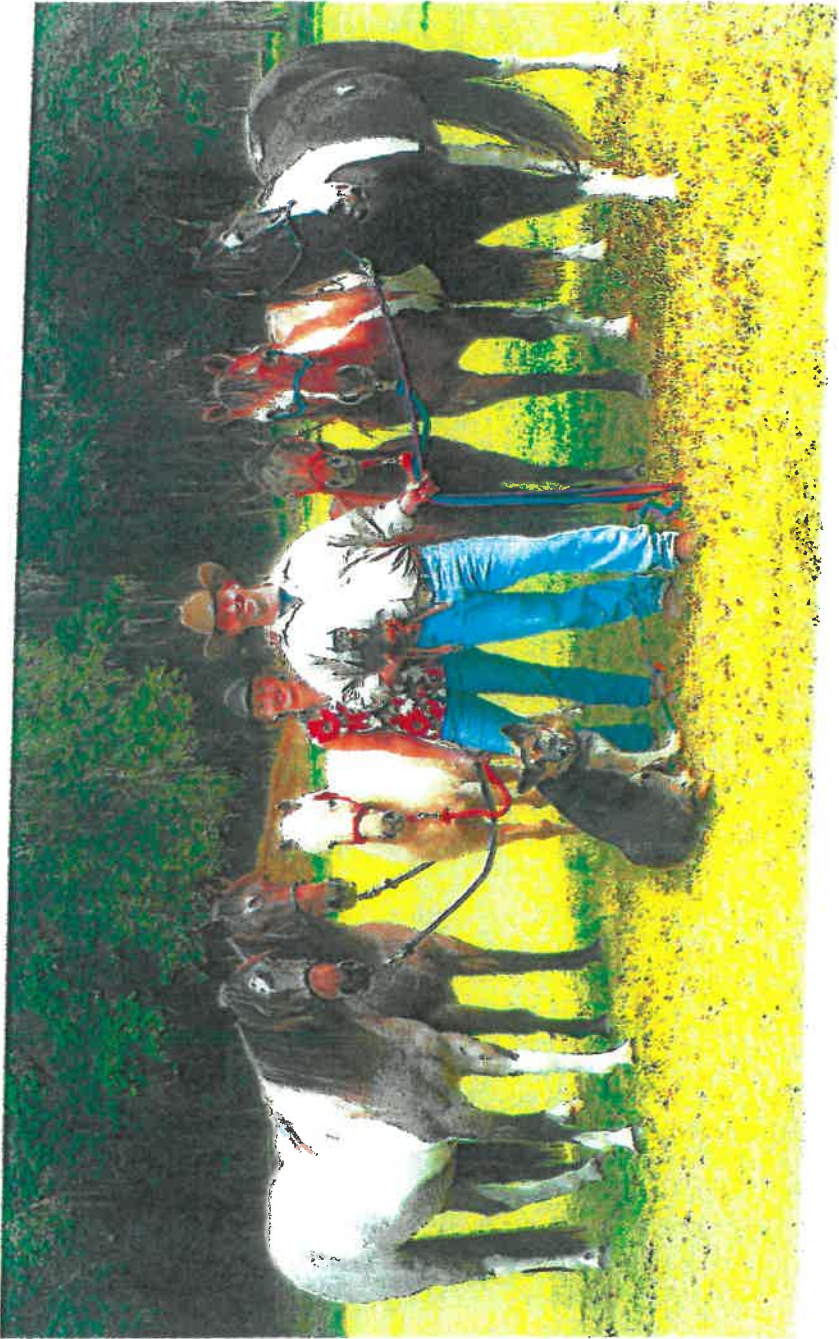
Some people who received this message don't often get email from kkelleydecon@gmail.com. [Learn why this is important](#)

Hello, my name is Kim Kelley, referencing Alderman and Swindell rd, lakeland florida. I am more for a commercial project than residential due to residential is going to cause a lot more traffic in that area. We do not need more residential homes in this area its already to congested. We own a home not far from the said location for the project and commercial would be perfect and quiter than residential. Thank you so much.

Kim Kelley
Diversified Environmental Construction Inc. (Decon)
4004 Holden Rd Lakeland, FL. 33811
813-634-3700









Florida Fish and Wildlife Conservation Commission Imperiled Species Observed on/around Project Site



LIMPKIN
Native Imperiled



LITTLE BLUE HERON
Native Imperiled



FLORIDA SCRUB-JAY
Native Imperiled



OSPREY
Native Imperiled



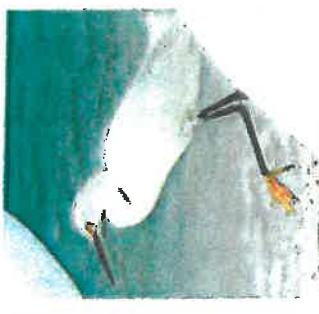
SOUTHERN FOX SQUIRREL
Native Imperiled



AMERICAN KESTREL
Native Imperiled



ROSEATE SPOONBILL
Native Imperiled



SNOWY EGRET
Native Imperiled



BLUETAIL MOLE SKINK
Native Imperiled



EASTERN INDIGO SNAKE
Native Imperiled



GOPHER TORTOISE
Native Imperiled **Keystone Species**



BURROWING OWL
Native Imperiled



WHITE IBIS
Native Imperiled



WOOD STORK
Native Imperiled



KEY RINGNECK SNAKE
Native Imperiled



SANDHILL CRANE
Native Imperiled

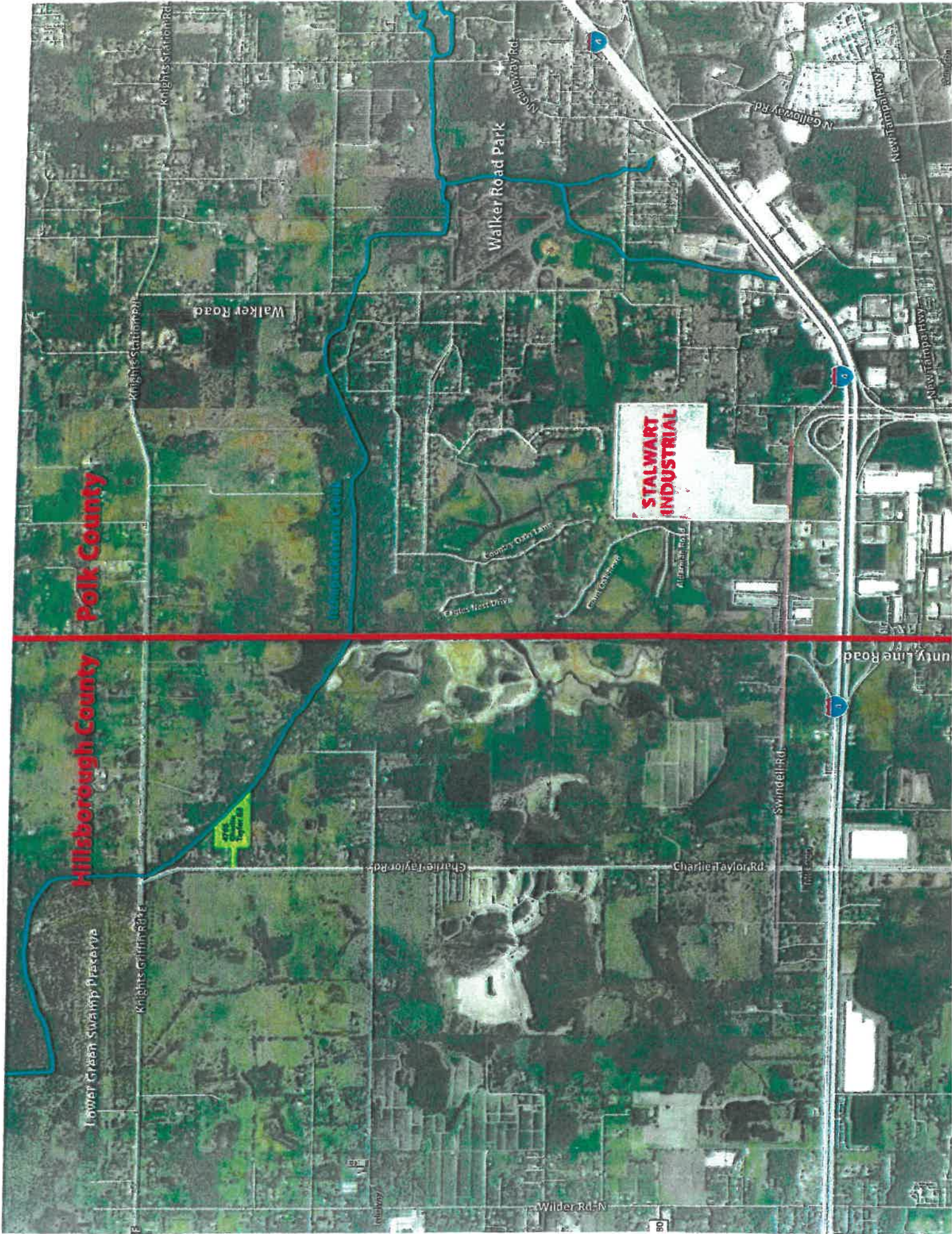


BALD EAGLE
Native Federally Protected



SUWANNEE COOTER
Native Imperiled





Hillsborough County

Polk County

STALWART INDUSTRIAL

Lower Green Swamp Preserve

Walker Road Park

Knight's Station Rd

Walker Road

Galloway Rd

Only Line Road

Swindell Rd

Charlie Taylor Rd

Charlie Taylor Rd

Wilder Rd-N

80

New Tampa Hwy

New Tampa Hwy

N Galloway Rd

Country Oaks Lane

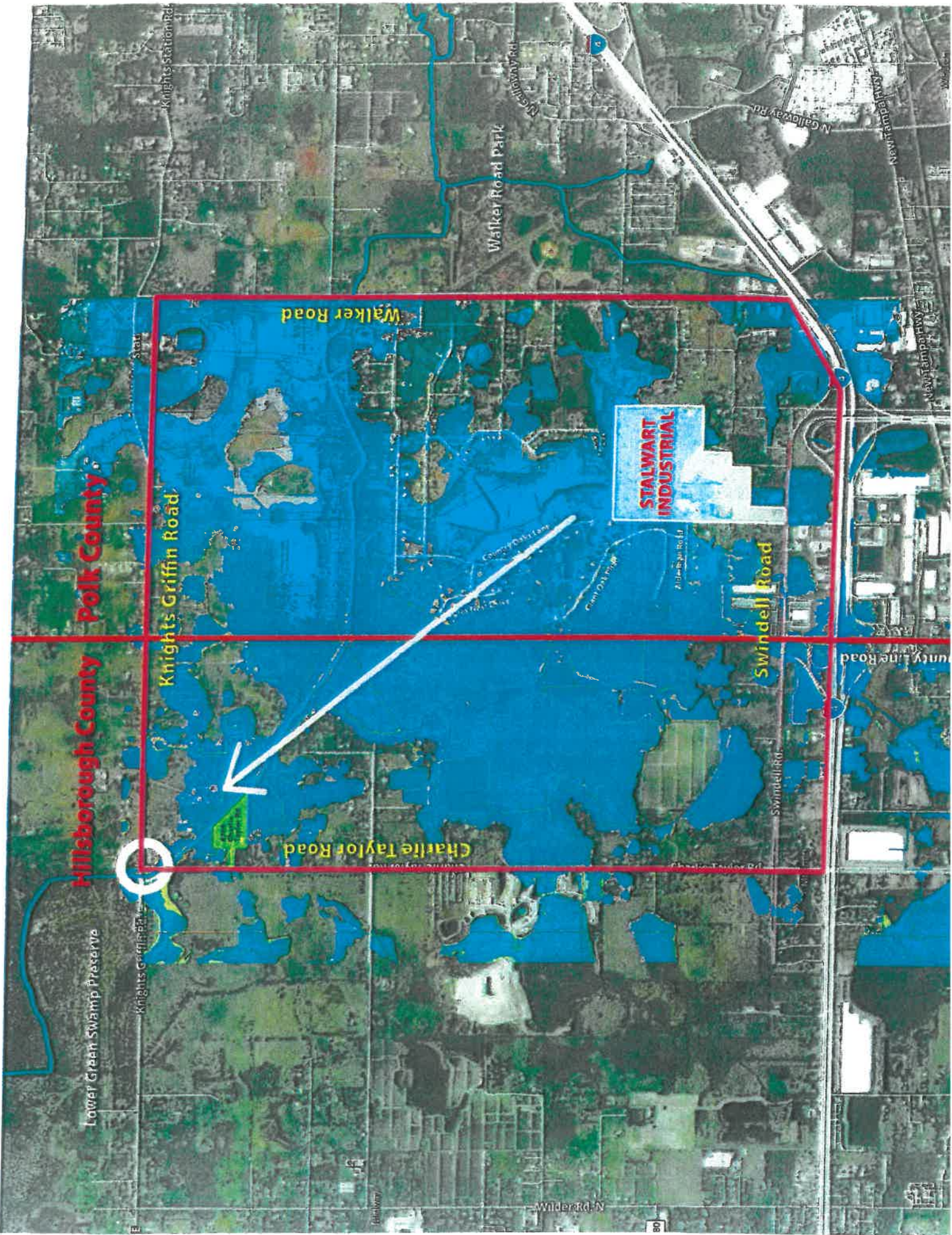
Exiles West Drive

Grant Colburn Rd

Alderman Top Dr

Knight's Station Rd

railway



Hillsborough County Polk County

Knights Griffin Road

Walker Road

STALWART INDUSTRIAL

Swindell Road

Charlotte Taylor Road

Lower Green Swamp Preserve



Walker Road Park

Wildcat Rd N

0 100

Knights Station Rd

Walkerway Rd

N Galloway Rd

New Tampa Hwy

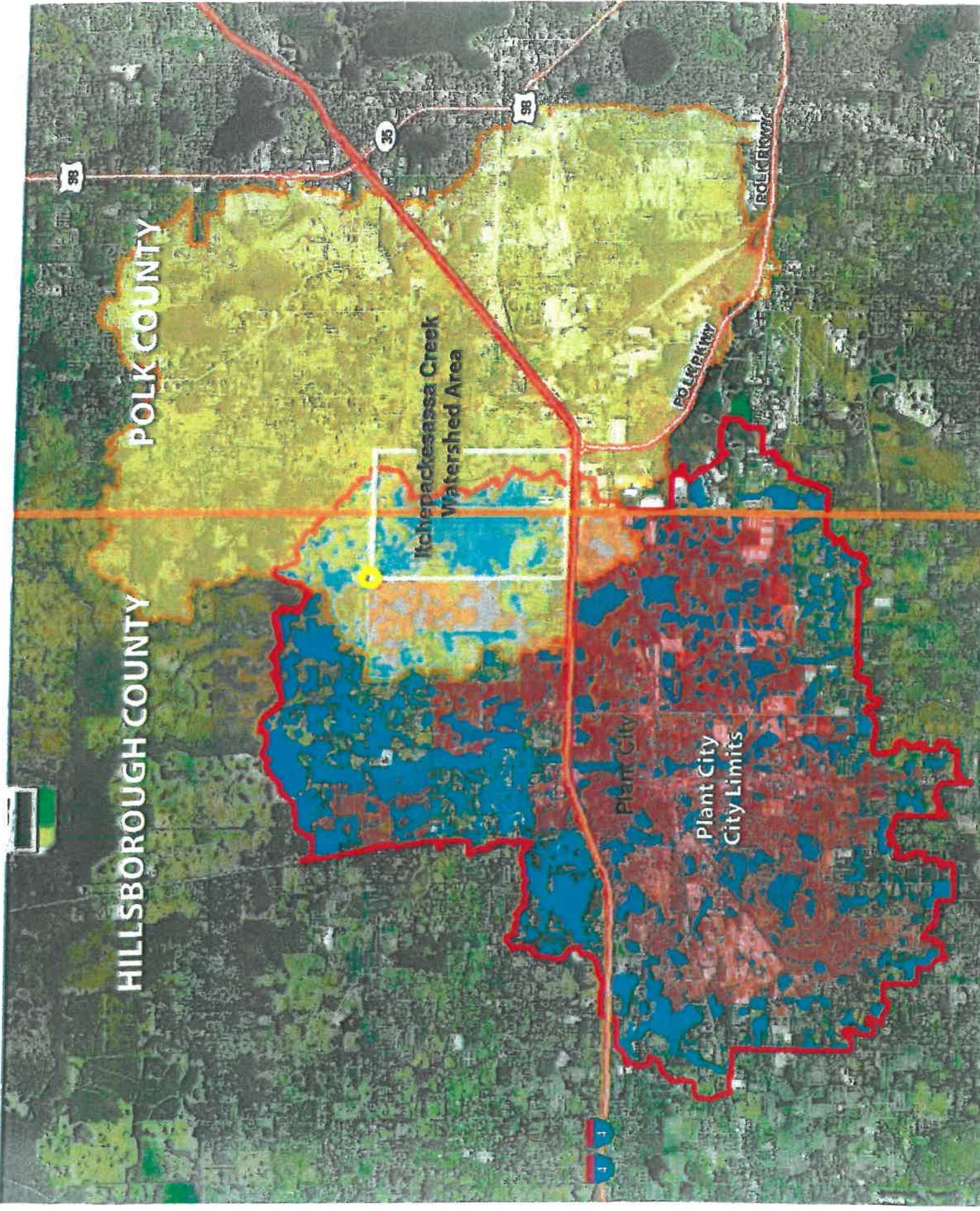
New Tampa Hwy

County Line Road

Swindell Rd

Charlotte Taylor Rd

Walkerway



HILLSBOROUGH COUNTY

POLK COUNTY

Itchepagesassa Creek Watershed Area

Plant City

Plant City City Limits

POLK COUNTY

POLK COUNTY

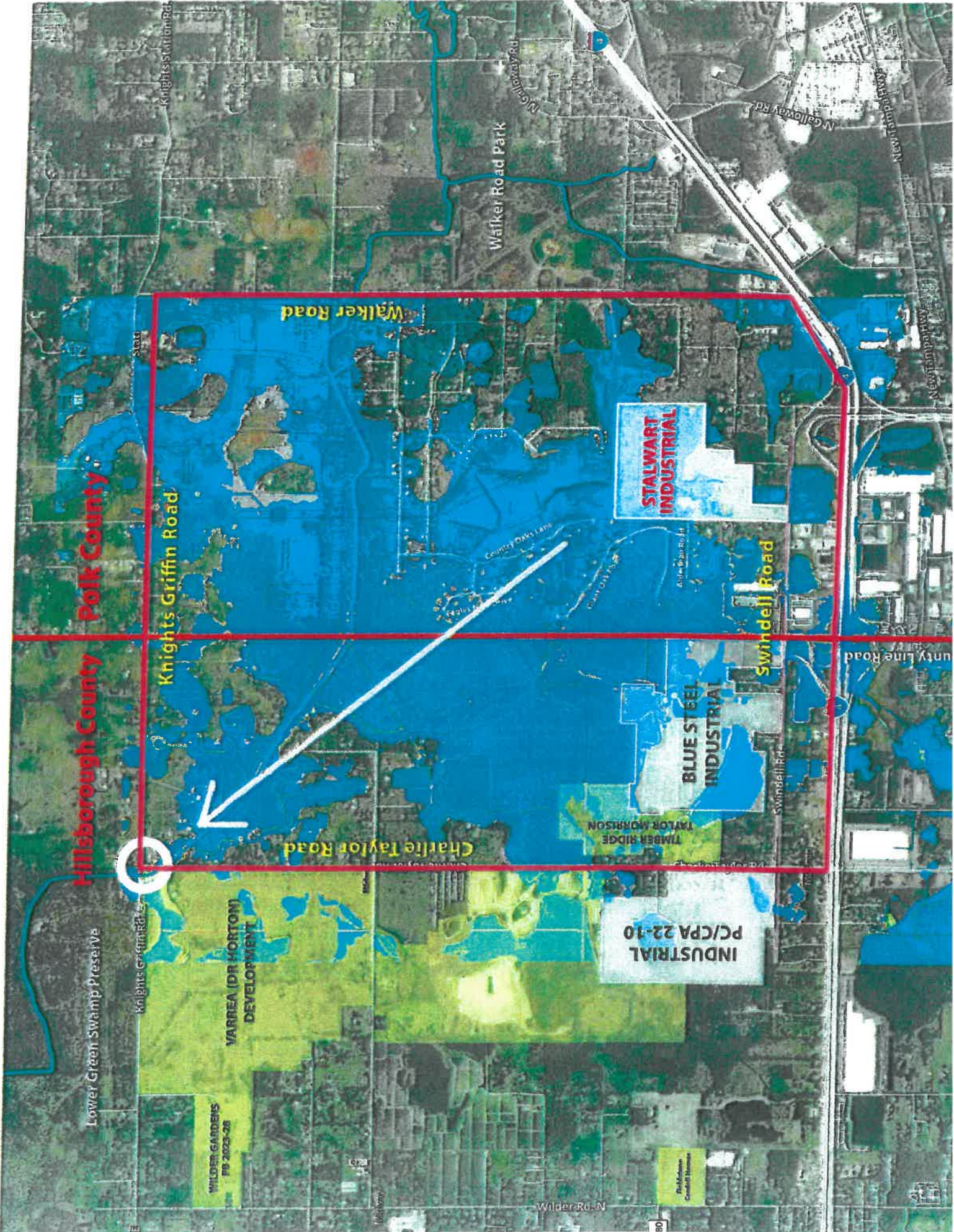
98

35

98

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1



Hillsborough County Polk County

STALWART
INDUSTRIAL

BLUE STEEL
INDUSTRIAL

INDUSTRIAL
PC/CPA 22-10

Knights Griffin Road

Walker Road

Charlie Taylor Road

Swindell Road

Walker Road Park

VARREA (DR HORTON)
DEVELOPMENT

WILDER GARDENS
PH 2023-26

Lower Green Swamp Preserve

Knights Station Rd

Mccallway Rd

N Galloway Rd

New Tampa Hwy

New Tampa Hwy

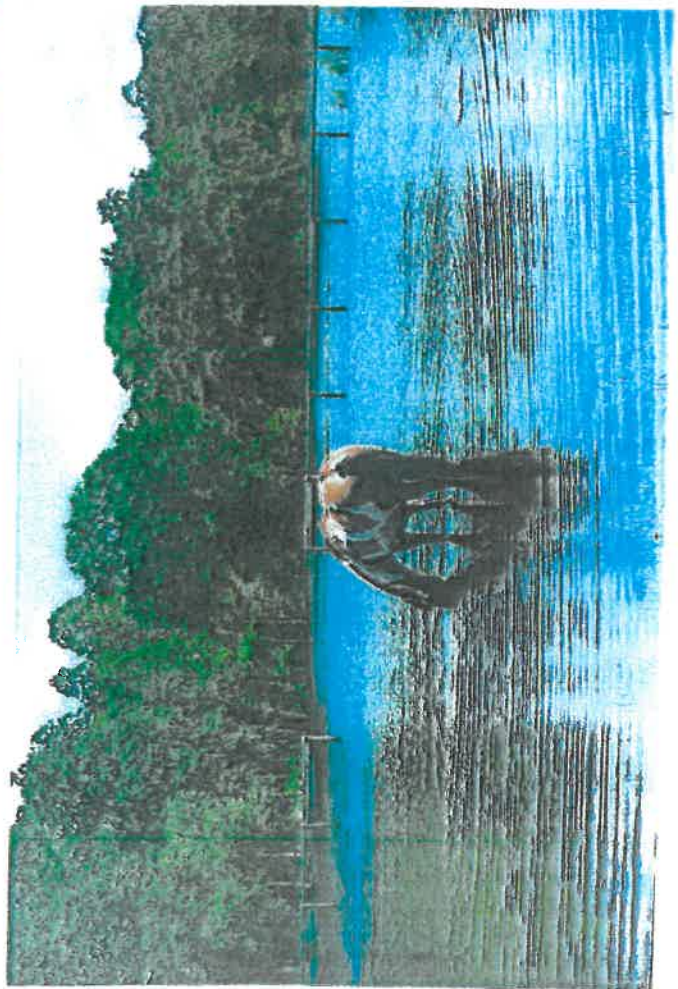
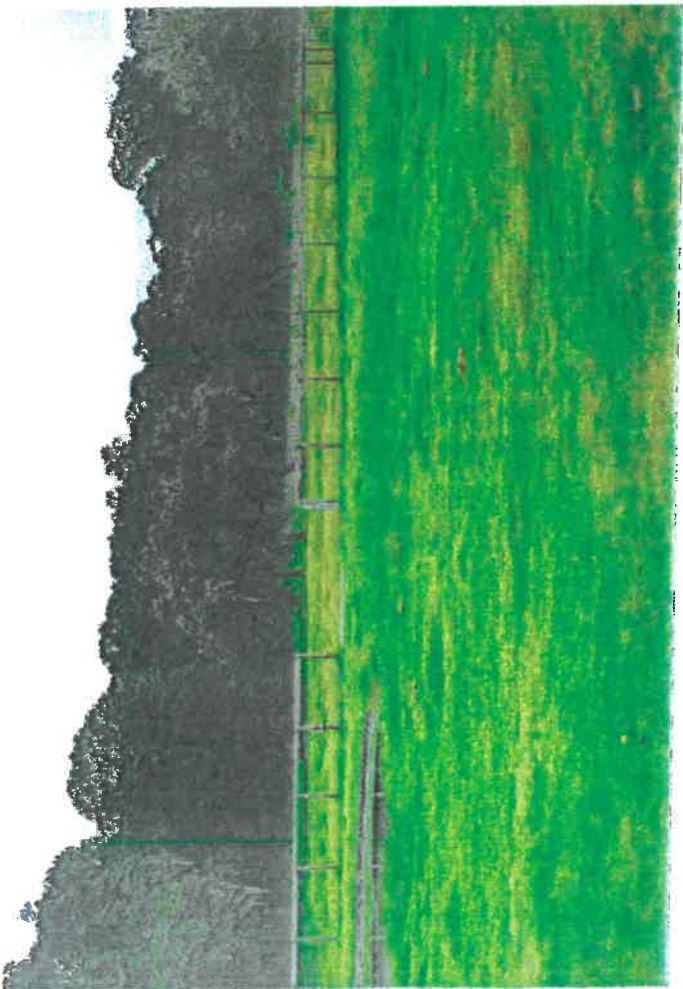
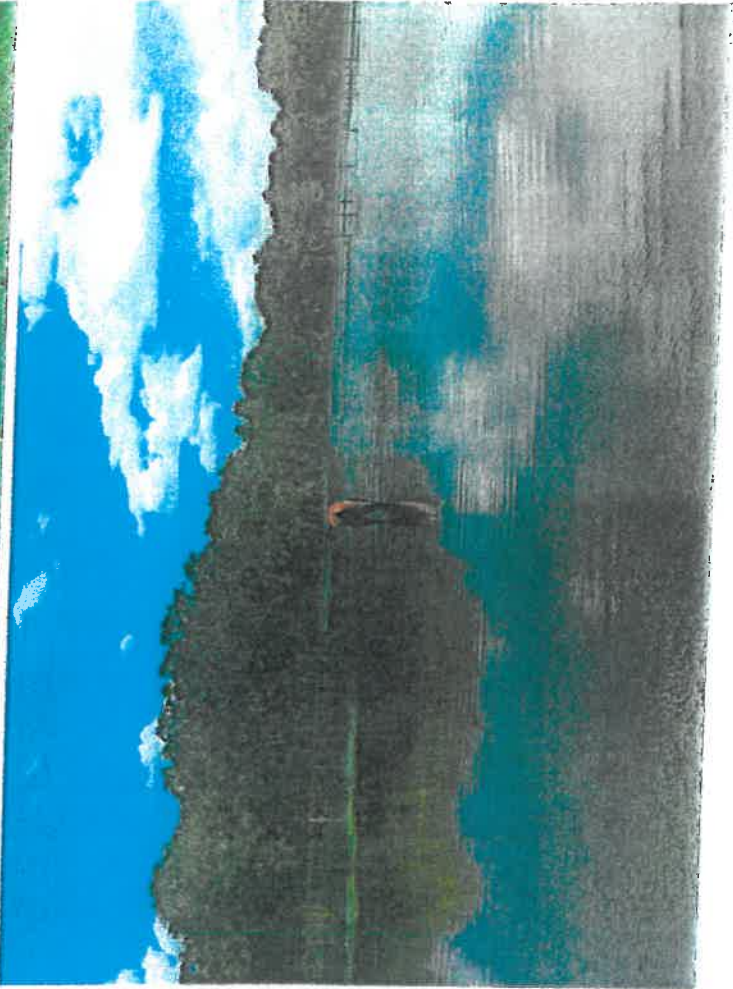
County Line Road

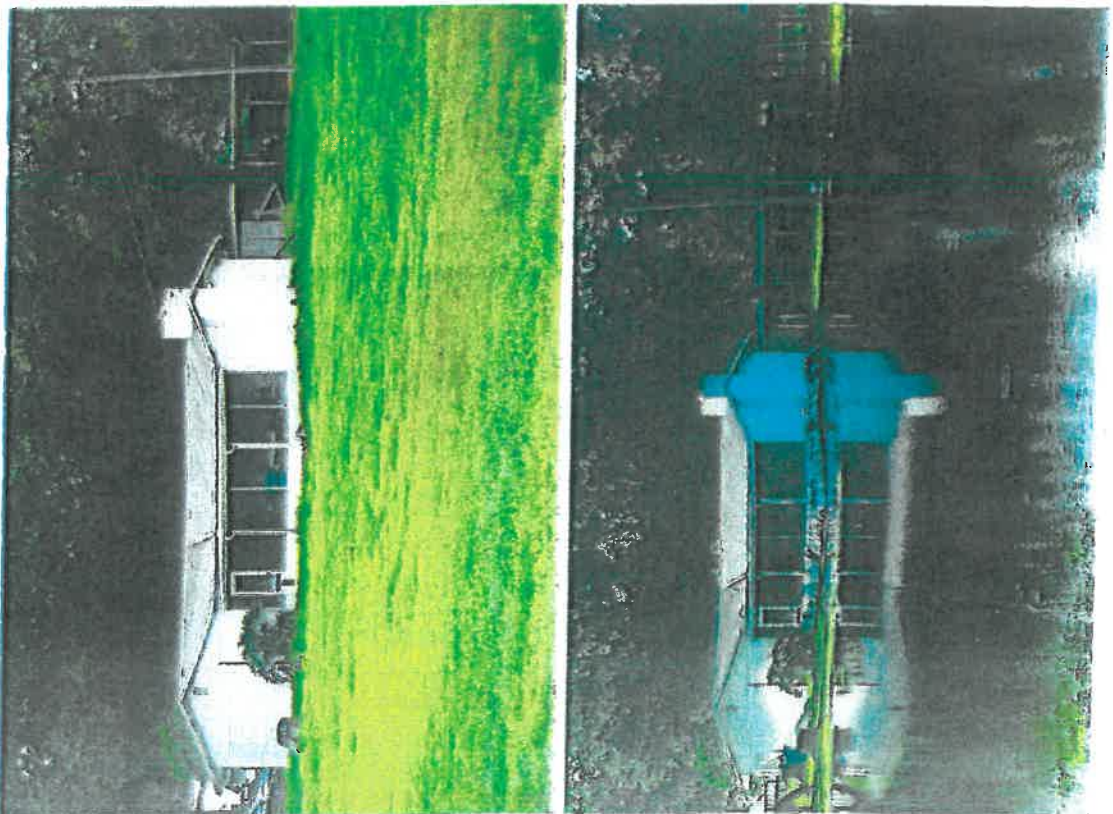
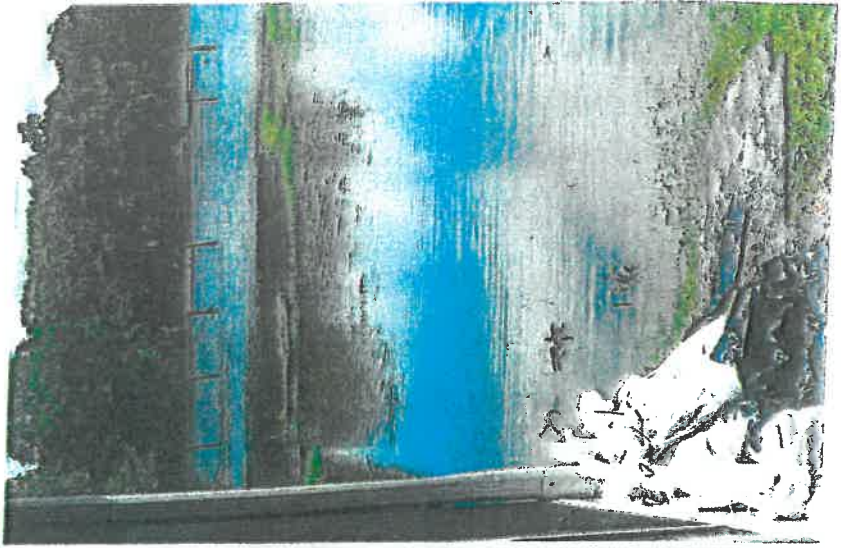
Swindell Rd

TIMBER RIDGE
TAYLOR MORRISON

Wilder Rd N

Fieldhouse
Candell Homes





White, Margo

From: Edward Leonard <edleonard47.el@gmail.com>
Sent: Friday, July 5, 2024 10:23 PM
To: White, Margo
Subject: [EXTERNAL]: Picture of the street and houses near the proposed warehouse.
Attachments: 20240704_084835.heic

You don't often get email from edleonard47.el@gmail.com. [Learn why this is important](#)

Ms. White. As you can see this is a nice residential neighborhood. Not any better than any other neighborhood for sure, but it's just hard to understand why the county would allow a huge warehouse and retail facility this close to houses. This project has Neighborhoods on three sides, and opens into a small road in front. (Swindell Road)

We urge the County Commissioners to deny this application. Thank you.

Edward Leonard

President of the Country Class Farms HOA.



White, Margo

From: Suggs, Kay on behalf of Combee, Neil
Sent: Friday, July 5, 2024 10:38 AM
To: White, Margo
Subject: FW: [EXTERNAL]: LDCD-2023-13

From: John Jones <gtjjj46@gmail.com>
Sent: Friday, July 5, 2024 10:37 AM
To: Lindsey, George <GeorgeLindsey@polk-county.net>; Wilson, Rick <RickWilson@polk-county.net>; Braswell, Bill <BillBraswell@polk-county.net>; Santiago, Martha <MarthaSantiago@polk-county.net>; Combee, Neil <NeilCombee@polk-county.net>
Subject: [EXTERNAL]: LDCD-2023-13

Some people who received this message don't often get email from gtjjj46@gmail.com. [Learn why this is important](#)

Dear County Commissioners,

I am writing to express my strong opposition to the proposed land use change, LDCD-2023-13; Alderman Rd BPC-1 to BPC-2. I urge you to carefully consider the potential impacts of this development on our community and to reject the proposal.

The proposed development would bring significant changes to our neighborhood, including increased traffic, noise pollution, and decreased quality of life. As a resident who has lived in this community for 14 years, I have grown to appreciate the unique character and charm of our neighborhood. The proposed development would irreparably harm the very fabric of our community and undermine the values that make our neighborhood so special.

Furthermore, the proposed development is not consistent with the character and zoning of our neighborhood. Since the development is surrounded on three sides by residential areas, the proposed development would be a significant departure from the surrounding area. I strongly believe that the development would not be in harmony with the surrounding neighborhood and would have a negative impact on property values.

I am also concerned about the potential environmental impacts of the proposed development. The development would require significant construction and excavation, which could lead to soil erosion, water pollution, and other environmental hazards. Additionally, the increased traffic and noise pollution would have negative impacts on local wildlife and habitats. Flooding is a big concern as my property has flooded significantly with hurricanes Ian and Irma.

I understand that economic development is important for our community, but I firmly believe that this development is not the right solution for our neighborhood. The way the property for the development is laid out, the entrance would be too close to the Alderman/Swindell intersection. Any more than two eastbound semi trucks with trailers would back up into the intersection. The traffic on Swindell can triple in minutes with an accident on 1-4. This intersection is the only entrance/exit we have to our neighborhood.

I urge you to carefully consider my concerns and those of my neighbors when making a decision on the proposal. I respectfully request that you reject the proposal for the proposed development near my home.

Thank you for your time and consideration. I look forward to hearing from you soon.

Sincerely,

John Jones
740 Giant Oak
Lakeland, FL 33810

White, Margo

From: The Briggs <joshmarissabriggs@gmail.com>
Sent: Friday, July 5, 2024 12:27 PM
To: White, Margo
Cc: Bolton, Robert
Subject: [EXTERNAL]: LDCT-2023-23, LDCD-2023-13, LDCPAL-2023-10

Good morning,

I had intended on sending this sooner, however I've been out of commission due to illness. Please forward this to commissioners and include this in their packets

I'm in opposition to the above project. I represent an HOA to the North that directly borders this project. I also work with many other communities surrounding this proposed project and they all have the same concerns and objections. To be fair, there are a select few in support and that's mainly due to personal relationships with the existing property owners.

My first concern is that the applicant is fishing to see if this application will stick. They haven't financially committed to this proposed project and is putting neighbor against neighbor in the process. I personally went to the open house meeting where I was met with hostility from the current land owner as well as their friends and family. My opposition to this proposal isn't to deny the property owners of being able to make money or sell their property. That part should have been done already and the opposition should be between developer and current residents.

I was elected by my community to represent their HOA and to protect their shared interests in this community. Just as every single sitting commissioner was elected by the people in your districts to represent them. We didn't elect the commission to represent developers promising to bring in low skilled warehouse jobs that sit mostly empty because we just happen to be close to I4 on the border of another county. We are not scraps to be pushed aside and forgotten. In fact, our communities have utilized our flood prone agricultural lifestyle for decades and despite being increasingly flooded out due to overdevelopment and neglect of critical infrastructure in the area, our property values are still rising. This is because even though Polk county is growing, people still want the quiet rural lifestyle. This should be encouraged and protected by our elected leaders that are supposed to represent us.

The itchapackassassa creek watershed has always been a historic problem. Despite the never ending flood studies that shows the constant changes to flood data that's consistent with the amount of development in the area, there has been no significant improvement to the existing infrastructure that would alleviate any potential flooding. The 1995 army corps of engineers flood study even stated that this area needs to remain the way it is because open space is the most economical method of flood mitigation.

The planning staff I'm sure will recommend denial of this proposal because it's inconsistent and doesn't fit the surrounding communities. The applicant will then motion the commission to approve transmittal to various state agencies for their insight allowing the commission to avoid making a decision. What that will allow however, is that people outside the area with no knowledge of this community to make a decision that they were not elected to make in the first place. I often get told that homeowners have rights to be able to buy and sell as they wish. I'm all for this, but homeowners that share the same

community also have those same rights. This proposed project tramples on the communities rights because the applicant isn't going to use the property in question for what it's currently zoned and used for. Changing the zoning and land use impacts the surrounding communities at our expense.

This proposed project will discharge it's rain water into my community. Since it does, how will they be forced to share the expense of waterway maintainance? Our drainage system is already insufficient as it is, and a large development won't help. In fact, every project in the past 8 years that promised improvement has not done so. I have videos of properties and communities being flooded despite the promises of engineers and the alphabet organizations that supposedly know more about this area than it's citizens.

There is a flood study in process. Along with that we also have an engineer that is working on obtaining additional funding from the state that would be even more detailed than the swiftmud study being done. We have looked into numerous state funded programs to help with the flooding problem and with those we need cooperation/sponsorship with the county, as well as the state. We are doing our part and actually need the county to do their part. I'm asking, please deny this project and protect your residents. If these developers want to develop, they need to commit to a sale before they even apply to change the zoning and land usage.

Thanks for your time
Joshua Briggs,
President of Country Class Meadows HOA

White, Margo

From: White, Margo
Sent: Monday, May 13, 2024 12:19 PM
To: Bolton, Robert
Subject: FW: LDCD-2023-13, LDCPA- 2023-10, LDCT-2023-23 Opposition

Tracking:	Recipient	Delivery
	Bolton, Robert	Delivered: 5/13/2024 12:19 PM

Margo White 
Development Coordinator II
Polk County Board of County Commissioners
Office of Planning & Development | Land Development Division
330 West Church Street
Bartow, FL 33830
863-534-6012
margowhite@polk-county.net



From: Suggs, Kay <KaySuggs@polk-county.net>
Sent: Monday, May 13, 2024 11:42 AM
To: White, Margo <MargoWhite@polk-county.net>
Cc: Pereira, Ana <AnaPereira@polk-county.net>
Subject: RE: LDCD-2023-13, LDCPA- 2023-10, LDCT-2023-23 Opposition

Carole Edgemon (863-450-5540; 5030 Alderman Rd, Lakeland) called again this morning, to also voice opposition to related cases LDCPA-2023-10 and LDCT-2023-23. Both for Planning Commission and upcoming BoCC hearings.

Thank you,
Kay


POLK
COUNTY
Kay M. Suggs
Executive Assistant
Polk County Board of County Commissioners
330 W. Church St. , PO Box 9005, Drawer BC01
Bartow, FL 33831-9005
Phone: 863-534-6450; 863-534-6434; 863-534-6050
KaySuggs@polk-county.net www.polk-county.net

White, Margo

From: White, Margo
Sent: Wednesday, May 15, 2024 7:43 AM
To: Bolton, Robert
Subject: FW: Opposition: LDCD-2023-13, LDCPAL-2023-10, LDCT-2023-23

Tracking:	Recipient	Delivery	Read
	Bolton, Robert	Delivered: 5/15/2024 7:43 AM	Read: 5/16/2024 10:51 AM

Margo White 
Development Coordinator II
Polk County Board of County Commissioners
Office of Planning & Development | Land Development Division
330 West Church Street
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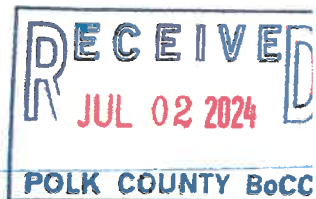


From: Suggs, Kay <KaySuggs@polk-county.net>
Sent: Tuesday, May 14, 2024 7:54 AM
To: White, Margo <MargoWhite@polk-county.net>
Cc: Pereira, Ana <AnaPereira@polk-county.net>; Braswell, Bill <BillBraswell@polk-county.net>; Wilson, Rick <RickWilson@polk-county.net>; Lindsey, George <GeorgeLindsey@polk-county.net>; Santiago, Martha <MarthaSantiago@polk-county.net>; Combee, Neil <NeilCombee@polk-county.net>
Subject: Opposition: LDCD-2023-13, LDCPAL-2023-10, LDCT-2023-23

Call in opposition of cases LDCD-2023-13, LDCPAL-2023-10, LDCT-2023-23:

Valerie Michael
5045 Alderman Rd, Lkld
863-347-9366
New resident. Does not want semi truck traffic/parking.





DEAR Commissioners,

JULY 10, 2024 Public HEARING
BARTOW, FL. 9:00 A.M.

CASE File Numbers

LDCD-2023-13

LDCT-2023-23

LDCPAL-2023-10

I vote NO

Sincerely

Valerie Richards

5045 Alderman Rd

Lakeland FL 33810



June 26, 2024

Dear Commissioners,

In reference to
Public Hearing case file numbers:

LDCD-2023-13

LDC T-2023-23

LDCPAL-2023-10

Hearing
to be held July 10, 2024 in Bartow,
Florida at 9:00 a.m. in the County
Administration Building.

Please VOTE NO on
all three of these cases. Less than a
mile to the south of our neighborhood
on Swindle Rd there are multiple business
parks. I-4 and Swindle Rd run side by
side and on the south side of I-4 are
many more business parks. (Some with
unoccupied buildings. County line Rd. dead
ends on Swindle and from I-4 traveling
south on County line you can drive for
miles and see nothing but business parks.
(many with empty buildings). Alderman Rd
dead ends where County line Rd. would be
if it went further north. PLANT CITY'S
Commissioners just approved a business
park zoning for the land west of
County Line and north of I-4. Our
Quiet, peaceful little neighborhood would
be surrounded on 3 sides by business
parks. Should you approve any of these

cases. This is a rural / agricultural
Community. People here raise cattle,
chickens and pigs ... children are in
F.F.A. and other agricultural clubs. If
at all possible, come drive through
our neighborhood and tell me it wouldn't
be a crime to suffocate it with building
or Industrial parks surrounding it on
3 sides.

Voting NO on these cases
would also be good for the environment.
I have lived here over 10 years and
can honestly say I have not heard a
single cow fart. But we have some
really green grass.

Sincerely,

Carol A. Edgemon
Wishon A R

White, Margo

From: White, Margo
Sent: Tuesday, May 28, 2024 1:25 PM
To: Bolton, Robert
Subject: FW: [EXTERNAL]: Polk County Land Development LDCPAL – 2023–10, LD CD – 2023–13, LDCT – 2022–19

Margo White 
Development Coordinator II
Polk County Board of County Commissioners
Office of Planning & Development | Land Development Division
330 West Church Street
Bartow, FL 33830
863-534-6012

margowhite@polk-county.net



From: David Lefler <davidslefler@gmail.com>
Sent: Tuesday, May 28, 2024 1:21 PM
To: Kaufman, Angela <AngelaKaufman@polk-county.net>; White, Margo <MargoWhite@polk-county.net>
Subject: [EXTERNAL]: Polk County Land Development LDCPAL – 2023–10, LD CD – 2023–13, LDCT – 2022–19

I would like for this email of opposition to be put on the file for the items in the subject line of this email.

1st and foremost thank you for what you do and assisting in the receipt and filing of this email.

Respectively, as a third generation, Polk county resident, I am strongly against this proposed land use change.

Polk County and through out central Florida is out of control with warehouses and housing developments! This needs desperate and fast attention in helping to protect local rural area land owners for future generations to come.

Why are we allowing the over development that is not conducive to the area?

Where are the local rural citizens to go?

I'm a 3rd generation land owner on my family property and with every development around us we witness 1st hand the watershed and water table change in our area. Increased localized flooding occurs when the burms that the warehouses are built on are 3-5' higher than that of normal ground level around us. We as Polk County voting citizens are asking for the the Polk County and planning commissioners to please take a very extensive look into the overall absurd development of rural land in our county.

I have 3 developments (2 that are proposed looking for approval and 1 that already has it) 2 of which are 500' from my property and the approved one is 2000' from my property. We have plenty of solar farms around us as well, they certainly seem to only make it hotter around here, so please no more of those either!

We choose to live in this area because it is open. Most families that live here are second third and fourth generation, the ones that are not who moved here in the past year to 10 years chose this area, again for its openness and it's natural beauty.

Over development of our county is leading to many issues that are negatively impacting our once beautiful county. It is certainly not conducive to the landscape and does not match current zoning for rural ag area. The "supportive transit development" of the I-4 corridor needs to be reevaluated desperately!

- To many Warehouses and housing is certainly not eye appealing to rural areas. They stick out like a hemorrhoid and are damaging to the landscape.

- over whelming volume on local roads and traffic, these 20' roads can not handle the amount and abuse all the extra traffic bring to the area. Increased volume of traffic accidents near and around our local streets, several have been fatal. How often does planning commission reach out to the Polk county sheriffs department and see just how many accidents occur in the local area that is being subject to development? The nearest intersection which is just about a lil more than a quarter of a mile away from me has at least one to two accidents every month.

- Increased loss of more wildlife habitat that is detrimental for the wildlife we have just right here in our neighborhood... such as but not limited to; scrub jay, cardinals, ospreys, rabbits, gopher tortoises, sand hill cranes, fox squirrels, red cockaded and pileated wood peckers, the American Bald Eagle, mourning dove and plenty more that are really needing a home area.

- increased localized flooding with every development in our area, have pictures and documentation of increased levels of flooding over the past 5 to 10 years, again I am third generation on this property it has never been so wet around us in the rainy season as it has been in the past 10 years.

- Increased heat in and around our area, with every concrete and asphalt and solar farm development. Temperatures are on average 5 to 8° higher than they were 20 to 30 years ago, farm journals from my grandparents document this.

- Steady increase on property tax and homeowners insurance. Over the past 10 years, we have seen increased development in our area, which honestly does not make sense, you have more homes, therefore, you have more homeowners paying property, taxes and homeowners insurance yet we continually ours are increased year over year. At some point it is really like you're trying to make it unaffordable for us to live here. Is that the goal?

Help protect Polk County and Polk County Floridians!

David Lefler
4455 Swindell Rd
Lakeland, FL 33810

From: Edith Leonard <eleonard2@tampabay.rr.com>
Sent: Saturday, June 8, 2024 8:16 PM
To: Combee, Neil <NeilCombee@polk-county.net>
Subject: [EXTERNAL]: Alderman Road Land Use Sale

You don't often get email from eleonard2@tampabay.rr.com. [Learn why this is important](#)

Mr. Combee. Good afternoon. My name is Edward Leonard. I am the President of the Country Class Farms HOA. I live at 805 Giant Oak Rd., Lakeland, FL 33810. I am emailing you

about our concerns about the sale and land use change of the Knights Property on Alderman Rd. I know by now that you have been inundated with phone calls, emails, letters, and more. This is the urgency with which we are concerned about this matter. First, after reviewing the land use change information sent to me by the County Planning Staff and after talking with them, I believe that this land use change is not compatible with The Comprehensive Plan Future Land Use Designation, (LDCPAL-2023-10), due to the surrounding neighborhoods.

I urge you, I beg you to deny this land use change as this will disrupt vast neighborhoods. We have been living here since 1996 and we don't want large warehouses close to our homes. We were told at the developers open house that business is coming to central Florida, and if they don't build it, someone else will. Well, I ask you why should we suffer because someone wants to start a business in the middle of a residential/agricultural area. There are homes approximately twenty or thirty feet away from the boundary of this area. We need your help as you are the deciding factor if this is approved or denied. I thank you for your time.

Edward Leonard
Pres. CCFHOA

I would like to voice my opinion on the zoning change from Agricultural Residential Rural & Residential Low to Business Park Center & Industrial

I'm am Totally AGAINST any such charge. I live within 500 feet of this development in an HOA County Class Farms. We bought this land approx 70 acres and built our home of 25 years here. We have a small Black Angus Cattle Ranch. This development would not only destroy our way of life out here, but also decrease our land value substantially. We bought out here because of the rural area on the edge of the county. The developers are telling the residents that if we don't except the Commercial & Industrial zoning that they will put 1,200 homes & apartments there. The scare tactics alone are not professional or true.

The Concrete coverage alone from wear houses parking lots and commercial buildings will in pack our home and land. We already Flood during the summer rains & Hurricanes. I'm sure you will receive a lot of information on the flooding and the watershed area. I understand the Knights want to sell and moved to Tennessee

But, this type of buyer is not conducive to our area and residents. There are communities on 3 sides of the land. Our HOA has approx 15 homes valued from 500,000 to over a million. Also: We have only one way in and out of our neighborhood And this will cause a major back up on our small county road.

I have enclosed a few pictures for you to have a visual of the area and flooding that a zoning change would effect. Again I humbly asked that you deny this request.

Sincerely

Andrea Turbeville

626 Giant Oak Road

<image0.jpeg>

From: smwjeeper@aol.com
To: [White, Margo](#)
Subject: [EXTERNAL]: Fw: Warehouse proposal at Swindell Rd & Alderman Rd - Public Hearing July 10
Date: Wednesday, June 19, 2024 4:29:13 PM

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

Margo White and the Planning Commission:
Case files LDCPAL-2023-10, LDCT-2023-23, LDCD-2023-13

We are writing you regarding the proposed request to rezone the Knight property located between Swindell Road, Alderman Road, and Giant Oak Road.

We encourage you to **vote no to rezone** from Agricultural/Residential Rural (A/RR & RL) to Business Park Center (BPC) Industrial/Commercial, this property is surrounded by residential homes on all three sides.

We bought 2 acres on Giant Oak Road and built our dream home here 26 years ago because of the natural beauty and rural setting that surrounds us. Our back door is 75 feet from the Knights property and our property line is over 500 feet that would back up to the warehousing.

Warehouses and trailer trucks just do not fit into the surrounding neighborhoods. Zoning changes, would negatively affect everyone surrounding the proposed warehouse site.

—Water runoff and flooding issues, from the stressed Ichepackesassa Creek Watershed.

—property values will go down,

—noise from the trucks, and lights from the warehouses would be continuous,

—semi trailer truck traffic would increase onto Swindell.

This plan is not compatible with this beautiful neighborhood. Again, we **strongly urge you to vote no** to rezone this property on July 10.

Respectfully submitted,
Gary and Sarah Washburn
655 Giant Oak Rd., Lakeland, FL 33810

Washburn home of 26 years.



Recent and 2017 pictures showing the flooding of water runoff and drainage issues. There is a culvert in the fence line from the Knight property that drains into our little field. The water level rises over the top of Giant Oak Road.



Sent from the all new [AOL app for iOS](#)

White, Margo

From: David Huth <DavidHuth@tampabay.rr.com>
Sent: Monday, June 24, 2024 8:43 AM
To: White, Margo
Subject: [EXTERNAL]: Zoning Changes LDCD-2023-13, LDCT-2023-23, and LDCPAL-2023-10

Dear Ms. White

Please include my comments on LDCD-2023-13, LDCT-2023-23, and LDCPAL-2023-10 for the Planning Commission and County Commissioners to read. Also could you please reply back to confirm that you received these comments. Thanks.

I would like to ask the Planning Commission and County Commissioners to deny the proposed zoning changes and text amendments filed as LCDT-2023-13, LCDT-2023-23, and LCPAL-2023-10.

My family and I have lived at the end of Country Oaks Lane since 1999. We bought out there for its rural environment, quiet neighborhood, and abundant wildlife. I have had deer, foxes, and gopher tortoises in my yard. Several of the lots are large enough to have a small farms with cows and horses. Most of the houses around the proposed zoning change have been here for twenty years or more.

Putting in a very large warehouse that backs up to our neighborhood and would be visible from our front porch doesn't seem like a very good development plan. Polk county has several places that are not nearly as established, better access, and not near established neighborhoods that would be much better locations for this size of a warehouse.

So I am asking that you deny the zoning changes being asked for.

Sincerely
David Huth

White, Margo

From: LaNae Luttrell <lanaejoy101@yahoo.com>
Sent: Sunday, July 7, 2024 6:38 PM
To: White, Margo
Cc: Bolton, Robert
Subject: [EXTERNAL]: PDF Presentation for Planning Commission 7/10
Attachments: LUTTRELL Presentation low res.pdf

You don't often get email from lanaejoy101@yahoo.com. [Learn why this is important](#)

Hey Margo,

I did not hear back from you regarding the packet deadline. I am assuming by now, it is too late to submit information to send to the Planning Commissioners since the meeting is on Wednesday.

I will be there on July 10 to give a presentation. Attached are the PDF graphics I would like to show as I speak.

I will bring a USB drive with the high resolution files, however, I wanted to get you a copy to have ready in case there is an issue.

Thank you for your assistance,
LaNae Luttrell

4708 Charlie Taylor Road, Plant City FL 33565
813-482-6575

----- Forwarded Message -----

From: LaNae Luttrell <lanaejoy101@yahoo.com>
To: MargoWhite@polk-county.net <margowhite@polk-county.net>
Cc: robertbolton@polk-county.net <robertbolton@polk-county.net>
Sent: Tuesday, July 2, 2024 at 08:52:25 PM EDT
Subject: Presentation for Planning Commission and Packet Information for July 10 against Stalwart Business Park

Good evening Margo,

My name is LaNae Luttrell and I live near the proposed Stalwart Business Park - a large-scale warehouse project being proposed **in the heart of my rural community**. The 165-acre project is located on Alderman and Swindell Roads. (LDCT-2023-23, LDCD-2023-13, LDCPAL-2023-10)

I spoke to lead planner Robert Bolton at great length and appreciate the information he was able to share. I am very encouraged that staff agrees this industrial project is both incompatible and inconsistent with the surrounding rural residents.

My property backs up to the Itchepackesassa Creek on the Hillsborough side, and my husband, Travis, and I are very concerned about the impact the Alderman Road project will have on this failed watershed. Over the past 12 years, our 18-acre property - which sits much lower in topography to your land, has been pushed farther and farther into the floodplain due to over-development in the 32-square mile Creek Watershed by multiple, large-scale developments **with NO improvements** to the Creek's functionality.

I have much information I would like to share with the Planning Commission that I have ascertained over the 12 years that I have lived next to this problematic creek. I would also like to share my concerns about the overdevelopment of this established rural area by developers on both the Hillsborough and Polk County sides. We are being slowly swallowed up by development and I would appreciate the opportunity to share my opinion with the Commissioners **in the digital packet that you send to them prior to the meeting** on July 10.

With that long-winded introduction, could you kindly answer a few questions?

1. Is this project still on the agenda for the July 10 meeting?
2. What is the deadline for me to send you a PDF document to include in the Commissioner's packet **PRIOR** to the meeting so they can review my information along with the developer's presentation.
3. I plan to speak at the hearing and would like to show graphics to the Commissioners. Robert said I can bring a USB drive to the hearing. Is that correct, or do I need to email it to you ahead of time for security purposes? If so, what is the deadline to submit my presentation?

I greatly appreciate your assistance in helping residents who will be adversely affected have the opportunity to let our voices be heard.

Please feel free to call me if it is easier for you.

Sincerely,
LaNae Luttrell
4708 Charlie Taylor Road, Plant City FL 33565
813-482-6575