

White, Margo

From: Yannone, Lyndsay
Sent: Tuesday, April 22, 2025 9:47 AM
To: Bolton, Robert
Cc: White, Margo
Subject: RE: LDCD-2024-7

See below..

From: Bolton, Robert <robertbolton@polk-county.net>
Sent: Tuesday, April 22, 2025 9:44 AM
To: Yannone, Lyndsay <lyndsayyannone@polk-county.net>
Subject: FW: LDCD-2024-7

FYI, I just got off the phone with this lady. She is in opposition to all three cases, 1) her back door faces the Eagles Landing warehouses in Lakeland and does not want to be living with warehouses both behind her and in front of her, 2) she is concerned with the concentration of development in such a small area and not allowing stormwater to flow where it needs to go because it will be blocked by and elevated warehouse site.

I think this is a phone call in opposition even though I'm sending an email.

Thanks,
Robert Bolton
Planner III
(863) 534-6468 Phone



From: Jester, Analece <AnaleceJester@polk-county.net>
Sent: Tuesday, April 22, 2025 9:17 AM
To: Bolton, Robert <robertbolton@polk-county.net>
Subject: LDCD-2024-7

Good morning, Robert, I received a call this morning from a resident in the community looking for information on LDCD-2024-7. Her name is Cindy Harden and call back number is 8637016620. I tried transferring her to your phone line, but call did not go through. Thanks.

Analece Jester
Office Assistant | Land Development Division
Polk County Board of County Commissioners
330 W. Church Street
P.O. Box 9005, Drawer GM03 | Bartow, FL 33831-9005
863-534-6792
863-534-6407 (fax)
AnaleceJester@polk-county.net

OPPOSITION PHONE CALLS

CASE# LDCAAL-2024-13 Alderman HEARING DATE: 4.2.2025

1. NAME : MR. DRY ADDRESS: 5030 Alderman Rd.

REASON: opposition in all 3 cases.

PHONE CALL ()

LETTER ()

PETITION ()

2. NAME : _____ ADDRESS: _____

REASON: _____

PHONE CALL ()

LETTER ()

PETITION ()

3. NAME : _____ ADDRESS: _____

REASON: _____

PHONE CALL ()

LETTER ()

PETITION ()

4. NAME : _____ ADDRESS: _____

REASON: _____

PHONE CALL ()

LETTER ()

PETITION ()

5. NAME : _____ ADDRESS: _____

REASON: _____

PHONE CALL ()

LETTER ()

PETITION ()

TOTAL RESONSES _____

PHONE CALLS _____

LETTERS _____

PETITION _____

OPPOSITION PHONE CALLS

LDCPAL-2024-13
CASE# LDCD-2024-7 LDCJ-2024-20 HEARING DATE: 4/2/2025

1. NAME : Jeff Fitchett ADDRESS: 4625 Swindell Road

REASON: Too many warehouses, wrong location. Roads not meant for truck traffic
stormwater continues to get worse with increased development

PHONE CALL (☒)

LETTER ()

PETITION ()

2. NAME : _____ ADDRESS: _____

REASON: _____

PHONE CALL ()

LETTER ()

PETITION ()

3. NAME : _____ ADDRESS: _____

REASON: _____

PHONE CALL ()

LETTER ()

PETITION ()

4. NAME : _____ ADDRESS: _____

REASON: _____

PHONE CALL ()

LETTER ()

PETITION ()

5. NAME : _____ ADDRESS: _____

REASON: _____

PHONE CALL ()

LETTER ()

PETITION ()

TOTAL RESPONSES _____

PHONE CALLS _____

LETTERS _____

PETITION _____

SCANNED

White, Margo

From: Suggs, Kay
Sent: Friday, May 2, 2025 11:10 AM
To: White, Margo
Subject: FW: [EXTERNAL]: Warehouse Proposal at Alderman and Swindell Road - public hearing May 6

From: smwjeeper@aol.com <smwjeeper@aol.com>

Sent: Friday, May 2, 2025 11:01 AM

To: Troutman, Becky <beckytroutman@polk-county.net>; Wilson, Rick <RickWilson@polk-county.net>; Braswell, Bill <BillBraswell@polk-county.net>; Santiago, Martha <MarthaSantiago@polk-county.net>

Subject: [EXTERNAL]: Warehouse Proposal at Alderman and Swindell Road - public hearing May 6

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

County Commissioners:

Alderman Road LDCT-2024-20, LDCPAL-2024-13 (LDCD-2024-7)

We are writing you regarding the proposed request to rezone the Knight and Kelso 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.

The largest impact of this proposed development would be the water drainage across us and neighboring residential properties.

As shown in the attached photos from **hurricane Milton in October 2024**, the flooding was extensive, with water surrounding our home, all the way down Giant Oak Road and the **proposed property to be rezoned**. Flooding across our property also occurred in **2017** and **2004** after hurricanes, so this occurrence with **surface drainage** is becoming **more frequent with higher water levels** over the last 20 years.

We bought 2 acres on Giant Oak Road 27 years ago and built our dream home. Our property line is over 500 feet along the northwest side of the Knight field and this was all under water after hurricane Milton last year. (See photos)

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.

—Traffic on Swindell Road which is already burdened by semi trucks and cars seeking access or exiting I-4 and Polk Parkway. (Traffic detours on to the 2 lane Swindell Road to avoid the I-4 congestion and traffic jams.)

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

—Residential Property values will go down.

This plan is not compatible with this beautiful neighborhood. Again, we **strongly urge you to deny the zoning change** for this property on May 6th.

Respectfully submitted,

Gary and Sarah Washburn

655 Giant Oak Rd., Lakeland, FL 33810

Hurricane Milton. From our front porch looking west toward Turbeville home in distance.

Neighbors kayaking down Giant Oak Road

Hurricane Milton. From our front porch looking west toward Turbeville home in distance.
Neighbors kayaking down Giant Oak Road



Looking east towards Knights home of the proposed property for development.



The north east part of the field of proposed development. (The water hyacinth plants against the fence floated from Knights pond showing how much flooding came across.)



Standing on Giant Oak Road looking north.



White, Margo

From: Brian Holbrook <bholbrooksourcing@gmail.com>
Sent: Thursday, May 1, 2025 4:20 PM
To: White, Margo
Subject: [EXTERNAL]: Fwd: LDCPAL-2024 & LDCD-2024-7
Attachments: HolbrookOppositionLetterAlderman.pdf

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

----- Forwarded message -----

From: Brian Holbrook <bholbrooksourcing@gmail.com>
Date: Thu, May 1, 2025 at 3:34 PM
Subject: LDCPAL-2024 & LDCD-2024-7
To: Bolton, Robert <robertbolton@polk-county.net>, <planneroncall@polk-county.net>, <lyndsayyannone@polk-county.net>

Attached is my updated opposition letter for this topic, please ensure it is included in commissioners packets for both topics.

Brian M Holbrook, MBA, MS

Opposition Letter LDCPAL-2024 & LDCD-2024-7: Alderman Road Project

Attention Polk Planning Commission:

I am writing to formally express my opposition to the proposed land-use and zoning changes for the property located at Alderman Rd. I am a multiple degreed engineer, with direct experience in stormwater issues affecting this area. My family has owned property along Itchepackesassa Creek since the 1950's, and I own 11+ acres of land including creek frontage. I strongly urge you to reject this project proposal due to the significant risks it poses to our community.

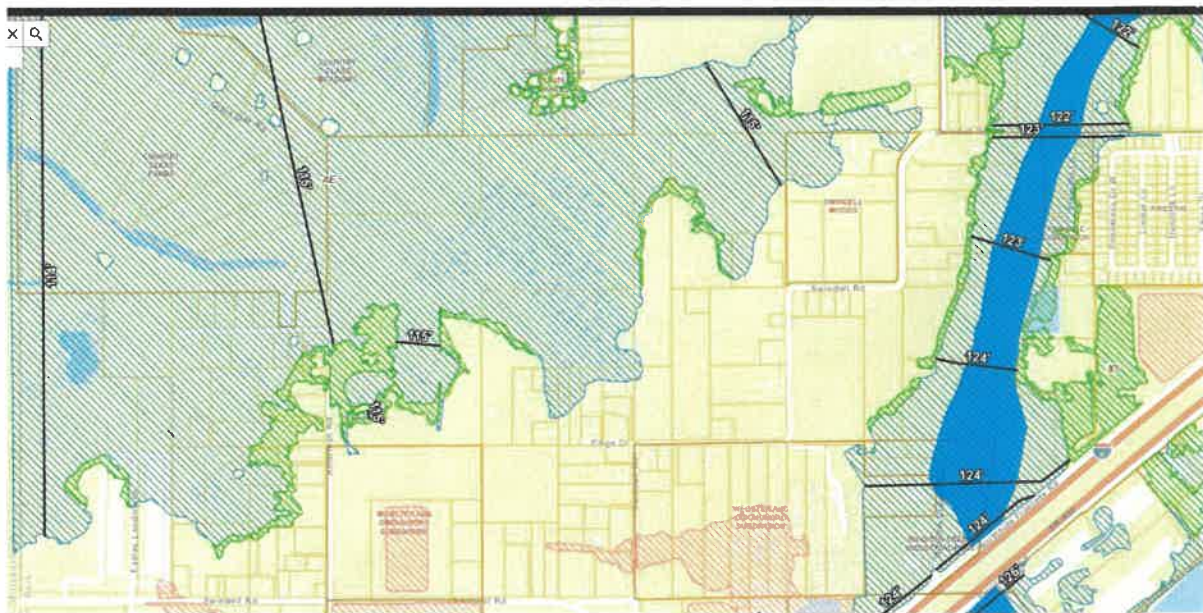
I have conducted extensive research into the flooding dynamics of Itchepackesassa Creek, with support from Dr. Ni Bin Chang of UCF's Stormwater Engineering Academy, who provided me with a letter of support. This research confirms what many residents already know—our local watershed is failing, and adding further development will only exacerbate the problem.

Polk County should be acutely aware of the capacity and conveyance limitations of Itchepackesassa Creek, as well as the severity of flooding experienced across a large area of connected floodplains. During overflow events, the creek pushes upstream into primary drainage systems—such as the drainage basin along County Line and the main tributary connecting to Blackwater Creek and Walker Rd ditches. This, in turn, overflows into secondary ditches within various communities before spilling onto floodplains, roads, and other low-lying areas.

This project necessitates a significant land-use and zoning change for a parcel currently zoned in alignment with the surrounding communities. Once a land-use and zoning change is approved, the available protections for this area become severely limited. Even the most advanced engineering controls cannot mitigate the underlying drainage issues in this region, as the bulk of the Itchepackesassa Creek system is privately owned and remains poorly modeled in official studies. It does not require a technical background to appreciate that this site is located on a sensitive area. Importantly, Land-Use and Zoning are non-structural flood controls, and are mitigations that Polk County has relied on in this area for

decades. The county should not remove these controls in a stressed area without drastic improvements confirmed for the system. The County has invested significant capital on projects upstream of this area attempting to alleviate issues with limited success. The Creek Channel has significant downstream congestion and decades of development throughout the watershed have increased strain on the system. There are large areas of overlapping floodplains between Swindell Rd, Walker Rd, Knights Station, and Charlie Taylor Rd which are highly sensitive to changes.

Below is an illustration from the floodplain viewer, which shows the AE and X rated flood plains covering the site, and their relationship with the overall flood plain:



Below is an aerial image following Irma of the private drainage line extending due south from the Creek, along the County Line. The flooding from this element spills onto the surrounded connected floodplains, including those on this site.



The developer will argue that these topics are addressed by permitting processes and that their engineering partners will conduct drainage studies and include engineering controls. In this area, that is an inadequate control. You Commissioners are the only ones with the authority to maintain the non-structural controls protecting this area. Assurances of engineering controls and review by water management does not absolve the County from its responsibility to consider the importance of land-use and zoning as a protective control. The permitting process will validate specific criteria, which does not fully account for the uniqueness of this situation. The Varrea project in Plant City, for example, stands as a testament to the failures of such planning, as does the severe flooding experienced during Milton, where homes were lost despite prior assurances that risks were “mitigated.”

Plant City Commissioners approved land-use and zoning changes to converting a 1,000 acre rural/agricultural property to a mixed use master planned community. The project dismissed public opposition and credible flood concerns. This massive project went through all permitting processes as well as water management/County/City review. The first residents of Varrea moved into the community July of 2023. Immediately following development residents reported new/enhanced flooding on surrounding properties.

Established homes to the north of this site were significantly impacted, as properties that were previously the “highest” in the area were now looking up at the new development. Other established homeowners on the East side of Charlie Taylor Rd have been catastrophically impacted. These issues appeared during the first minor storms, as homes outside the identified flood zone experienced their first taste of property flooding.

Despite every assurance of the developer, their engineering partners, water management representatives, and the City, residents have experienced exactly what they said would happen following this project. Property owners now experience new flooding, deeper flooding, or have properties that are now incapable of draining. Hurricane Debby exposed these problems and resulted in the developer dispatching their engineer to study their controls and the Creek to understand the situation.

Below is an image of Varrea Phase 1 after Milton. The evidence of flooding should make you skeptical of any engineering assurance accompanying project plans in this low-lying region.



While the development experienced flooding at levels shocking new residents, the impact on the surrounding area was magnitudes worse. During overflow, Itchepackesassa Creek pushes upstream into primary drainage systems (drainage basin element along County Line, main tributary connecting to Blackwater Creek, Walker Rd ditches, etc.), this overflows into secondary ditches (those in the various communities), then spills onto floodplains, over roads, and everything else low-lying in this area.

Normal drainage for this area flows under the Knights Griffin Bridge, with some overflow towards the McIntosh Preserve. After Varrea's development, portions of the "natural" overflow found a new home, turning Charlie Taylor Rd into the main path for overflow from the bowl to push through. Charlie Taylor Rd experienced deep over-road flooding, and multiple homes along this road experienced deep structure flooding and were deemed

total losses. The flooding extended over Knights Griffin Rd, an area that has never experienced over-road flooding in its history.



Itchepakesassa Creek is a failed watershed. The system is out of balance and available models associated with it outdated & incomplete; it is impossible for even the most capable engineering efforts to ensure effective controls. Similarly, while the permitting and review process will consider draining characteristics of the subject parcel, they do not consider the system environment.

In a hearing about a nearby project, Dr. Chang provided a support statement strongly recommending a complete system model be developed for this area before allowing major land-use changes and intense development. The current Itchepakesassa Creek watershed study by Jones Edmunds will not be finalized for about another year and a half, so this project will rely on a decades-old model.

In a past project hearing on Swindell Rd, Walter Reitner, a resident stormwater engineering expert, recommended County Commissioners wait for the completion of the ongoing watershed study before approving projects in this troubled region, explaining the flood-

prone nature of the Itchepackesassa/Blackwater Creek system. Even if the model were newer, the bulk of the Itchepackesassa Creek System is privately owned and managed, so the model neglects to detail much of the system. Polk County's drainage director has confirmed this to me (Exhibit A).

Furthermore, site-limited engineering studies do not consider the impact to the broader system which comes with altering the topography and groundwater characteristics around that parcel. The engineering study will design a capacity of storage volume to offset some volume of fill introduced to an area, and a theoretical calculation that positions that the water draining off this site after the project will not be greater than before the project. While this is important for dealing with nuisance flooding and rainwater runoff, it is a near inconsequential factor for how surrounding properties will be impacted during an overflow.

Itchepackesassa Creek experiences a "backflow" event, where pressure from the main creek channel causes an upstream push into the "tributaries" that feed into the creek. This phenomenon has been documented in past studies and observed during every major flood event in the region.

Our community has provided aerial footage from Hurricane Irma, which shocked the engineers conducting the current watershed study. During Hurricane Milton, residents of Country Class Farms confirmed the southward flow of water through their properties from the creek along County Line. This represents an "upstream" flow occurring more than four miles from the main creek channel.

This backflow spreads across all connected floodplains. The pressure associated with these events is so extreme that most experts refuse to believe it is real until they are presented with direct evidence.

My property includes approximately 600 feet of creek frontage at the midpoint of the Army Corps study area. During Hurricane Milton, overflow from the creek covered every inch of my 11.25-acre property, with the main pasture area and forest submerged under approximately four feet of water. My property alone stored an estimated 15 million gallons of water.

This flooding extended across all connected floodplains, community roadways, and beyond, simultaneously covering several thousand acres. The floodwaters also impacted the floodplains on the subject property. Homes adjacent to this property, including those off Paige Drive, experienced significant flooding—even those not previously identified as being within a floodplain.

The image below shows approximately 100 feet of sediment that accumulated to form a sandy “road,” extending perpendicularly from the creek at a cattle crossing.



The image on the right shows where the creek deposited sediment, raising it to the elevation of the pre-existing spoil piles that typically contain the creek (usually 4–6 feet from the channel base). Significant portions of my property saw their elevation increase by 12–24 inches due to the accumulation of tons of sand. It requires extreme pressure in the main channel of the Creek to produce this kind of effect.

These backwater hydrology effects become apparent only when a system is out of balance and overloaded. While riverine flooding can occur elsewhere, it is difficult—even in Florida—to find a situation as extreme as this. *The Ledger* has reported on flooding in this area numerous times, documenting feedback from Polk County engineering officials who have stated that there is nothing they can do to mitigate the situation.

It is reckless and irresponsible for any entity to consider land-use or zoning changes along these low-lying floodplains. Such changes alter the topography of large areas, permanently affecting water flow characteristics during flood events. Every gallon of water that can no longer flow onto this parcel will instead be displaced onto surrounding properties. Every gallon of water whose natural flow is altered will cause adverse impacts elsewhere.

The engineering assurances for this project will not adequately address these concerns because they simply cannot. The necessary data does not exist for anyone to properly model this scenario, even if required. When the County and water management agencies issue a permit for this project, they will not have the ability to validate the risks or model this situation accurately.

Protecting established communities requires safeguarding current land-use and zoning standards for this property, which only allow for low-density rural development or agricultural use. Development in this area should adhere to existing zoning and land-use guidelines, minimize disruption to floodplain areas, and avoid any reduction of wetlands.

Ideally, the County should mandate a comprehensive system-wide model of the Itchepackesassa watershed before approving major projects—whether within Polk County or in its neighboring jurisdictions to the west.

Polk County has dealt with flooding from this area half a century. In the 90's the County commissioned the Army Corps of Engineers to study the problem. That report deemed most solutions environmentally or economically infeasible. The authors also assumed no future land-use and zoning changes for the undeveloped parcels in the region, as most were low-lying and not suitable for development. That report also cited urban sprawl and increasing strain on the watershed due to development activity in the watershed.

Between Varrea, Varrea Phase 2, Timber Ridge, the future Blue Steel Industrial Site, the Welldyne complex built in the 2000's, the Alderman Rd Warehouse, and the Walker Rd Dairy development we are expanding a semi contiguous berm along the fringes of this flood area. Unless there is a project to expand the conveyance downstream of this area or introduce massive upstream storage capacity this area will continue to experience severe flooding. Each new project which encroaches on these connected floodplains, increases the strain on remaining parcels. The image below illustrates the overall floodplain area and approximates the location of the many projects.



The “normal” drainage for this area is through the Creek, exiting through the Knights Griffin Bridge towards the Lower Green Swamp preserve. In overflow state this reverses and eventually the creek pushes due South over its banks filling the floodplains. Unlike the overflow to the north of the Creek, which exits through Blackwater Creek, the floodwaters in these plains are either trapped or must drain back into the Creek system.

Regarding infrastructure, the communities surrounding this property site are rural/ag use with an extremely low-density profile. Alderman & Swindell Rd are secondary roadways, not designed to support high volume or high weight traffic. Towards the east of this property Swindell Rd is curve-filled, narrow, and floods in multiple locations. The road is insufficient to support tractor trailer traffic, and an industrial warehouse at this location will undoubtedly result in traffic here. There is no hard mechanism to force traffic to the west on Swindell Rd, and I-4 traffic issues routinely result in navigation mapping drivers onto secondary roads. This was part of the justification leading to the denial of a similar project proposed on Swindell Rd.

Similarly, the communities along this area operate predominantly off wells and septic systems, due to the limited rural infrastructure. An industrial development at this site will require the County to expand infrastructure at a scale which is impractical for a single project and will result in disruptions for the surrounding area. Assuming the County can rationalize building the required infrastructure financially, there are serious environmental

risks posed by extending sewer and water to this property due to the significant wetlands around the parcel. Additionally, expanding infrastructure to this area removes a major barrier, facilitating increased development intensity of remaining undeveloped parcels equally unsuited for it.

Ample research exists to affirm industrial as the highest intensity classification of development, and the one with the most severe environmental impact. A warehouse campus will introduce significant impervious materials to the parcel, along with pollutant prone vehicle processes. Studies have consistently shown that the effectiveness of engineering controls such as retention ponds is theoretically, frequently falling short of design for both stormwater mitigation and pollutant remediation. Given the hundreds of homes relying on well water with immediate proximity to this site, a land-use and zoning change that will allow significant pollutant load in the area poses a serious risk to existing residents. A warehouse on this parcel will introduce light and noise pollution as well, which will adversely affect the property values and environment for established homes nearby.

I ask the Planning Board thoroughly considers the risks this project poses to established communities. Consider why the county has restricted the zoning in this area for decades? Why increased the acreage requirements, and required lower density development over the past decades? Zoning and land use are recognized non-structural flood mitigation controls. For the past five decades these have been the primary controls for this troubled area. Residents have largely given up hope that the flood situation can ever be improved but we are pleading that you avoid compounding them. In the past my livelihood relied on Florida Construction so I am not against development. However, with my unique understanding of this troubled environment, I am vehemently opposed development that requires land-use and zoning changes impacting these flood plains.

Respectfully,

Brian M Holbrook,

MBA, MS

Appendix A:

This is an email from the Polk Roads & Drainage Engineering director previously confirming that the majority of the creek system is private and not detailed in prior studies.



Brian Holbrook <bholbrooksourcing@gmail.com>

RE: [EXTERNAL]: Itchepackesassa Watershed Inquiry

Jarvis, Jay <JayJarvis@polk-county.net>
To: Brian Holbrook <bholbrooksourcing@gmail.com>

Fri, Dec 1, 2023 at 2:42 PM

Brian,

From what I can recall your list of studies is good and I don't recall any thing after the 2010 study that resulted in the project on the park property; until the SWFWMD study that is currently underway.

I cannot address the amount of development in the watershed.

A majority of the Itchy Creek System is private and I do not believe there was a lot of detail done beyond the main creek system previously.

Any monitoring stations along the creek would be the Water Management Districts or USGS (?).

I hope this helps.

Sincerely,

Jay M. Jarvis, P.E., Director

Polk County Roads & Drainage Division

3000 Sheffield Road

Winter Haven, FL 33880

(863) 535-2200 Office

(863) 534-7339 Fax

Appendix B:

Support letter provided by Dr Chang highlighting the need for a system-wide study to understand result of changes in this area. This letter was provided in support of opposition to a similar size warehouse project 2500' to the west of this property. Both properties impact flood plains that are connected and drain into the same drainage basin element. Dr Chang has developed multiple research proposals with support from State Representatives, Senators, and County Commissioners seeking Federal or State funding to study the flood problem for this community, and potential solutions.



Civil and Environmental Engineering Department
Engineering Building 2 Suite 211
(407) 823-2841 • Fax (407) 823-3315
<http://www.cee.engr.ucf.edu/>

Jan 7, 2024

RE: Support for Country Class Meadows HOA Opposition to Land Use Changes and Rezoning

Dear Plant City Commissioners:

I am writing to express my support for Country Class Meadows HOA's concerns on the proposed land-use changes and rezoning required by the Blue Steel Industrial Development Project. I am a Professor of Sustainable System Engineering with 30+ years of experience in research, teaching, and outreach services. As a researcher, I seek interdisciplinary sustainability solutions deeply rooted among intertwined issues in system engineering, industrial ecology, ecological engineering, environmental engineering, hydrological science, and spatial informatics. I hold a Ph.D. in Environmental Systems Engineering and am the Director of UCF's Stormwater Management Academy. Beyond research interests, I teach engineering science courses in the areas of hydrology, ecology, environmental and water resources systems analysis, groundwater hydrology, groundwater modeling, and ecological engineering.

This letter expresses my personal opinions based on review of project information shared by the HOA, including available Watershed Management Plans, the Hillsborough County Stormwater Management Masterplan, FEMA FIRM Maps, and Hillsborough County Local

Civil and Environmental Engineering Department • College of Engineering and
Computer Science
P.O. Box 162450 • Orlando, FL 32816-2450 • (407) 823-2841 • FAX (407) 823-3315

An Equal Opportunity and Affirmative Action Institution



Civil and Environmental Engineering Department
Engineering Building 2 Suite 211
(407) 823-2841 • Fax (407) 823-3315
<http://www.cce.engr.ucf.edu/>

Mitigation Strategy. There are potential risks associated with major development and land-use changes without a current system-wide study. Flooding challenges experienced by neighboring communities along the Itchepackesassa Creek system are well documented and have been the subject of formal study decades ago. The environment of this topic of concern is complex, involving hydrological analyses for two watersheds conducted years ago by two different agencies. Relying on current aged watershed studies may limit effectiveness of any engineering controls attempted by the developer. The Itchepackesassa Creek watershed study is obsolete and has no updated report. Similarly, significant elements of the Itchepackesassa Creek drainage system are privately owned and maintained, and separate models used decades ago may be limited by how they reflect them. Project uses a 2008 FEMA FIRM map, which is aged and does not reflect the flood plain expansion evident in the 2022 version. Maps confirm project site contains multiple flood plain elements, which are connected to shared drainage lines feeding Itchepackesassa Creek. In general, construction within the 100-year flood plain and on wetlands should be avoided where possible unless there is engineering infrastructure such as low impact development to avoid flooding and water contamination. Project plan depicts such construction and potential impact on surrounding drainage systems should be studied and simulated by a more systematic way using integrated hydrological and hydraulic models.

Civil and Environmental Engineering Department • College of Engineering and
Computer Science
P.O. Box 162450 • Orlando, FL 32816-2450 • (407) 823-2841 • FAX (407) 823-3315

An Equal Opportunity and Affirmative Action Institution



Civil and Environmental Engineering Department
Engineering Building 2 Suite 211
(407) 823-2841 • Fax (407) 823-3315
<http://www.cce.engr.ucf.edu/>

Zoning regulations and land-use designations serve as control measures for communities and may ensure that development is conducted in a sustainable manner. While permitting processes are intended to provide additional safeguards, stormwater runoff models alone may not be valid for the global environment which is heavily influenced by the base flow from groundwater systems. Residents in this community describe peak flood conditions occurring days following storm events, making understanding of timing of any downstream discharge critical for flood management. Additionally, major topography changes of this scale due to urbanization effect may alter water flow and impact surrounding areas, as experienced by residents following the construction of the 262-acre Walker Road recreational park in 2017. This site is of similar size and considered a more intense development class with greater impervious surfaces. Site is upland of established communities with documented flooding issues, which may be impacted by significant changes to the drainage network. Forthcoming land development close to the suburban to the west further place the situation in a worse pathway.

An integrated hydrological analysis for flood impact assessment of the site and surrounding network should be conducted to simulate stormwater management conditions before and after the potential land development, and how low impact development strategies might help mitigate potential flood impact. Without a current system-wide analysis, the risks and potential negative consequences to surrounding properties are unknown, and it is difficult to properly

Civil and Environmental Engineering Department • College of Engineering and
Computer Science
P.O. Box 162450 • Orlando, FL 32816-2450 • (407) 823-2841 • FAX (407) 823-3315

An Equal Opportunity and Affirmative Action Institution



Civil and Environmental Engineering Department
Engineering Building 2 Suite 211
(407) 823-2841 • Fax (407) 823-3315
<http://www.cce.engr.ucf.edu/>

assess design controls. I encourage the City to consider the concerns presented by the HOA's representative, and strongly recommend additional study on this complex situation. Should I be of any help, please feel free to contact me.

Sincerely Yours,

A handwritten signature in black ink that reads "Ni-Bin Chang". The signature is written in a cursive style with a horizontal line at the end.

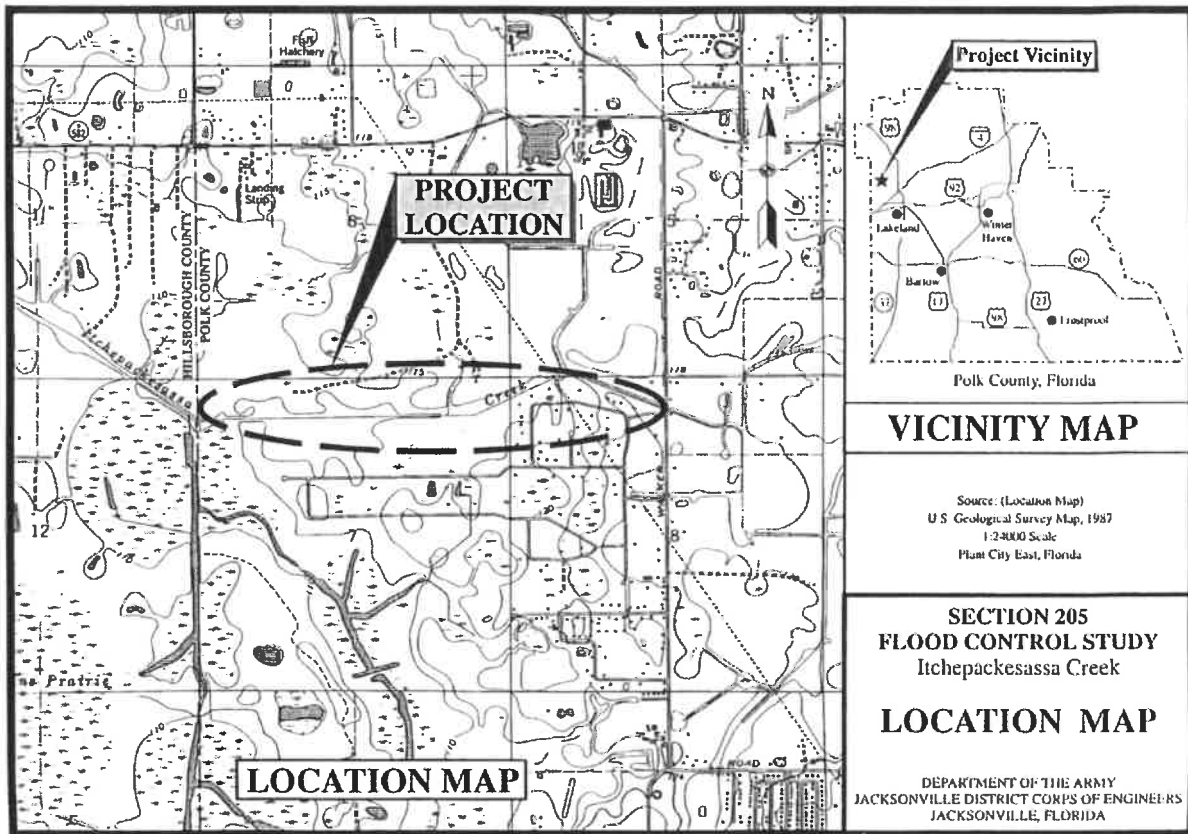
Ni-Bin Chang, Ph.D., P.E.
Professor, Dept. of Civil, Environmental, and Construction Engineering
Director, Stormwater Management Academy
University of Central Florida
Orlando, FL, 32816
Email: nchang@ucf.edu
Phone: 407-823-1375

Civil and Environmental Engineering Department • College of Engineering and
Computer Science
P.O. Box 162450 • Orlando, FL 32816-2450 • (407) 823-2841 • FAX (407) 823-3315

An Equal Opportunity and Affirmative Action Institution

Appendix C:

This is the focus area of the Army study commissioned by Polk County in the 1990s. The flood conditions from this area overflow initially thought ditching systems and the drainage system visible at the County line.



Annex D: Images following Milton on or next to this proposed site. Images from Alderman Rd or Giant Oak Rd. These (along with FIRM illustrations) contradict past claims by the applicant that this property never floods.



White, Margo

From: LaNae Luttrell <lanaejoy101@yahoo.com>
Sent: Thursday, May 1, 2025 2:18 PM
To: Yannone, Lyndsay; White, Margo; Bolton, Robert
Subject: [EXTERNAL]: Opposition Letter for Commission 5-6 Meeting Attached / LDCPAL-2024-13 AND LDCD-2024-7
Attachments: Luttrell Stalwart Opposition to Polk Comission 5-6-2025.pdf

Good afternoon,

Attached is an updated letter to be given to the Polk Commissioners PRIOR to the hearing on 5/6 regarding the Alderman Road / Stalwart Warehouse project, located on Swindell and Alderman Road. The project numbers are LDCPAL-2024-13 AND LDCD-2024-7. **Please replace my old letter for the planning commission on this topic**, as there have been many biohazard and humanitarian issues arising from floodwaters since that time.

I greatly thank you for your help on this issue. I will bring a USB drive with slides to the hearing to use during my speech.

If you could kindly let me know if this was received AND will be included in the Commissioner's packet, I would be very grateful.

Also - please advise if it is ok for me to send a letter to each commissioner to their website email prior to the hearing on this topic. I do not want to break protocol, but residents in this area are facing dire circumstances with little help from any authoritarian entities - and trust me, we have talked with ALL OF THEM.

Thank you for your help and advice,

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

OPPOSITION LETTER - ALDERMAN WAREHOUSES - LDCPAL-2024-13 • LDCD-2024-7

Polk County Commission • Tuesday, May 6, 2025

My name is LaNae Luttrell. I live at 4708 Charlie Taylor Road in Unincorporated Hillsborough County, just along the Polk County border.

What you have before is a proposal from a developer who wants to put a warehouse in the middle of a long-existing, rural community, and an environmentally-sensitive area. Your Commission had the wisdom to deny this project on July 10, 2024 (just nine months ago) due to its incompatibility, and yet, here the developers come again with “tweaks” to their plan in an attempt to sucker you into an approval.

The owners of this property want to sell their land for top dollar, and I understand that. However, if a landowner, in a rural community wants to sell, it is YOUR responsibility to ensure that the **BUYER** develops it in a manner that is compatible with the existing neighborhoods and development codes.

THERE ARE FOUR MAJOR REASONS WHY YOU SHOULD DENY THIS PROJECT:



1. IT IS NOT COMPATIBLE WITH ANY OF THE SURROUNDING RURAL NEIGHBORHOODS

This project is surrounded on three sides by large-acre, rural residents and “hobby farms” on picturesque, small-acre lots that are worth substantial amounts. People chose to live in this area SPECIFICALLY because it afforded us the space and protection of agricultural zoning. I built an 18-acre, horse boarding business and depend on my pastures for my livelihood.

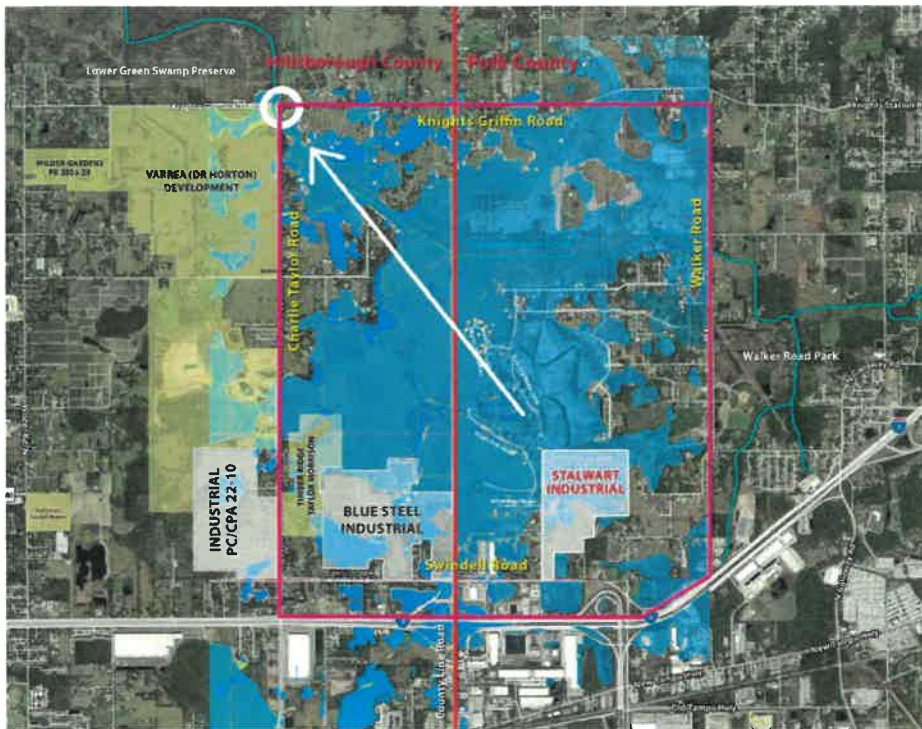
Neighbors have invested our lives, our

businesses, and our financial security in our homesteads based on the land development codes that protected us when we purchased our homes. It is irresponsible to change them or ignore them in favor of a developer over the population who currently lives there...many, for decades.

2. IT IS A WILDLIFE CORRIDOR THAT MUST BE PROTECTED

This area serves as home to many endangered and threatened species. I have seen (and have photos) of most of these species on my land alone! (see attachment on last page) Neighbors who directly abut the project site can testify to this as well. I believe if you ask the current land owners, they would be forthcoming and tell you the same thing. Because of Plant City’s irresponsibility, there is an ongoing over-development crisis in this area that has forced much wildlife to be displaced. Therefore, the predators are seeking refuge and food on our lands and are killing our animals. My sister, who lives near me, has lost four goats to coyotes and bobcats in the last month alone! The location of the Alderman project is in a critical wildlife corridor that must be preserved.





3. IT INCREASES THE RISK OF FLOODING FOR RESIDENTS DOWNSTREAM AND IS PUSHING OUR HOMES FARTHER INTO THE FLOODPLAIN.

This map shows the 100-year floodplain according to SWFWMD and FEMA. NOTICE, roughly 80% of their land is in the 100-year floodplain! Residents downstream are “trapped” by four roads and sit lower topographically. When it rains, water surges into this “swimming pool” and hits a choke point at the bridge under Knights Griffin Road.

We have been shoved farther into the 100-year floodplain due to over-development, **with NO improvements** to the Itchepackesassa Creek Watershed’s functionality. Because of this, our insurance rates have skyrocketed, if we’re lucky enough not to be dropped altogether.

To make matters worse, developers are swallowing up all available land surrounding our homes. No matter how the developer’s engineers “spin” the data, **water flows to the lowest point, and that will certainly not be their elevated warehouses.** The Alderman property is located a critical junction of the Itchepackesassa Creek watershed. Their land was underwater – as we all were after Irma, Debby, Helene and Milton. If you allow them to build this, you are taking away a huge area that is desperately needed to absorb floodwaters. Impervious surfaces cannot do that. No matter how many ponds they build, it will not be enough to contain the absorption ability of the ground they will pave over – please do not fall for this engineering fallacy. Surrounding residents have years of data to support otherwise.

Many families in this low-lying area lost their homes to Hurricane Irma, and now Milton. We were fortunate when our home survived Irma, but my husband, Travis, and I lost our home, barndominium and our horse-boarding business to Milton. Only one of my 18 acres did not flood. I had two feet of



10/11: All but 1 of 18 acres is underwater. House and barn flooded

water in my house and a foot in the barn. The house is now uninhabitable, and we have been displaced since October while we still continue to fight with our flood and homeowners insurance companies. They each point fingers at the other, and neither has come through yet to give us the funds to rebuild or elevate our home. It has been the greatest tragedy of our lives and I am telling you this, not to gain “sympathy votes,” but for you to understand **that this is a real threat, not hollow scare tactics.** I may have lost everything, but I am fighting for my neighbors so that they won’t have to go through this same nightmare.

I cannot speak to other areas, but the ugly truth about the flooding of our home and others from Milton is that – in this area – IT WAS A MAN-MADE event. Our pastures were underwater at 5:00pm the night before the storm even hit! Some entity was either pushing a massive amount of water into our area or someone downriver was holding it back. Until the cause is found, approving another massive project in this watershed is irresponsible.



4. THERE IS EVIDENCE OF EXISTING STORMWATER TOXIC IMPACTS. A HUMINATIRAIN CRISIS IS LOOMING.

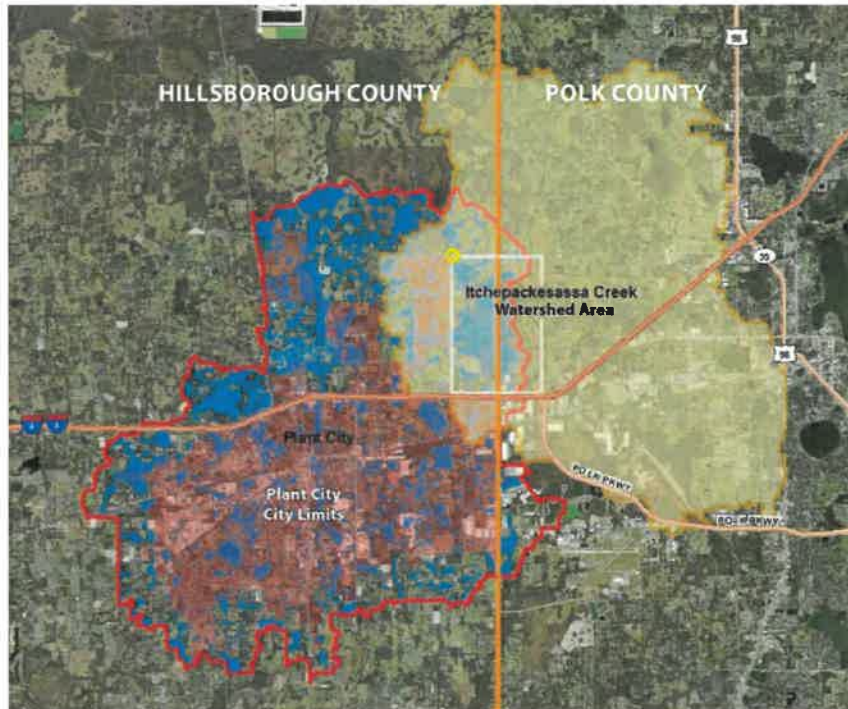
After Hurricane Helene, my small pond did not flood, however surrounding neighborhoods did get runoff from Varrea to the west and east. John Haney (directly to the east of Varrea) and Rhonda Trimble (to the west on Lampp Road) both lost an entire lake of fish due to whatever contamination was in that water. Since stormwater did not reach my pond, I did not lose any fish. This proves there was some kind of contamination in that runoff. Ms Trimble called every agency “know to man,” in Plant City and Hillsborough County, for months, and **NOTHING WAS DONE**. There were many on-site visits, but in the end, her loss and continuous pumping-induced flooding to her grazing pastures for her livestock was completely dismissed.

In addition, after Helene, I took photos of endangered Wood Storks who were eating worms and other itmes in my pasture, in wat proved to be contaminated stormwater. I was devastated to come out the very next day and find one of those endangered Wood Storks dead in the same location where it was feeding the day before! There was no sign of trauma, so I froze the carcass and mailed it to FDACS who determined it was killed from toxic chemicals. (Report attached). Even more devastating, my husband, just 53, was diagnosed with AML Lukemia two weeks ago – bone marrow cancer – that could have been “triggered” by this stormwater, as we were all wading in it waist-deep in an attempt to save the horses in our care as the water poured into our property, home and barn, at a never-before experienced rate.



There is a humanitarian and livestock contamination crisis raging due to the overdevelopment that Plant City has greenlighted without regard to fixing the failed watershed that all their developments will dump water into. The Wiggins Prairie Water Mitigation Bank has been given "carte blanche" from Plant City and SWFWMD. If you pull up their records, you will see dozens of amended permitting applications – raising even more suspicion of negligence.. All of these failures are combining to put the lives of hundreds of Polk County residents, and those Hillsborough county residents who live in the "Itchepackesassa Swimming Pool" at risk. This is not an exaggeration – it is the reality we have presented time and time again at many hearings FOR 9 YEARS, yet no one will listen or take action.

5. SWFWMD IS IN THE MIDDLE OF AN IN-DEPTH STUDY OF THE ITCHEPACKESASSA WATERSHED



The 1995 study by the Army Corps of Engineers clearly stated that this area was not suitable for large-scale development. The SWFWMD study done by Keith & Schnars in 2005 concluded the same thing. **Despite hundreds of thousands of dollars on these studies, nothing has been done to increase the capacity of this watershed, and Plant City has flat-out chosen to ignore them.** Plant City Planning Department, and the ill-informed Plant City Commissioners continue to approve large-scale warehouse and residential developments along Charlie Taylor Road, while at the same time admitting that they know the area has serious flood

issues. I do not understand why they admit there is a hazardous situation, yet continue to throw gasoline on the fire that is raging, endangering the welfare of citizens in both counties. However, these citizens live OUTSIDE of Plant City limits, therefore are denied the right to vote for PC Commission races and have NO representation. We need you to have the courage to stand up for what is right!

Due to the proven failure of this watershed, SWFWMD has hired Jones Edmunds to conduct an in-depth study of the Itchepackesassa Creek watershed. Until this study is completed, and improvements are implemented, there should be a moratorium on development in this area. It is both negligent and holds Polk County and Lakeland liable to approve a project of this scale BEFORE ENGINEERS HAVE THE DATA to understand the issues of stormwater in this area. Once the data is complete, all entities will have the answers they need to build appropriately.

Please support your staff's findings as well as the denial from your own Planning Commission and DENY this project. There is nothing about it that is compatible with the surrounding residents. It will adversely affect our homes, lives, livelihoods forever.



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



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

Keystone Species

**FLORIDA DEPARTMENT OF AGRICULTURE & CONSUMER SERVICES**

Bronson Animal Disease Diagnostic Laboratory

FL

Phone: (386) 853-6429 Fax: (321) 697-1467

Report Date: 11/24/2024

Final Report**Date Received:** 10/4/2024**Case Coordinator:** Dr. John Roberts**Accession No:** K2412713

SHILOH EQUESTRIAN CENTER
TRAVIS LUTTRELL
4708 CARLIE TAYLOR ROAD
PLANT CITY FL 33565

Phone: (813) 768-3356
Email: shiloheq4708@gmail.com

Associated Parties

	BADC Poultry Program	FL
PREM Owner Submitter	Shiloh Equestrian Center Travis Luttrell	4708 Carlie Taylor Road Plant City, FL 33565 (813) 768-3356

Purpose of Test

Diagnostic-Necropsy

Reference Data

Location: NA

Animal Information

Stork - Wood Stork 1

Necropsy Interpretive Summary

11.24.2024

The liver has lesions consistent with chronic toxicity occurring over months. Although non-specific hepatopathies have been associated with aflatoxicosis, heavy metal toxosis is easier to rule out in this case and ICP micromineral analysis can be conducted at Michigan State University for an additional fee. Other toxins could possibly be discovered through chromatography on liver or stomach content at the same institution. A definitive diagnosis can only be achieved through additional toxicologic screens and contact me at john.roberts@fdacs.gov if additional testing is requested.

The kidney also has severe, likely metabolically induced lesions of chronic dehydration and possibly other unknown toxic changes. The small intestine does have severe parasite by a suspected cestode larva, but this infection is secondary to liver changes.

John Roberts, DVM, Dipl ACVP (352-214-4146)

Comment

Preliminary necropsy findings 10.9.24.

A nephropathy and renal failure is suspected. The stork is negative for avian influenza and west nile virus. Histology and ancillary test will be conducted and if a toxin is still suspected after this investigation we can discuss options of where additional toxicologic studies could be conducted from retained tissue.

Lab Findings**Necropsy****Specimen Test Name**

Wood Stork - AVIAN - Stork - Wood Stork	
Animal-Dead - 1	Non-Poultry
A 2.1 kg male wood stork is necropsied on 10.8.24. The neck appears to be in rigor mortis. The kidneys are brown and swollen. The peicardial surface of he heart is coated with urate deposit. The ceolomic cavity contains 2 cc of red fluid. The spleen is brown and slightly shrunken.	
Morphologic diagnosis	
1. Nephropathy (presumptive)	
2. Visceral gout.	

Bacteriology/Mycology**Specimen Test Name Organism**

Wood Stork - AVIAN - Stork - Wood Stork		
Lung - Fresh Tissue - 6	Aerobic Culture	No Growth

Histopathology**Specimen Test Name**

Wood Stork - AVIAN - Stork - Wood Stork	
Fixed Tissue - 1	Necropsy Microscopic Exam
SLIDE 1 through 8	
1. HEART (x3): No lesion Observed (NLO).	
2. LUNG (x3); NLO.	
3. KIDNEY: Renal tubules contain urate crystals. Renal tubules are packed with granular blue substance. LIVER: Hepatocytes are shrunken and surrounded by fibrosis.	
4. SPLEEN: NLO. VENTRICULUS: NLO.	
5. SMALL INTESITNES: Vascular spaces in the villi contain large numbers of encysted cestodes. SKIN with ADIPOSE TISSUE: Apparent loss of lipid in adipose tissue. TRACHEA: NLO.	
6. SMALL INTESITNES (x5); Encysted large presumed cestode larva are surrounded by sever accumulation of heterophils. SPINAL CORD: NLO. ESOPHAGUS: NLO.	
7. EYE: NLO.	
8. BRAIN: NLO.	
MORPHOLOGIC DIAGNOSIS	
1. Hepatic atrophy and fibrosis, diffuse, severe, liver	
2. Urate nephrosis and tubular mineralization, severe, kidneys.	
3. Enteritis, heterophilic severe, with larval cestodiasis (presumptive), severe, diffuse, small intestines.	

Molecular Biology**Specimen****Avian paramyxovirus serotype-1 (APMV-1) Matrix RT-qPCR**

Wood Stork - Pooled cloacal/tracheal swab - 2	Not Detected
---	--------------

Specimen Test Name Result # pooled

Wood Stork - AVIAN - Stork - Wood Stork			
Pooled cloacal/tracheal swab - 2	Avian Influenza A Virus (AIAV) Matrix RT-qPCR	Not Detected	1

Specimen Test Name Result

Wood Stork - AVIAN - Stork - Wood Stork		
Mixed tissue - Brain, heart, kidney - 3	West Nile Virus (WNV) RT-qPCR (PCR)	Not Detected

Parasitology**Specimen Test Name Result**

Wood Stork - AVIAN - Stork - Wood Stork		
Feces - 2	Fecal Examination - Zinc Sulfate Flotation	No parasite ova seen

Pending Tests

No Pending Tests

Client Report History

Report Type	Delivery Method	Sent To	Date Sent
Preliminary	Email	shiloheq4708@gmail.com	10/9/2024 8:25 PM
Final	Email	shiloheq4708@gmail.com	11/24/2024 3:20 PM

Bulletin(s)

For information on sample collection, submission, cost and turnaround time, please visit the laboratory web page at www.FDACS.gov/BADDL.

If you have any questions, please call (321) 697-1400.

Y. Reddy Bommineni DVM, PhD, DACVM, DACPV - Bureau Chief/Laboratory Director of Diagnostic Laboratory

Client Survey: Please tell us how we're doing by following the link to complete a short client [survey](#).

Thank you.

Shipping Labels: BADDL is pleased to announce the utilization of FedEx to offer a more affordable and reliable way to ship your samples to BADDL. Please call the lab for FedEx Priority Overnight Shipping Labels. The cost of shipping will be invoiced to your account when we receive your package.

Holiday Hours: Please view the agency website for a listing of hours, holidays and closures:

[Holiday Hours](#)

Thank you.

White, Margo

From: Suggs, Kay on behalf of Braswell, Bill
Sent: Monday, April 28, 2025 3:31 PM
To: White, Margo
Cc: Yannone, Lyndsay
Subject: FW: [EXTERNAL]: Alderman Road Zoning Change

From: dwtap@aol.com <dwtap@aol.com>
Sent: Monday, April 28, 2025 12:22 PM
To: Braswell, Bill <BillBraswell@polk-county.net>; Santiago, Martha <MarthaSantiago@polk-county.net>; Wilson, Rick <RickWilson@polk-county.net>
Subject: [EXTERNAL]: Alderman Road Zoning Change

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

- Greeting County Commissioners

I wanted to send you an email about the proposed change in zoning on Alderman Road and Swindell.

Case Idcpal-2024-137 & LDCD-2024-7

I wanted to make you aware of the growing issues we are experiencing

in this small area of Polk County. My name is Andrea Turbeville and I live at 626 Giant Oak Road in Country

Class Farms. I am board member of our HOA Country Class Farms.

I would like to express my/ our opposition to any zoning change in this area.

As the Zoning Board and Zoning committee have already denied this twice, last year and this past month.

Our home and cattle ranch are in close proximity to the Alderman Road property. Mr. Keith Knight inherited this

land from his father and is wanting to sell so he can move to Tennessee. We have know the family for over 25

years and it is quite unsettling that he would sell to a developer for Wear houses, knowing the issues we have

with flooding. Our main concern as a community, is we are in a Flood prone area and also in the Itchepackessassa

Creek Watershed area. Covering this area with warehouses or a business park with concrete, would only exacerbate

the already flooding we experience on a yearly basis.

Last year hurricane Milton we experienced 5 feet of water on your cattle ranch.(Polk County Sheriffs department and Lakeland Electric Linemen said, they had not seen flooding this bad in any other neighborhood)

We actually made both FB pages.

During Irma in 2017 we had 3 feet of water, The continually building in this area is only making the flooding worse.

Several other issues I would like to bring to your attention is,

Country Class Farms is in away "landlocked"

Giant Oak Road runs into Alderman Road and then to Swindell Road. That is our only ingress and egress into

our properties. The traffic on the small back roads would be overwhelming for us to get into our neighborhood. We

already experience congestion when I4 has a back up and Google Map routes them right down Swindell Road back to I4. This peice of land is also surrounded by 3 neighborhoods, two of which are HOA communities. Having a wearhouse or business park in the middle would greatly deplete our property values. Im not sure if you have been

in our area, but would like to invite you to meet with the neighbors and fully understand our concerns. We have a

beautiful community with small farms valued close to a million dollars. The last sell was about a month ago at 875,000.

Last, our area is home to lots of wildlife, which includes Deer, Turkey, Fox squirrels, Alligators, Gopher turtles, and Snapping turtles. Also, Eagles, Sandhill Cranes, Owls etc. I feel this is the only area of refuge they have from the overdevelopment in this area.

We have worked a lifetime to acquire our Ranch and land. And have no intention on selling and moving.

My husband is also a business owner here in Lakeland.

This small area of Northwest Polk county has been zoned rural/agricultural for many years. This is not an area to build warehouses. There is plenty of land that would be more conducive for this type of development.

I sincerely hope that you and the other county commissioners will do the right thing and deny the zoning change.

Mr. Knights piece of land would make a beautiful area for other ranch properties, which many people are looking for these days.

Thank you for your time and reading my email

Sincerely,

Andrea Turbeville

Unfortunately, I will not be able to attend the hearing on May 6th due to a schedule conflict.

-
-
-
-

White, Margo

From: Scott, Michael
Sent: Monday, April 28, 2025 12:34 PM
To: White, Margo
Subject: FW: [EXTERNAL]: Fw: Slide show Alderman Road Zoning Change
Attachments: 100_1606.jpg; IMG_6708.jpg; IMG_0739.jpg; IMG_0303.JPG; IMG_0967.jpg; IMG_4023.jpg; IMG_6076.jpg; IMG_2281.jpg; IMG_2283.jpg; IMG_6758.jpg; IMG_2558.jpg; IMG_2562.jpg; IMG_8344.jpg; IMG_8346.jpg; IMG_8349.jpg; IMG_8374.jpg; IMG_8390.jpg; IMG_8398.jpg; IMG_8403.jpg; IMG_8408.jpg; IMG_9086.jpg; IMG_9097.jpg; IMG_9098.jpg; IMG_9199.jpg; IMG_9202.jpg

Received on behalf of Commissioner Scott.

Thanks,
Ana



Ana C. Pereira

Executive Assistant to Commissioner Michael Scott, Dist. 5
Polk County Board of County Commissioners
330 West Church St. , P.O. Box 9005, Drawer BC01
Bartow, FL 33831-9005
863.534.6049

AnaPereira@polk-county.net www.polk-county.net

Please Note: Florida has a very broad Public Records Law. Most written communications to or from state and local officials regarding state or local business are public records available to the public and media upon request. Your email communications may therefore be subject to public disclosure.

From: dwtapt@aol.com <dwtapt@aol.com>
Sent: Monday, April 28, 2025 12:03 PM
To: Scott, Michael <michaelscott@polk-county.net>
Subject: [EXTERNAL]: Fw: Slide show Alderman Road Zoning Change

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

Commissioner Scott,
Attached you will find two videos of the flooding that we experienced on our ranch at 626 Giant Oak Rd.
I did not attach this with my email last week, but I wanted to share with you so you can see how this water has been running down on us after the hurricane. We were underwater for about 10 days.
Thank you,

Andrea Turbeville

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

From: ANDREA TURBEVILLE <dwtapt@aol.com>

To: Andrea Turbeville <dwtapt@aol.com>

Sent: Thursday, April 24, 2025 at 03:16:40 PM EDT

Subject: Slide show

[Download full resolution images](#)

[Available until May 24, 2025](#)

[Click to Download](#)

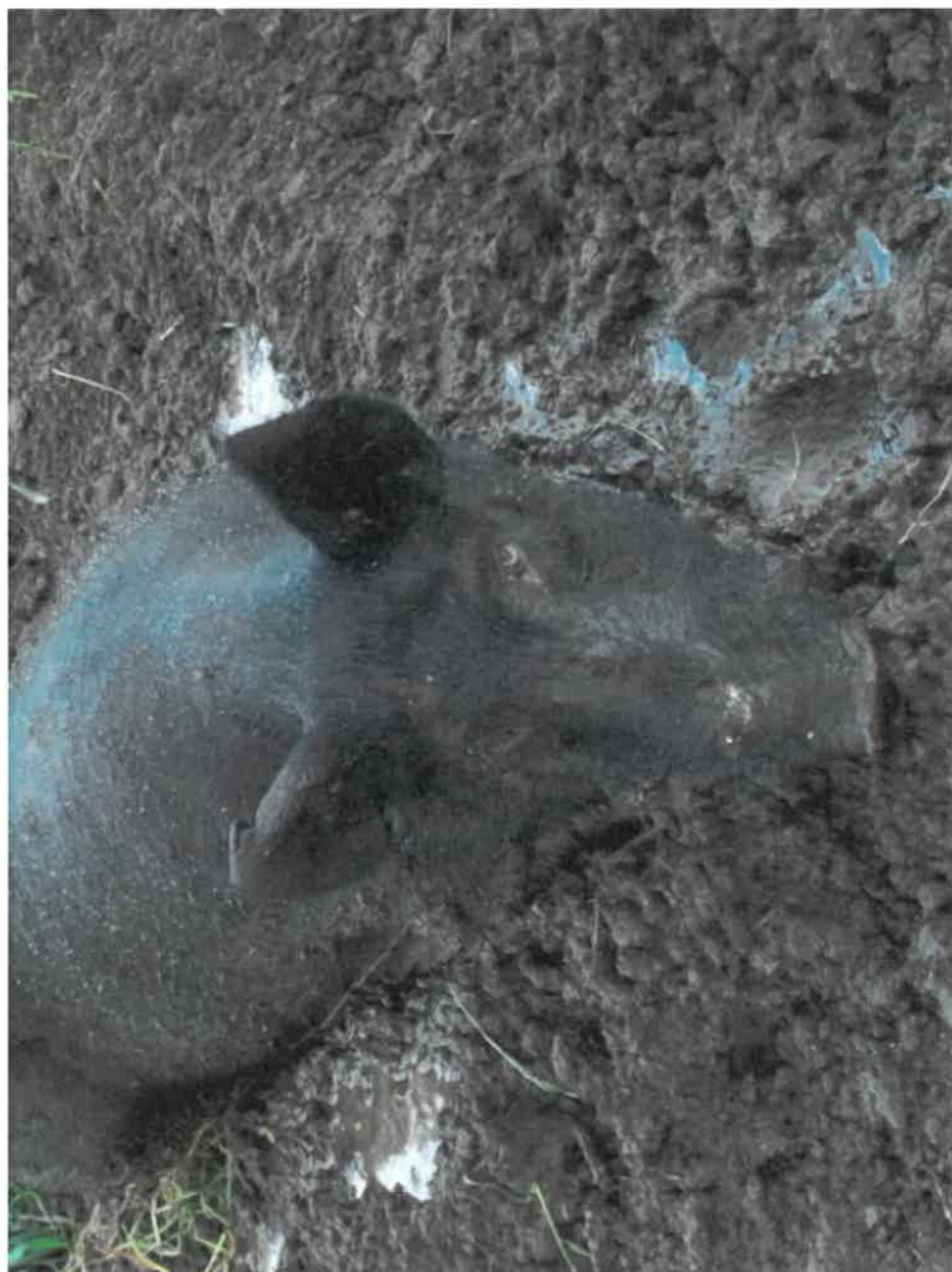
IMG_8311.MOV

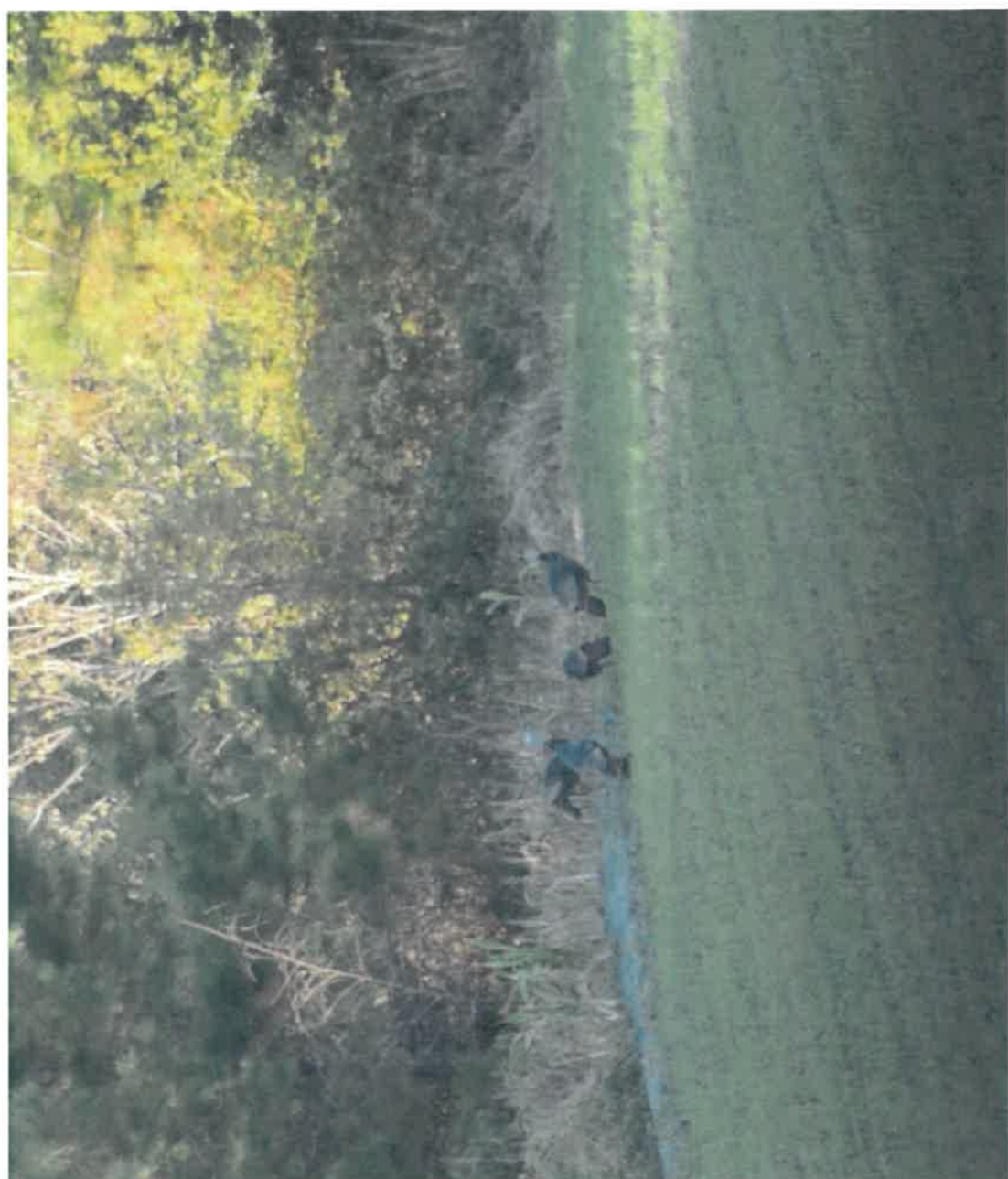
0 bytes

[Click to Download](#)

IMG_8319.MOV

0 bytes







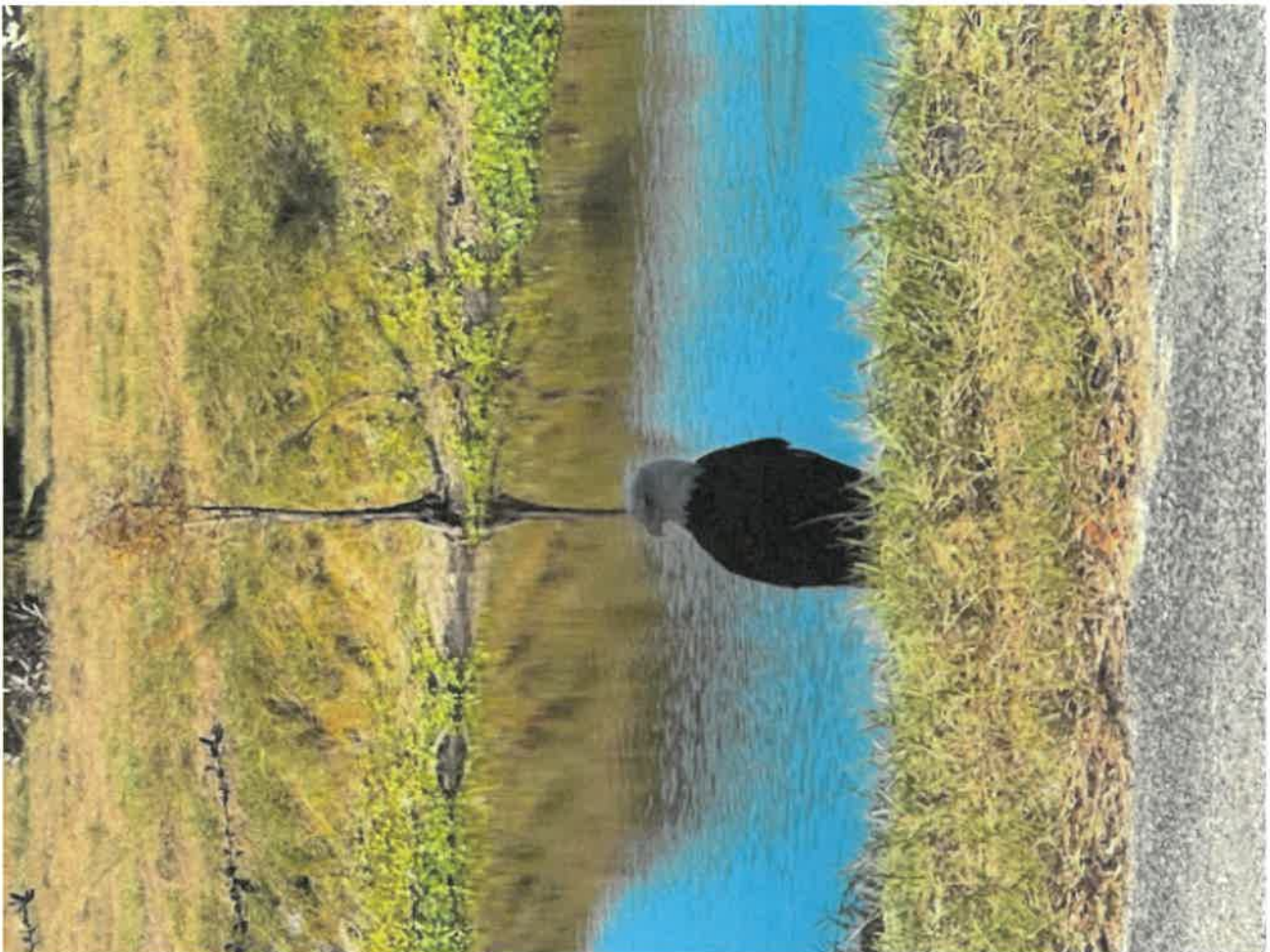






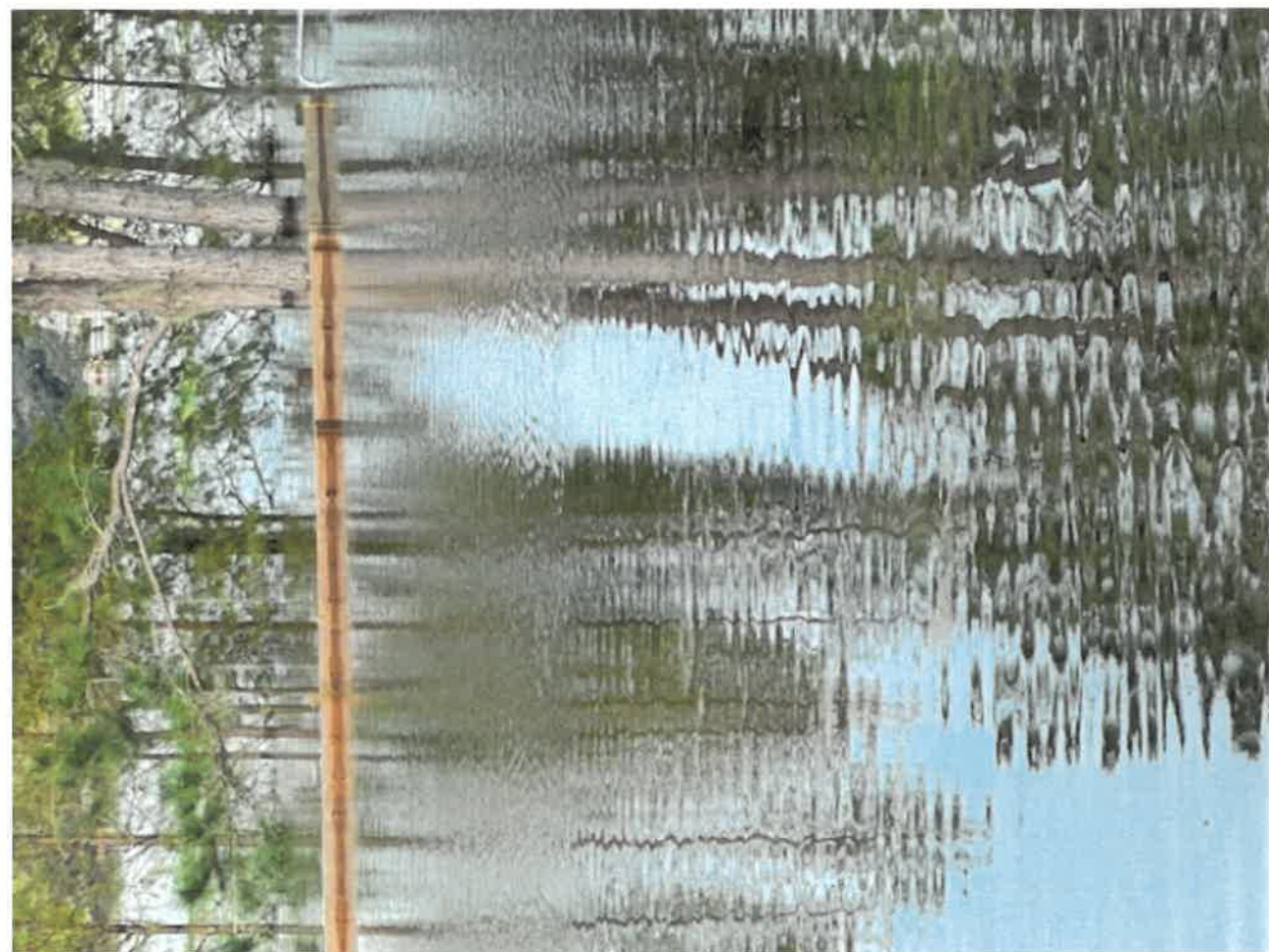




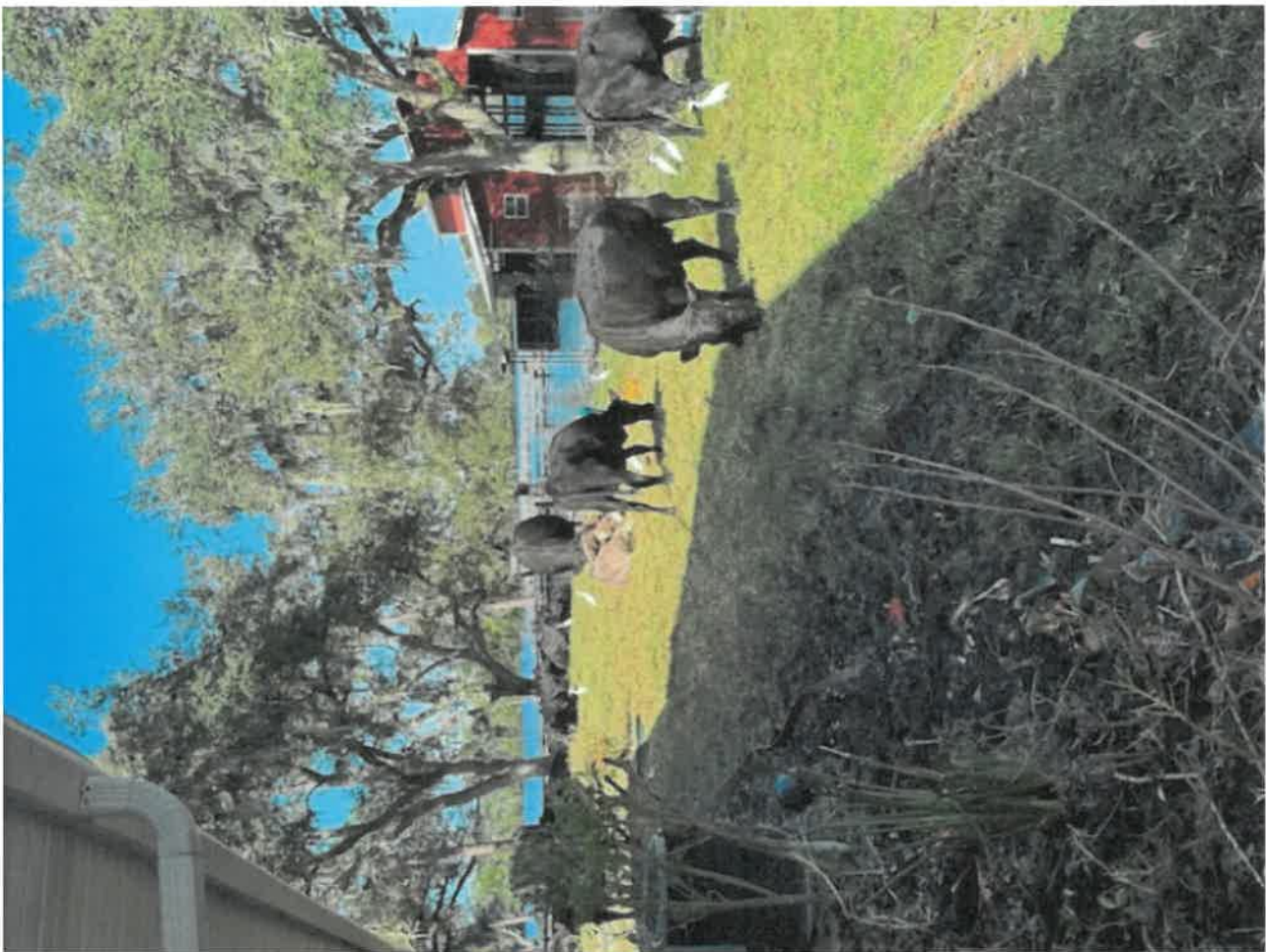














Like



Comment

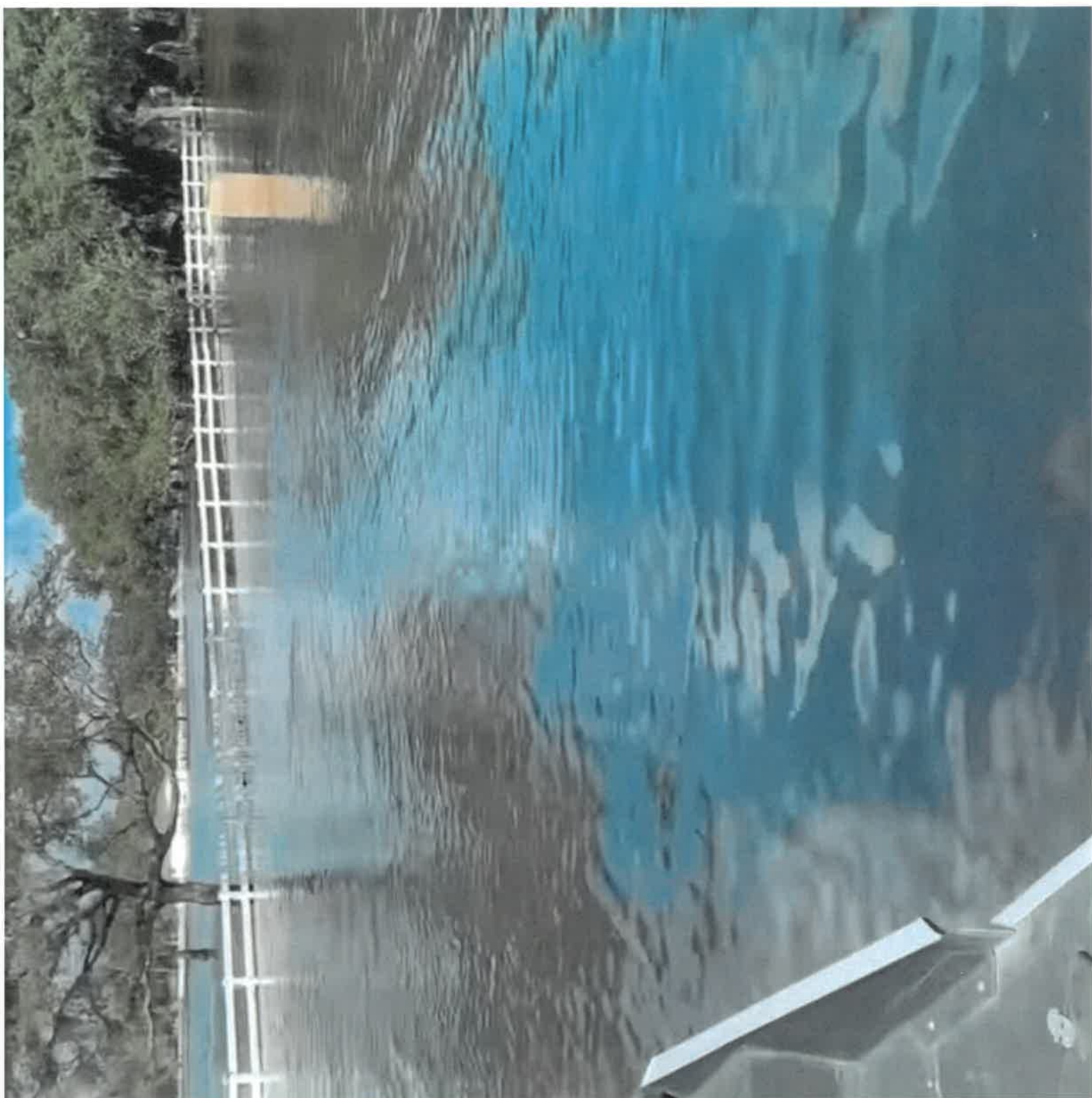


Send



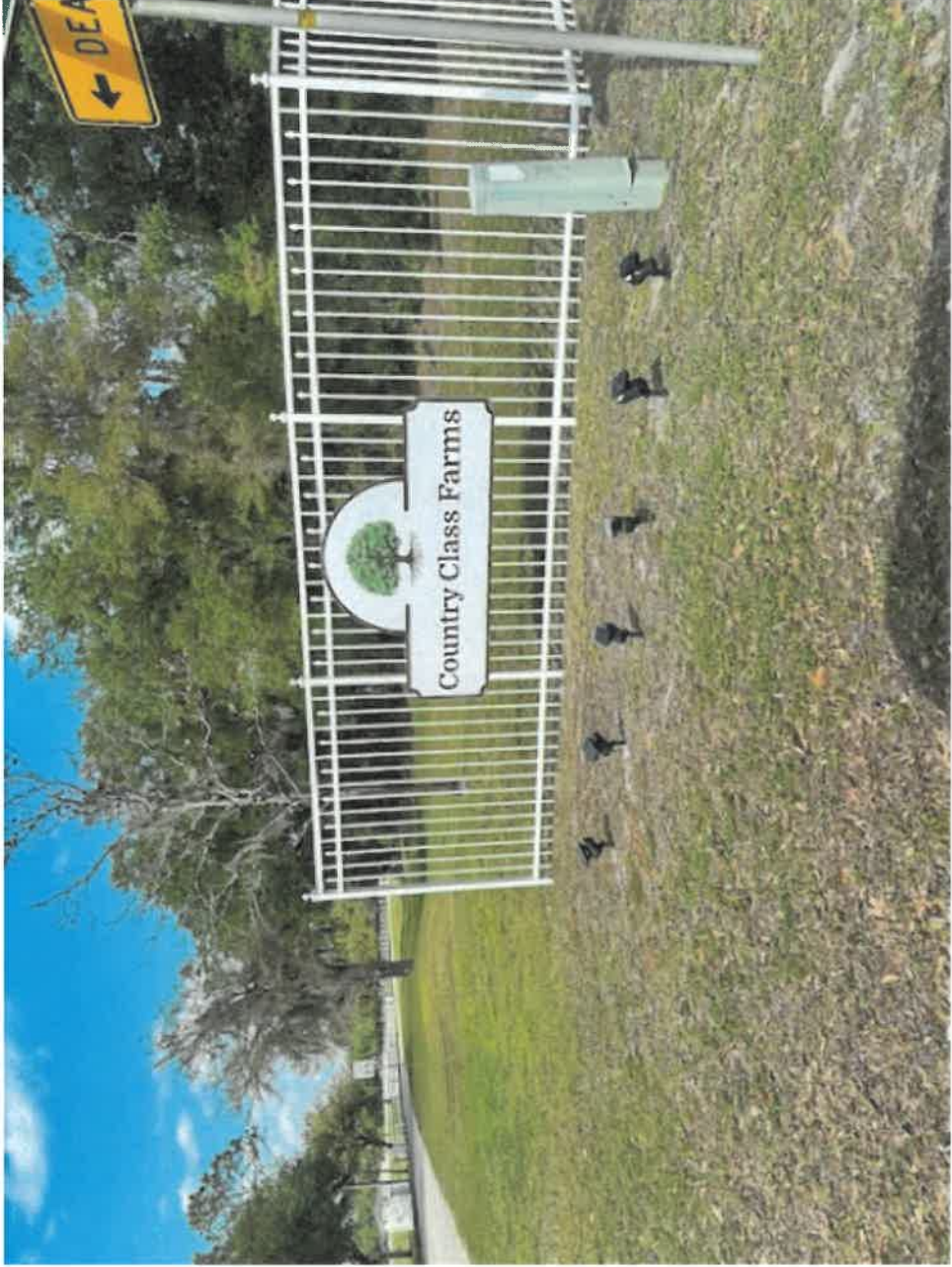
Share





















Please Note: Florida has a very broad Public Records Law. Most written communications to or from state and local officials regarding state or local business are public records available to the public and media upon request. Your email communications may therefore be subject to public disclosure.

From: Dennis Craig <dcraig45@tampabay.rr.com>
Sent: Thursday, May 1, 2025 2:37 PM
To: Scott, Michael <michaelscott@polk-county.net>
Subject: [EXTERNAL]: LDCPAL-2024-137 & 7

You don't often get email from dcraig45@tampabay.rr.com. [Learn why this is important](#)

Mr. Scott,

I am contacting you as our representative on the County Commission because I feel you should know about something that has been happening in our neighborhood in recent days. Persons with a direct financial interest in the warehouse proposal at Swindell Rd. and Alderman Rd. have been canvassing our neighborhoods with a petition in support of the warehouse project. In support of that they have been showing a fabricated site plan of the property that they say would be built if the warehouse project was declined. That site plan shows nearly 750 residential dwellings which they are referring to as low income. The plan shows development on the entire property including the wetlands and includes 3 access roads onto Alderman Rd. Some of our neighbors have bought into this and have signed the petition. I have witnessed this as one of them came to my home with that story to try to get me to sign on. I consider this a scare tactic and should be taken into consideration when that petition is presented to the commission.

Thank you for your consideration and service.

Dennis Craig

5129 Alderman Rd.

White, Margo

From: Troutman, Becky
Sent: Tuesday, April 29, 2025 10:41 AM
To: White, Margo
Cc: Yannone, Lyndsay
Subject: FW: [EXTERNAL]: LDCPAL-2024-137 & LCPD-137-7

From: Dennis Craig <dcraig45@tampabay.rr.com>
Sent: Tuesday, April 29, 2025 10:15 AM
To: Troutman, Becky <beckytroutman@polk-county.net>; Braswell, Bill <BillBraswell@polk-county.net>; Santiago, Martha <MarthaSantiago@polk-county.net>; Scott, Michael <michaelscott@polk-county.net>; Wilson, Rick <RickWilson@polk-county.net>
Subject: [EXTERNAL]: LDCPAL-2024-137 & LCPD-137-7

Some people who received this message don't often get email from dcraig45@tampabay.rr.com. [Learn why this is important](#)

Honorable Commissioners,

I am writing to express my opposition to the subject application along Alderman Rd. coming before the Polk County Commission. My reasons are the severe floodings we experienced during the recent Hurricane Milton and Irma 7 years ago as well as lesser flooding from heavy summer rains. All this water flow quite rapidly from East to West from the subject property. Also, this proposal falls in the center of an established residential neighborhood along Alderman Rd., Swindell Rd. and Giant Oak RD. Aside from the Eagles Landing warehouse development right at the Hillsboro County line and at the end of County Line Rd. there are no warehouses or any other commercially used properties to the east along Swindell from Alderman Rd. east to Galloway Rd. and the Swindell Rd. eastern extension to the I4 overpass. It is all residential. All other warehouse projects in this part of the County are South of I4 or along the Northside Frontage Rd. It only makes sense to me that the property in question should be developed in line with the existing neighborhoods and according to the Zoning currently in place.

Another serious concern of mine and my neighbors is that the property in question is a flag lot with the approximately 300 ft. wide "flagpole" being adjacent to Alderman Rd. at the 4-way stop sign at Swindell Rd. Trucks coming East from I4 will need to stop and then make an immediate left turn into the project. Trucks leaving going West to I4 will cross both lanes of Swindell Rd. making their turn then stop. This is a real recipe for gridlock at that very busy intersection. Although residents of our community will have no real problem exiting our neighborhood, getting home will be a difficult exercise.

Thank you for taking the time to consider my concerns.

Respectfully,

Dennis M. Craig
5129 Alderman Rd.
Lakeland FL 33810
863-606-5598.

White, Margo

From: Scott, Michael
Sent: Monday, April 28, 2025 12:46 PM
To: White, Margo
Subject: FW: [EXTERNAL]: Fwd: Alderman Road zoning change; case number: idcpal-2024 -137

Hi Margo,

Please see if this email works for you.

Thanks,
Ana



Ana C. Pereira
Executive Assistant
Polk County Board of County Commissioners
330 West Church St. , P.O. Box 9005, Drawer BC01
Bartow, FL 33831-9005
863.534.6422; 863.534.6049
AnaPereira@polk-county.net www.polk-county.net

Please Note: Florida has a very broad Public Records Law. Most written communications to or from state and local officials regarding state or local business are public records available to the public and media upon request. Your email communications may therefore be subject to public disclosure.

From: Julie Agronik <julesagronik@gmail.com>
Sent: Friday, April 25, 2025 3:18 PM
To: Scott, Michael <michaelscott@polk-county.net>
Subject: [EXTERNAL]: Fwd: Alderman Road zoning change; case number: idcpal-2024 -137

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

 [20241012_084912 \(1\).jpg](#)

Good Morning,

My husband and I are in opposition to the zoning change on the Alderman Road property as approving this zoning change would be disastrous to the community. Outside of traffic concerns and having wildlife on our properties, including gopher turtles that are protected, the hurricanes already cause major flooding in our community.

Post Hurricane Milton the flooding throughout the community was catastrophic. We had to use our kayak to check on our neighbors and we were not able to leave the community due to the height of the water as our SUV's would fail. Our neighbors across the street had an elderly person that passed away on their property. A couple of other neighbors lost their donkeys that fire and rescue left lying on the side of the road as there was no way to remove it from our neighborhood. We also had neighbors whose cows were swimming that we had to inform them to move to higher ground as quick as the water came in. That does not include no power, no water since we are all on a well system and no access to replenish our food supply with our fire and rescue folks having to drop off military rations to all families.

Please see pictures below - happy to provide videos if needed in a separate email.

Respectfully,
Julie Agronik


Email: julesagronik@gmail.com
Voice: 847-971-5659

_Gopher Tortoise.jpg


_image (1).png





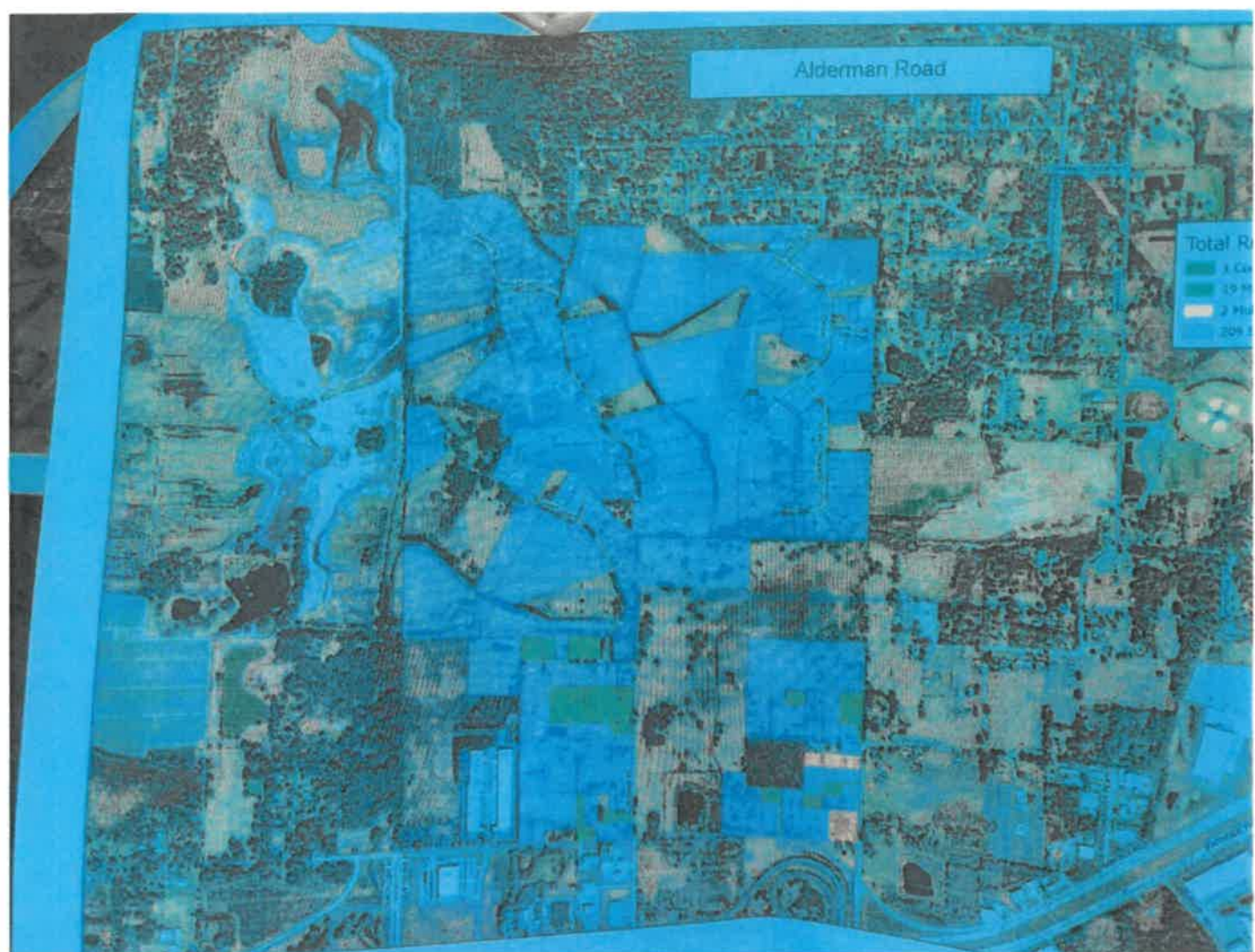
 20241010_074014.jpg



_20241010_161748.jpg

Alderman Road

Total R
1. Co
15 M
2. H
200





Gopher Tortoise Program



EXISTING GOPHER TORTOISE STATE PROTECTIONS REMAIN IN PLACE

The U.S. Fish and Wildlife decision to not federally list the eastern distinct population segment of gopher tortoises is a significant success, however there is still work to be done. The gopher tortoise will continue to be state-listed as Threatened in Florida and existing state protections will remain in place.





White, Margo

From: Scott, Michael
Sent: Monday, April 28, 2025 3:33 PM
To: White, Margo
Subject: FW: [EXTERNAL]: Alderman Road zoning

Please see email below.

Thanks,
Ana



Ana C. Pereira
Executive Assistant
Polk County Board of County Commissioners
330 West Church St. , P.O. Box 9005, Drawer BC01
Bartow, FL 33831-9005
863.534.6422; 863.534.6049
AnaPereira@polk-county.net www.polk-county.net

Please Note: Florida has a very broad Public Records Law. Most written communications to or from state and local officials regarding state or local business are public records available to the public and media upon request. Your email communications may therefore be subject to public disclosure.

From: felixandbrenda@aol.com <felixandbrenda@aol.com>
Sent: Monday, April 28, 2025 3:27 PM
To: Scott, Michael <michaelscott@polk-county.net>
Subject: [EXTERNAL]: Alderman Road zoning

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

Good afternoon Mr Scott my name is Felix Jimenez and we live at 5011 Alderman rd which is next door to the property that is trying to be rezoned . My wife and I are both retired Publix associates and purchased this property in 2013 to be our forever home out in the country and away from the city life. We ARE NOT in favor of the attempt to rezone of said property. I have included a couple of photos of the flooding that occurred during the last hurricane of 2024. This water eventually went away and our little piece of paradise remains. If rezoning is approved our little piece of paradise will be gone as well due to a warehouse or apartments in our backyard. Mr. Scott i ask you to put yourself in our position. Would you like peace and quiet while sitting on your porch or the noise and added pollution from trucks in and out of your backyard. Thanks for your time. Felix Jimenez

[Sent from AOL on Android](#)





White, Margo

From: Scott, Michael
Sent: Friday, April 25, 2025 2:00 PM
To: White, Margo
Subject: FW: LDCPAL -2024-137 and LDCD - 2024 - 7. Re zoning.

Received on behalf of Commissioner Scott.

Thanks,
Ana

Ana C. Pereira
Executive Assistant to Commissioner Michael Scott, Dist. 5 Polk County Board of County Commissioners
330 West Church St. , P.O. Box 9005, Drawer BC01 Bartow, FL 33831-9005
863.534.6049
AnaPereira@polk-county.net www.polk-county.net

Please Note: Florida has a very broad Public Records Law. Most written communications to or from state and local officials regarding state or local business are public records available to the public and media upon request. Your email communications may therefore be subject to public disclosure.

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

From: Hunter Turbeville <hunter@preconconstruction.com>
Sent: Friday, April 25, 2025 12:44 PM
To: Scott, Michael <michaelscott@polk-county.net>
Subject: [EXTERNAL]: LDCPAL -2024-137 and LDCD - 2024 - 7. Re zoning.

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

I am against the re zoning of LDCPAL -2024-137 and LDCD- 2024-7.

Good afternoon, my name is Hunter Turbeville and I live off giant oak road and have grown up in this neighborhood. Over the years I have seen many floods from hurricanes and storms in this area, but has never been as bad as it was last year. With water flooding the road almost coming into houses (witch has never happened before here.) and it is a direct result from all the development going on around us!
If the knights property gets re zoned, and we have warehouses built , the flooding will get worse and our live stock will be stuck in water for weeks, our homes will be flooded. It will be devastating.

Thank you.

White, Margo

From: Scott, Michael
Sent: Friday, April 25, 2025 1:58 PM
To: White, Margo
Subject: FW: [EXTERNAL]: Alderman Rd Swindell project

Received on behalf of Commissioner Scott.

Thanks,
Ana



Ana C. Pereira

Executive Assistant to Commissioner Michael Scott, Dist. 5
Polk County Board of County Commissioners
330 West Church St. , P.O. Box 9005, Drawer BC01
Bartow, FL 33831-9005
863.534.6049

AnaPereira@polk-county.net www.polk-county.net

Please Note: Florida has a very broad Public Records Law. Most written communications to or from state and local officials regarding state or local business are public records available to the public and media upon request. Your email communications may therefore be subject to public disclosure.

From: susanconner5140 <susanconner5140@gmail.com>
Sent: Friday, April 25, 2025 12:20 PM
To: Scott, Michael <michaelscott@polk-county.net>
Subject: [EXTERNAL]: Alderman Rd Swindell project

You don't often get email from susanconner5140@gmail.com. [Learn why this is important](#)

Good afternoon Mr. Scott,

I am in opposition of the proposed change of zoning for:

Alderman and Swindell Road is: Case LDCPAL -2024-137 and LDCD - 2024 - 7

Having been a Realtor for the past 21 plus years, I am normally in support of responsible development. Growth is good, albeit painful sometimes. In this case, I am vehemently opposed to a change in zoning/use because of the importance of maintaining and protecting the delicate water systems in the Itchapackasassa Watershed. After Hurricane Milton, the properties in Country Class Farms, which is just

North of the subject property, suffered major flooding to the tune of 3, 4, and 5 feet in some areas. This flooding, I believe, led to the collapse of several wells within this community. We had to drill a new well at a personal cost of over 11k.

Besides, more warehouses? Can't we think of something a little more creative? It's beginning to feel like Miami around here with all of the empty warehouses.

I appreciate you hearing the voices of your constituents.

*Thank you,
Susan Conner*

White, Margo

From: Scott, Michael
Sent: Friday, April 25, 2025 2:00 PM
To: White, Margo
Subject: FW: [EXTERNAL]: Proposed Zoning Change on Alderman Road

Please see email below.

Thanks,
Ana

Ana C. Pereira
Executive Assistant
Polk County Board of County Commissioners
330 West Church St. , P.O. Box 9005, Drawer BC01 Bartow, FL 33831-9005 863.534.6422; 863.534.6049
AnaPereira@polk-county.net www.polk-county.net

Please Note: Florida has a very broad Public Records Law. Most written communications to or from state and local officials regarding state or local business are public records available to the public and media upon request. Your email communications may therefore be subject to public disclosure.

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

From: Edith Leonard <eleonard2@tampabay.rr.com>
Sent: Friday, April 25, 2025 12:42 PM
To: Scott, Michael <michaelscott@polk-county.net>
Subject: [EXTERNAL]: Proposed Zoning Change on Alderman Road

[You don't often get email from eleonard2@tampabay.rr.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Greetings Mr. Scott. My name is Edward Leonard. I am President of the Country Class Farms HOA on Giant Oak Rd in Lakeland. My address is 805 Giant Oak Rd. I am sending this email in opposition to the re-zoning of the property on Alderman Road. Case LDCPAL-2024-137 and LDCD-2024-7. First things first. The staff of the Planning Board has denied this twice, last year and this year. Their plan does not fit into the County Comprehensive Plan. Mr. Scott they are trying to put a warehouse in the middle of a residential area. This parcel of land is registered as Agriculture/Residential. In order to put this huge warehouse in our area, they have to change the zoning.

Mr. Scott we are in a flood prone area and also in the Itchepackessassa Creek Watershed area. Putting a warehouse in this area will only exacerbate the problem. Last year during the flood there was about three feet of water in the middle of the road. Giant Oak Road is land-locked, and only one way out. We were stuck in our house for five days because we could not drive out. Our garage was flooded and we lost some items. Our neighbor lost a very valuable auto because the water rose up inside his garage and trashed his car. Our neighbors came down Giant Oak Rd in a kayak.!!! That's how high the water was. If they build a warehouse, where is the water going to go???

Also, I know that if you are a home owner, that you would not like to have a large, tall, ugly, warehouse near your house. Imagine the drop in your property value. There are lots of wild life in this area also that I feel would be disturbed by the continued building. There is a proposed service station/truck stop being proposed for the intersection of County Line Road and Swindell on the Hillsborough side. And a proposed LARGE warehouse west of that.!!! Where does it stop!!!. Swindell Road cannot handle all the traffic that will be generated by this warehouse.

Mr. Scott we have been here twenty nine years and we have worked very hard to build a nice community. We have nice houses, lawns, and lots of GIANT OAKS. :-) I am an Air Force veteran of twenty years and I fought for the right to have a nice place for retirement. So, please take these emails that you received into consideration when you and the other Commissioners start your deliberations. Sir, Thanking You in Advance.

Edward Leonard
President, Country Class Farms HOA
813-245-724

White, Margo

From: Edith Leonard <eleonard2@tampabay.rr.com>
Sent: Monday, April 28, 2025 3:53 PM
To: Troutman, Becky; Wilson, Rick; Braswell, Bill; Santiago, Martha; Scott, Michael
Subject: [EXTERNAL]: Giant Oak Rd

Some people who received this message don't often get email from eleonard2@tampabay.rr.com. [Learn why this is important](#)

Commissioners. It was too dangerous to walk after those mailboxes. I did not know if snakes were in the water. Water was about to come into my knee length boots.

Edward Leonard

Begin forwarded message:

From: Edward Leonard <edleonard47.el@gmail.com>
Date: April 28, 2025 at 3:38:29 PM EDT
To: Edith Leonard <eleonard2@tampabay.rr.com>



White, Margo

From: Edith Leonard <eleonard2@tampabay.rr.com>
Sent: Monday, April 28, 2025 3:49 PM
To: Troutman, Becky; Wilson, Rick; Braswell, Bill; Santiago, Martha; Scott, Michael
Subject: [EXTERNAL]: Giant Oak Rd after the flood

Some people who received this message don't often get email from eleonard2@tampabay.rr.com. [Learn why this is important](#)

Commissioners. We looked out at 8am on that day there was no water in our area. This is after 11am.
Someone open the flood gates

Edward Leonard

Begin forwarded message:

From: Edward Leonard <edleonard47.el@gmail.com>
Date: April 28, 2025 at 3:38:56 PM EDT
To: Edith Leonard <eleonard2@tampabay.rr.com>



White, Margo

From: Edith Leonard <eleonard2@tampabay.rr.com>
Sent: Monday, April 28, 2025 3:45 PM
To: Scott, Michael; Wilson, Rick; Braswell, Bill; Santiago, Martha; Troutman, Becky
Subject: [EXTERNAL]: Flooding on Giant Oak Rd

[Some people who received this message don't often get email from eleonard2@tampabay.rr.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Commissioners. This is what we had to contend with after the flood. This is my garage.

Edward Leonard, 805 Giant Oak Rd Lakeland FL, 33810

>



White, Margo

From: Kaufman, Angela
Sent: Thursday, April 10, 2025 6:13 AM
To: Yannone, Lyndsay; White, Margo
Subject: Fw: [EXTERNAL]: Re: [EXTERNAL]: More Housing?- Poinciana - Village 7

Get [Outlook for iOS](#)

From: Marissa Troche <mtroche90@gmail.com>
Sent: Wednesday, April 9, 2025 10:45:04 PM
To: Kaufman, Angela <AngelaKaufman@polk-county.net>; Santiago, Martha <MarthaSantiago@polk-county.net>
Subject: [EXTERNAL]: Re: [EXTERNAL]: More Housing?- Poinciana - Village 7

Some people who received this message don't often get email from mtroche90@gmail.com. [Learn why this is important](#)

Good Evening,

I hope this email finds you well.

I have come across Sign ID #19 (Case # LDCPAL-2024-14) that is anticipating approval to change land use type to allow more dense residential land use in Village 7 in Poinciana.

I reached out just a few years ago about a prior planned land use. Our circumstances in our neighborhood have not improved much in this timeframe.

I am writing to express strong opposition to the proposed and eventual build of additional homes in our already overburdened residential area. This proposal is deeply concerning and unsustainable.

Our community is currently grappling with severe traffic congestion. During peak hours, it can take over an hour just to enter or exit the neighborhood. On a given day trying to make it to Cypress Parkway it takes over 15 mins to move ONE mile. The roads were not designed to accommodate the current volume of vehicles, let alone the additional traffic that would result from new residential developments.

This traffic burden isn't just an inconvenience—it's a public safety issue. We've seen a significant increase in traffic accidents, many of which could have been avoided if not for the overcrowded roads and limited infrastructure. Emergency vehicles are often delayed, and residents' quality of life is steadily declining.

Rather than adding to the problem by approving more housing, we urge decision-makers to prioritize traffic mitigation, road safety improvements, and infrastructure upgrades. Our neighborhood cannot absorb more development without putting residents at greater risk and degrading the livability of our community.

We respectfully ask that you consider the real, lived impact of this proposal and reject any plans to expand residential construction in this area until comprehensive solutions are in place.

We hope you hear us and push for more traffic mitigation & infrastructure change before approving land use changes and more builds.

Thank you
Marissa

On Thu, Aug 25, 2022 at 4:38 PM Kaufman, Angela <AngelaKaufman@polk-county.net> wrote:
Good afternoon!

Please provide your full name, address, and the case number you are in opposition of in order for your statement to be placed on record in opposition of that specific case.

Thank you!

Angie Kaufman
Development Coordinator II
Land Development

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

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

From: Suggs, Kay <KaySuggs@polk-county.net> On Behalf Of Santiago, Martha
Sent: Thursday, August 25, 2022 4:28 PM
To: Kaufman, Angela <AngelaKaufman@polk-county.net>
Subject: FW: [EXTERNAL]: More Housing?- Poinciana - Lake Hatchineha Road

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

From: Marissa Troche <mtroche90@gmail.com>
Sent: Thursday, August 25, 2022 12:26 PM
To: Santiago, Martha <MarthaSantiago@polk-county.net>
Subject: [EXTERNAL]: More Housing?- Poinciana - Lake Hatchineha Road

Good Morning

As a resident of Poinciana the last 3 years- the amount of growth we have seen in building homes has been exponential.

I saw an article this morning about more housing being considered on Lake Hatchineha Rd here in Poinciana. There are numerous hazards to continue allowing building in an area where there is:

1. Minimal commercial presence for food and everyday basic needs 2. Minimal routes of exit or

entrance into Poinciana 3. Traffic Accidents DAILY- some of which have been deadly 4. Every elementary, middle and high school is at capacity- the new plans for a middle and high school are only to support the ADDITIONAL builds these developers are looking to bring in 5. Scarce transportation for our students who cannot attend the local schools due to capacity and now parents have to travel just to bring them to a school to which the DISTRICT assigned

You all run on campaigns to better serve our communities, Poinciana is NOT ready for another influx of 1000+ homes to be built where there is no supporting infrastructure with roads and schools nor stores for food etc. shelves are wiped empty here, school uniforms run scarce, the pick up lines at schools are down busy roads.

I hope you begin to take into consideration the catastrophe that will follow if the Polk County Commissioners continue to allow developers to build homes with NO REGARD to the current residents living in this area.

It takes 30 minutes to travel up Marigold Avenue to get to Walmart from the backside of Lake Hatchineha just to do a grocery shop, Ride Share Programs do not want to travel this far, delivery drivers do not want to deliver.

There are no recreational centers for children for before or after school. We do not have a YMCA for them. Parents struggle to get our children to sports programs because the traffic influx we experience - this is going to cause small business and youth programs to fail.

I hope you take into consideration the concerns of CURRENT residents who live here.

Looking forward to your response.

Thank you
Marissa

Sent from my iPhone

White, Margo

From: Suggs, Kay
Sent: Wednesday, April 9, 2025 11:35 AM
To: White, Margo; Yannone, Lyndsay
Subject: FW: [EXTERNAL]: Proposed Alderman Rd warehouse and plant city.

From: The Briggs <joshmarissabriggs@gmail.com>
Sent: Wednesday, April 9, 2025 11:20 AM
To: Troutman, Becky <beckytroutman@polk-county.net>; Scott, Michael <michaelscott@polk-county.net>; Santiago, Martha <MarthaSantiago@polk-county.net>
Subject: [EXTERNAL]: Proposed Alderman Rd warehouse and plant city.

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

Good morning,

You folks will be hearing about this project next month and will be asked to transmit to the state for additional feedback. I will be present to express my concerns in person as well as will be including additional information via email.

The purpose of this email is to provide some back story on the itchapackassa Creek watershed as this region should be thought of differently than other areas of the county. Mrs Santiago I've spoken in front of you numerous times and you have a history of asking great questions each time. Mr. Scott, and Mrs Troutman this will be my first time speaking in front of you. The itchapackassa watershed is under numerous jurisdictions and yet every one of them follows different standards, and each municipality impacts the other. Polk county is in process of updating it's stressed basin standards and that will help with the amount of water flowing downstream. However, if Hillsborough county and plant city continue to allow development to encroach further into this watershed, those standards will be useless and impact Polk county's infrastructure in this area.

The project at alderman Rd has become under the same people wanting to build a huge warehouse complex on the west side of county line Rd. They also just annexed property from Hillsborough county for a truck stop in hopes of Polk county to extend county line Rd northward to accommodate that. Ordinarily what Hillsborough and plant city do is outside polk's jurisdiction however the developer opened that door in the last planning commission meeting. They are hoping to piggy back plant city approvals to sway Polk county to match this changing the land usage and zoning of the whole area. This will negatively impact the whole watershed that's extremely important and made worse by development. Hillsborough county denied the blue steel development multiple times, and then they applied for annexation into plant city where the projects magically got approved despite the concerns of people living on both sides of county line. I applied for intervener status to argue the hydralogy of the area and the attorney after speaking via email saw that my opposition could pose some issues to their proposal went and requested denial as I lived across the border. The fact that a developer's attorney can request denial of a party in opposition and get approved is highly concerning. My subject matter expert that teaches hydralogy slated to represent the area and inform the commissioners of the negative impacts to the whole system was not allowed to speak, but was listed later on to be a consultant for the city. The developer then was allowed to have their proposed project transmitted for further comment

just as they are doing with you next month. Basically they are counting on technicalities to limit the argument in their favor, removing opposition.

The truck stop wanting to be developed got denied multiple times by Hillsborough EPC, so again they requested annexation into plant city in hopes to circumventing denials. The conditions for denials still remain the same no matter what municipality has jurisdiction or so we thought. Plant City annexed some major issues in this historically documented flood area and approved development without due diligence. After hurricane Milton, the city manager admitted this on record by pointing out issues we have brought up numerous times on record before, but we're ignored. I have records of all this. Actually there are a lot of people assisting with opposition to protect this area that has records and on record testimony. I also have been diligent with informing all municipalities in the area to provide information of our areas that they previously did not know of. It's my duty to make sure you are getting the most accurate information so that your models and decisions are as accurate as possible. You can't move forward accurately if the data used is inaccurate. That means engineering won't work as designed and no corrections can be made with certainty. I can provide support for all of this as well.

The Alderman Rd warehouse issue could be denied by your commission and as stated before, the developer will try annexation into Lakeland because in doing that they are getting a more favorable outcome. The bottom line here is asking for denial and when annexation comes up, im asking denial of that as well. Short term the annexation will remove that parcel from county responsibility but it doesn't change the fact that encroachment into this watershed will still negatively impact county infrastructure and won't alleviate increased flooding. It will also just add another player into the area that has no idea of the history. My property, community is in Polk county jurisdiction and the amount of volume in this area has more than doubled in the past 9 years despite the consistency in annual rainfall totals.

I'm asking a lot of you, but it's important to have discussion so that all of the facts are on the table. My objections aren't because I don't want development, it's solely to protect what's already in place and to limit negative impacts to the county, and communities already in this area.

Attached are my intervener status and support letters for your reference to statements I made above. Thank you for your time

Joshua Briggs

 [Support Letter.pdf](#)

 [PartyIntervenor.docx](#)



Civil and Environmental Engineering Department
Engineering Building 2 Suite 211
(407) 823-2841 • Fax (407) 823-3315
<http://www.cee.engr.ucf.edu/>

Jan 7, 2024

RE: Support for Country Class Meadows HOA Opposition to Land Use Changes and Rezoning

Dear Plant City Commissioners:

I am writing to express my support for Country Class Meadows HOA's concerns on the proposed land-use changes and rezoning required by the Blue Steel Industrial Development Project. I am a Professor of Sustainable System Engineering with 30+ years of experience in research, teaching, and outreach services. As a researcher, I seek interdisciplinary sustainability solutions deeply rooted among intertwined issues in system engineering, industrial ecology, ecological engineering, environmental engineering, hydrological science, and spatial informatics. I hold a Ph.D. in Environmental Systems Engineering and am the Director of UCF's Stormwater Management Academy. Beyond research interests, I teach engineering science courses in the areas of hydrology, ecology, environmental and water resources systems analysis, groundwater hydrology, groundwater modeling, and ecological engineering.

This letter expresses my personal opinions based on review of project information shared by the HOA, including available Watershed Management Plans, the Hillsborough County

Stormwater Management Masterplan, FEMA FIRM Maps, and Hillsborough County Local

Civil and Environmental Engineering Department • College of Engineering and
Computer Science

P.O. Box 162450 • Orlando, FL 32816-2450 • (407) 823-2841 • FAX (407) 823-3315



Civil and Environmental Engineering Department
Engineering Building 2 Suite 211
(407) 823-2841 • Fax (407) 823-3315
<http://www.cee.engr.ucf.edu/>

Mitigation Strategy. There are potential risks associated with major development and land-use changes without a current system-wide study. Flooding challenges experienced by neighboring communities along the Itchepackesassa Creek system are well documented and have been the subject of formal study decades ago. The environment of this topic of concern is complex, involving hydrological analyses for two watersheds conducted years ago by two different agencies. Relying on current aged watershed studies may limit effectiveness of any engineering controls attempted by the developer. The Itchepackesssa Creek watershed study is obsolete and has no updated report. Similarly, significant elements of the Itchepackesassa Creek drainage system are privately owned and maintained, and separate models used decades ago may be limited by how they reflect them. Project uses a 2008 FEMA FIRM map, which is aged and does not reflect the flood plain expansion evident in the 2022 version. Maps confirm project site contains multiple flood plain elements, which are connected to shared drainage lines feeding Itchepackesassa Creek. In general, construction within the 100-year flood plain and on wetlands should be avoided where possible unless there is engineering infrastructure such as low impact development to avoid flooding and water contamination. Project plan depicts such construction and potential impact on surrounding drainage systems should be studied and simulated by a more systematic way using integrated hydrological and hydraulic models.

Civil and Environmental Engineering Department • College of Engineering and
Computer Science
P.O. Box 162450 • Orlando, FL 32816-2450 • (407) 823-2841 • FAX (407) 823-3315



Civil and Environmental Engineering Department
Engineering Building 2 Suite 211
(407) 823-2841 • Fax (407) 823-3315
<http://www.cee.engr.ucf.edu/>

Zoning regulations and land-use designations serve as control measures for communities and may ensure that development is conducted in a sustainable manner. While permitting processes are intended to provide additional safeguards, stormwater runoff models alone may not be valid for the global environment which is heavily influenced by the base flow from groundwater systems. Residents in this community describe peak flood conditions occurring days following storm events, making understanding of timing of any downstream discharge critical for flood management. Additionally, major topography changes of this scale due to urbanization effect may alter water flow and impact surrounding areas, as experienced by residents following the construction of the 262-acre Walker Road recreational park in 2017. This site is of similar size and considered a more intense development class with greater impervious surfaces. Site is upland of established communities with documented flooding issues, which may be impacted by significant changes to the drainage network. Forthcoming land development close to the suburban to the west further place the situation in a worse pathway.

An integrated hydrological analysis for flood impact assessment of the site and surrounding network should be conducted to simulate stormwater management conditions before and after the potential land development, and how low impact development strategies might help mitigate potential flood impact. Without a current system-wide analysis, the risks and potential negative consequences to surrounding properties are unknown, and it is difficult to properly

Civil and Environmental Engineering Department • College of Engineering and
Computer Science
P.O. Box 162450 • Orlando, FL 32816-2450 • (407) 823-2841 • FAX (407) 823-3315



Civil and Environmental Engineering Department
Engineering Building 2 Suite 211
(407) 823-2841 • Fax (407) 823-3315
<http://www.cee.engr.ucf.edu/>

assess design controls. I encourage the City to consider the concerns presented by the HOA's representative, and strongly recommend additional study on this complex situation. Should I be of any help, please feel free to contact me.

Sincerely Yours,

A handwritten signature in black ink that reads "Ni-Bin Chang". The signature is written in a cursive style with a long horizontal stroke at the end.

Ni-Bin Chang, Ph.D., P.E.
Professor, Dept. of Civil, Environmental, and Construction Engineering
Director, Stormwater Management Academy
University of Central Florida
Orlando, FL, 32816
Email: nchang@ucf.edu
Phone: 407-823-1375

Civil and Environmental Engineering Department • College of Engineering and
Computer Science
P.O. Box 162450 • Orlando, FL 32816-2450 • (407) 823-2841 • FAX (407) 823-3315

Alderman Road Project—Resident Letter of Opposition

Attention Polk Planning Commission:

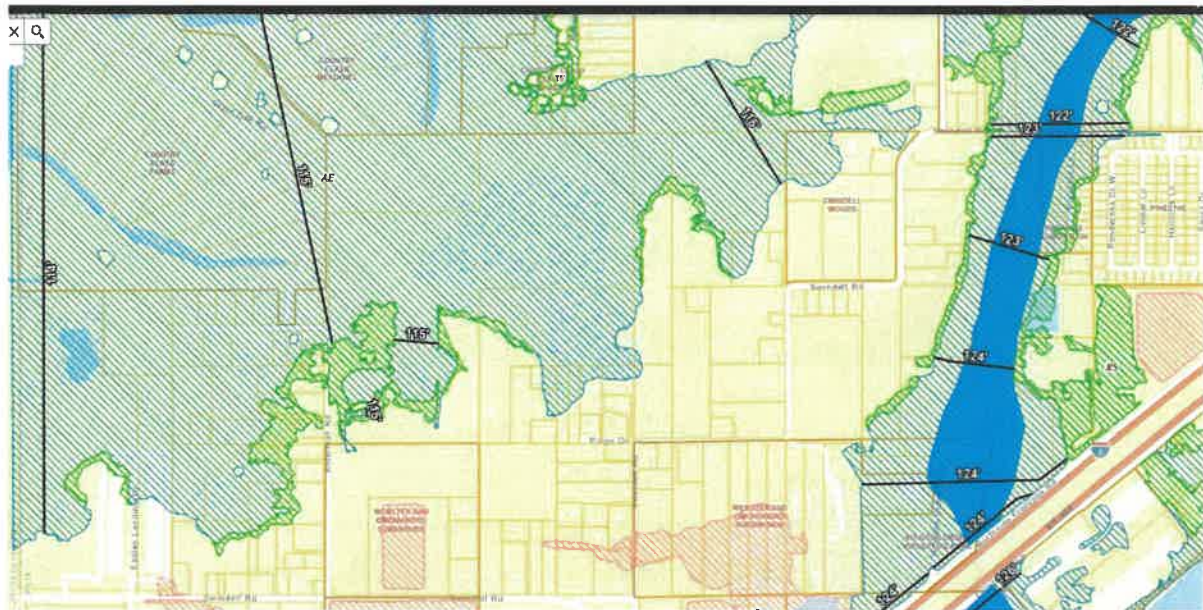
I am writing to formally express my opposition to the proposed land-use and zoning changes for the property located at Alderman Rd. I am a multiple degreed engineer, with direct experience in stormwater issues affecting this area. My family has owned property along Itchepackesassa Creek since the 1950's, and I own 11+ acres of land including creek frontage. I strongly urge you to reject this project proposal due to the significant risks it poses to our community.

I have conducted extensive research into the flooding dynamics of Itchepackesassa Creek, with support from Dr. Ni Bin Chang of UCF's Stormwater Engineering Academy, who provided me with a letter of support. This research confirms what many residents already know—our local watershed is failing, and adding further development will only exacerbate the problem.

Polk County should be acutely aware of the capacity and conveyance limitations of Itchepackesassa Creek, as well as the severity of flooding experienced across a large area of connected floodplains. During overflow events, the creek pushes upstream into primary drainage systems—such as the drainage basin along County Line and the main tributary connecting to Blackwater Creek and Walker Rd ditches. This, in turn, overflows into secondary ditches within various communities before spilling onto floodplains, roads, and other low-lying areas.

This project necessitates a significant land-use and zoning change for a parcel currently zoned in alignment with the surrounding communities. Once a land-use and zoning change is approved, the available protections for this area become severely limited. Even the most advanced engineering controls cannot mitigate the underlying drainage issues in this region, as the bulk of the Itchepackesassa Creek system is privately owned and remains poorly modeled in official studies. It does not require a technical background to appreciate that this site is located on a sensitive area.

Below is an illustration from the floodplain viewer, which shows the AE and X rated flood plains covering the site, and their relationship with the overall flood plain:



The developer will argue that these topics are addressed by permitting processes and that their engineering partners will conduct drainage studies and include engineering controls. In this area, that is an inadequate control. The Planning Board and the Polk County Commissioners are the only ones able to protect the non-structural controls protecting this community. Assurances of engineering controls and review by water management does not absolve the planning board from its responsibility to consider the importance of land-use and zoning as a protective control. The permitting process will validate specific criteria, which does not fully account for the uniqueness of this situation. The Varrea project in Plant City, for example, stands as a testament to the failures of such planning, as does the severe flooding experienced during Milton, where homes were lost despite prior assurances that risks were “mitigated.”

Plant City Commissioners approved land-use and zoning changes to converting a 1,000 acre rural/agricultural property to a mixed use master planned community. The project dismissed public opposition and credible flood concerns. This massive project went through all permitting processes as well as water management/County/City review. The first residents of Varrea moved into the community July of 2023. Immediately following development residents reported new/enhanced flooding on surrounding properties.

Established homes to the north of this site were significantly impacted, as properties that were previously the “highest” in the area were now looking up at the new development. Other established homeowners on the East side of Charlie Taylor Rd have been catastrophically impacted. These issues appeared during the first minor storms, as homes outside the identified flood zone experienced their first taste of property flooding.

Despite every assurance of the developer, their engineering partners, water management representatives, and the City, residents have experienced exactly what they said would happen following this project. Property owners now experience new flooding, deeper flooding, or have properties that are now incapable of draining. Hurricane Debby exposed these problems and resulted in the developer dispatching their engineer to study their controls and the Creek to understand the situation.

Below is an image of Varrea Phase 1 after Milton. The evidence of flooding should make you skeptical of any engineering assurance accompanying project plans in this low-lying region.



While the development experienced flooding at levels shocking new residents, the impact on the surrounding area was magnitudes worse. During overflow, Itchepackesassa Creek pushes upstream into primary drainage systems (drainage basin element along County Line, main tributary connecting to Blackwater Creek, Walker Rd ditches, etc.), this overflows into secondary ditches (those in the various communities), then spills onto floodplains, over roads, and everything else low-lying in this area.

Normal drainage for this area flows under the Knights Griffin Bridge, with some overflow towards the McIntosh Preserve. After Varrea's development, portions of the "natural" overflow found a new home, turning Charlie Taylor Rd into the main path for overflow from the bowl to push through. Charlie Taylor Rd experienced deep over-road flooding, and multiple homes along this road experienced deep structure flooding and were deemed total losses. The flooding extended over Knights Griffin Rd, an area that has never experienced over-road flooding in its history.



Itchepackesassa Creek is a failed watershed. The system is out of balance and available models associated with it outdated & incomplete; it is impossible for even the most capable engineering efforts to ensure effective controls. Similarly, while the permitting and review process will consider draining characteristics of the subject parcel, they do not consider the system environment.

In a related project hearing, Dr. Chang provided a support statement strongly recommending a complete system model be developed for this area before allowing major land-use changes and intense development. The current Itchepackesassa Creek

watershed study by Jones Edmunds will not be finalized for about another year and a half, so this project will rely on a decades-old model.

In a past project hearing on Swindell Rd, Walter Reitner, a resident stormwater engineering expert, recommended County Commissioners wait for the completion of the ongoing watershed study before approving projects in this troubled region, explaining the flood-prone nature of the Itchepackesassa/Blackwater Creek system. Even if the model were newer, the bulk of the Itchepackesassa Creek System is privately owned and managed, so the model neglects to detail much of the system. Polk County's drainage director has confirmed this to me (Exhibit A).

Furthermore, site-limited engineering studies do not consider the impact to the broader system which comes with altering the topography and groundwater characteristics around that parcel. The engineering study will design a capacity of storage volume to offset some volume of fill introduced to an area, and a theoretical calculation that positions that the water draining off this site after the project will not be greater than before the project. While this is important for dealing with nuisance flooding and rainwater runoff, it is a near inconsequential factor for how surrounding properties will be impacted during an overflow.

Itchepackesassa Creek experiences a "backflow" event, where pressure from the main creek channel causes an upstream push into the "tributaries" that feed into the creek. This phenomenon has been documented in past studies and observed during every major flood event in the region.

Our community has provided aerial footage from Hurricane Irma, which shocked the engineers conducting the current watershed study. During Hurricane Milton, residents of Country Class Farms confirmed the southward flow of water through their properties from the creek along County Line. This represents an "upstream" flow occurring more than four miles from the main creek channel.

This backflow spreads across all connected floodplains. The pressure associated with these events is so extreme that most experts refuse to believe it is real until they are presented with direct evidence.

My property includes approximately 600 feet of creek frontage at the midpoint of the Army Corps study area. During Hurricane Milton, overflow from the creek covered every inch of my 11.25-acre property, with the main pasture area and forest submerged under approximately four feet of water. My property alone stored an estimated 15 million gallons of water.

This flooding extended across all connected floodplains, community roadways, and beyond, simultaneously covering several thousand acres. The floodwaters also impacted the floodplains on the subject property. Homes adjacent to this property, including those off Paige Drive, experienced significant flooding—even those not previously identified as being within a floodplain.

The image below shows approximately 100 feet of sediment that accumulated to form a sandy “road,” extending perpendicularly from the creek at a cattle crossing.



The image on the right shows where the creek deposited sediment, raising it to the elevation of the pre-existing spoil piles that typically contain the creek (usually 4–6 feet from the channel base). Significant portions of my property saw their elevation increase by 12–24 inches due to the accumulation of tons of sand.

These backwater hydrology effects become apparent only when a system is out of balance and overloaded. While riverine flooding can occur elsewhere, it is difficult—even in Florida—to find a situation as extreme as this. *The Ledger* has reported on flooding in this

area numerous times, documenting feedback from Polk County engineering officials who have stated that there is nothing they can do to mitigate the situation.

It is reckless and irresponsible for any entity to consider land-use or zoning changes along these low-lying floodplains. Such changes alter the topography of large areas, permanently affecting water flow characteristics during flood events. Every gallon of water that can no longer flow onto this parcel will instead be displaced onto surrounding properties. Every gallon of water whose natural flow is altered will cause adverse impacts elsewhere.

The engineering assurances for this project will not adequately address these concerns because they simply cannot. The necessary data does not exist for anyone to properly model this scenario, even if required. When the County and water management agencies issue a permit for this project, they will not have the ability to validate the risks or model this situation accurately.

Protecting established communities requires safeguarding current land-use and zoning standards for this property, which only allow for low-density rural development or agricultural use. Development in this area should adhere to existing zoning and land-use guidelines, minimize disruption to floodplain areas, and avoid any reduction of wetlands.

Ideally, the County should mandate a comprehensive system-wide model of the Itchepackesassa watershed before approving major projects—whether within Polk County or in its neighboring jurisdictions to the west.

Polk County has dealt with flooding from this area half a century. In the 90's the County commissioned the Army Corps of Engineers to study the problem. That report deemed most solutions environmentally or economically infeasible. The authors also assumed no future land-use and zoning changes for the undeveloped parcels in the region, as most were low-lying and not suitable for development. That report also cited urban sprawl and increasing strain on the watershed due to development activity in the watershed.

Between Varrea, Varrea Phase 2, Timber Ridge, the future Blue Steel Industrial Site, the Welldyne complex built in the 2000's, the Alderman Rd Warehouse, and the Walker Rd Dairy development we are expanding a semi contiguous berm along the fringes of this flood area. Unless there is a project to expand the conveyance downstream of this area or introduce massive upstream storage capacity this area will continue to experience severe flooding. Each new project which encroaches on these connected floodplains, increases

the strain on remaining parcels. The image below illustrates the overall floodplain area and approximates the location of the many projects.



The “normal” drainage for this area is through the Creek, exiting through the Knights Griffin Bridge towards the Lower Green Swamp preserve. In overflow state this reverses and eventually the creek pushes due South over its banks filling the floodplains.

Regarding infrastructure, the communities surrounding this property site are rural/ag use with an extremely low-density profile. Alderman & Swindell Rd are secondary roadways, not designed to support high volume or high weight traffic. Towards the east of this property Swindell Rd is curve-filled, narrow, and floods in multiple locations. The road is insufficient to support tractor trailer traffic, and an industrial warehouse at this location will undoubtedly result in traffic here. There is no hard mechanism to force traffic to the west on Swindell Rd, and I-4 traffic issues routinely result in navigation mapping drivers onto secondary roads. This was part of the justification leading to the denial of a similar project proposed on Swindell Rd.

Similarly, the communities along this area operate predominantly off wells and septic systems, due to the limited rural infrastructure. An industrial development at this site will require the County to expand infrastructure at a scale which is impractical for a single project and will result in disruptions for the surrounding area. Assuming the County can

rationalize building the required infrastructure financially, there are serious environmental risks posed by extending sewer and water to this property due to the significant wetlands around the parcel. Additionally, expanding infrastructure to this area removes a major barrier, facilitating increased development intensity of remaining undeveloped parcels equally unsuited for it.

Ample research exists to affirm industrial as the highest intensity classification of development, and the one with the most severe environmental impact. A warehouse campus will introduce significant impervious materials to the parcel, along with pollutant prone vehicle processes. Studies have consistently shown that the effectiveness of engineering controls such as retention ponds is theoretically, frequently falling short of design for both stormwater mitigation and pollutant remediation. Given the hundreds of homes relying on well water with immediate proximity to this site, a land-use and zoning change that will allow significant pollutant load in the area poses a serious risk to existing residents. A warehouse on this parcel will introduce light and noise pollution as well, which will adversely affect the property values and environment for established homes nearby.

I ask the Planning Board thoroughly considers the risks this project poses to established communities. Consider why the county has restricted the zoning in this area for decades? Why increased the acreage requirements, and required lower density development over the past decades? Zoning and land use are recognized non-structural flood mitigation controls. For the past five decades these have been the primary controls for this troubled area. Residents have largely given up hope that the flood situation can ever be improved but we are pleading that you avoid compounding them. In the past my livelihood relied on Florida Construction so I am not against development. However, with my unique understanding of this troubled environment, I am vehemently opposed development that requires land-use and zoning changes impacting these flood plains.

Respectfully,

Brian M Holbrook,

MBA, MS

Appendix A:

This is an email from the Polk Roads & Drainage Engineering director previously confirming that the majority of the creek system is private and not detailed in prior studies.



Brian Holbrook <bholbrook sourcing@gmail.com>

RE: [EXTERNAL]: Itchepackesassa Watershed Inquiry

Jarvis, Jay <Jay.Jarvis@polk-county.net>
To: Brian Holbrook <bholbrook sourcing@gmail.com>

Fri, Dec 1, 2023 at 2:42 PM

Brian,

From what I can recall your list of studies is good and I don't recall any thing after the 2010 study that resulted in the project on the park property; until the SWFWMD study that is currently underway.

I cannot address the amount of development in the watershed.

A majority of the Itchy Creek System is private and I do not believe there was a lot of detail done beyond the main creek system previously.

Any monitoring stations along the creek would be the Water Management Districts or USGS (?).

I hope this helps.

Sincerely,

Jay M. Jarvis, P.E., Director

Polk County Roads & Drainage Division

3000 Sheffield Road

Winter Haven, FL 33880

(863) 535-2200 Office

(863) 534-7339 Fax

Appendix B:

Support letter provided by Dr Chang highlighting the need for a system-wide study to understand result of changes in this area. This letter was provided in support of opposition to a similar size warehouse project 2500' to the west of this property. Both properties impact flood plains that are connected and drain into the same drainage basin element. Dr Chang has developed multiple research proposals with support from State Representatives, Senators, and County Commissioners seeking Federal or State funding to study the flood problem for this community, and potential solutions.

Yannone, Lyndsay

From: David Lefler <davidslefler@gmail.com>
Sent: Tuesday, March 18, 2025 5:35 PM
To: Yannone, Lyndsay
Cc: David Lefler
Subject: [EXTERNAL]: Alderman Road & Swindell Road development

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

I would like for this email of opposition to be put in the file with 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, tranquility 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.

- overwhelming traffic 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. They just had one this past Sunday the 16th of March.

- 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, we 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 or 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 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
863-557-2599

Yannone, Lyndsay

From: Kerri Lefler <klplefler@gmail.com>
Sent: Friday, March 28, 2025 12:56 PM
To: Yannone, Lyndsay
Subject: [EXTERNAL]: Opposition to ALDERMAN ROAD WAREHOUSE PROJECT LDCPAL-2024-13
• LDCD-2024-7 (ID # 38)

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

I am asking that you support your staff's findings and DENY this warehouse project.

There is nothing about this plan that is compatible with the surrounding residents who will be negatively impacted by it.

Please include my letter in the Commissioner's digital packet.

Sincerely!
Kerri Lefler
4455 Swindell Rd.
Lakeland, FL 33810

Yannone, Lyndsay

From: ANDREA TURBEVILLE <dwapt@aol.com>
Sent: Friday, March 28, 2025 1:13 PM
To: Yannone, Lyndsay
Subject: [EXTERNAL]: Fwd: Letter of Opposition Planning Commissioner Package

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

Just making sure you got this email in
 Opposition to zoning change.
 Please confirm
 Thank you

Sent from my iPhone

Begin forwarded message:

From: dwapt@aol.com
Date: March 19, 2025 at 1:41:06 PM EDT
To: lyndsayyannone@polk-county.net
Subject: Letter of Opposition Planning Commissioner Package

Board of County Commissioners/BPC District
 Case Idcpal-2024-137 & LDCCD-2024-7
 PLAEESE INCLUDE IN PLANNING COMMISSIONER PACKAGE

This email is to express my opposition to the zoning change of the property on Alderman Road.
 My name is Andrea Turbeville and I live at 626 Giant Oak Rd. and Country Class Farms.
 Our home and cattle ranch are in close proximity to the Aldermen Road property.

Our concerns as a community are mainly the flooding.
 As you know, we are in a flood prone area and also in the Itchepackessassa Creek Watershed area.
 Covering this area with warehouses or a business park with concrete, would exacerbate the already flooding that we experience on a yearly basis.
 Last year's hurricane Melton we experienced 5 feet of water on our cattle ranch. During Irma and 2017 we experienced 3 feet of water on our ranch. The continually building in this area is only making the flooding worse that we are ready half.

Also, we are landlocked and Country Class Farms, on Giant Oak Road runs to Alderman Road and then out to Swindell. That is our only ingress and egress into our properties. The traffic on small back roads would be overwhelming for us to get in to our

properties with the already congestion we experience when I4 has a back up Google map routes them right down Swindell Road to I4.

This piece of land also is surrounded by three neighborhoods, two of which are large HOA communities. Having warehouses or a business park in the middle would greatly deplete our property values.

We have worked our lifetimes to acquire our homes and land. This small area in northwest Polk county has been zoned Rural/ agricultural for many years .This is NOT the area to build wearhouses.

There is plenty of land that would be more conducive for this type of development.

I sincerely hope that the Polk county planning commission will do the Right thing and deny this zoning change.

Sincerely

5

Yannone, Lyndsay

From: Steve Mitchell <steve@mitchellcustom.homes>
Sent: Saturday, March 29, 2025 7:11 AM
To: Call, Planner On; Nance, Ivan; Anderson, Scott; Bolton, Robert; Dunn, Benjamin
Cc: Yannone, Lyndsay; Kaufman, Angela
Subject: [EXTERNAL]: Opposition to ALDERMAN ROAD WAREHOUSE PROJECT LDCPAL-2024-13
• LDCD-2024-7 (ID # 38)

I am writing to ask that you please deny this project. The overdevelopment of this area is affecting the delicate balance of the ichepacakssa flood area and forcing all these local residents land to be flooded. Also as a cyclist there is no safe routes for us to ride and all the additional semis on the roads make it extreelamy dangerous. Just yesterday another rider was hit by a semi on our normal route because he pushed him off the road.

There is no where for us to ride safely.

The north side of I-4 is a rural agricultural and residential area. Enough with the warehouses already.

Please stop

There are millions of square feet of vacant warehouses now not leased and overdeveloped all up and down county line and drainfield rd.

Please support staff's findings and DENY this warehouse project.

Thank You,

Energy Star Home Builder on your lot.
www.MitchellCustom.Homes

CASH HOME BUYER!

Steve Mitchell

Certified Residential Contractor, Certified **Plumbing contractor**

863-640-7355(SELL)

863-272-9394 Office

Yannone, Lyndsay

From: Edith Leonard <eleonard2@tampabay.rr.com>
Sent: Sunday, March 30, 2025 6:03 PM
To: Yannone, Lyndsay
Subject: [EXTERNAL]: Opposition Letter for Denial of the Alderman Road Warehouse Project
LDCPAL-2024-13 LDCD-2024-7 (ID #38)

[You don't often get email from eleonard2@tampabay.rr.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Good Morning. My name is Edward Leonard. I am President of the Country Class Farms HOA. I live at 805 Giant Oak Rd., Lakeland Fl. 33810. Telephone 813-245-7242. I am in opposition to this project because primarily it doesn't fit into the Comprehensive Plan. Plus there are so many residents that will be negatively affected by it. Last hurricane we had three feet of water in the middle of our road. Our garage flooded. Our neighbors lost expensive cars, we were unable to get out of our neighborhood for five days. Please let my letter be included in the Commissioner's digital packet so they see it prior to the meeting. Thank you.

Edward Leonard
President, Country Class Farms HOA

Yannone, Lyndsay

From: Edith Leonard <eleonard2@tampabay.rr.com>
Sent: Sunday, March 30, 2025 6:51 PM
To: Yannone, Lyndsay
Subject: [EXTERNAL]: Flooding from Last Hurricane

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

Good morning. At 8:00am, that morning after hurricane Milton, there was no water. At 11:00am we were flooded. This is not good. Please, if you can show these photos. Thank you

Edward Leonard President Country Class Farms HOA

Begin forwarded message:

From: Edward Leonard <edleonard47.el@gmail.com>
Subject: Flooding
Date: March 30, 2025 at 6:12:20 PM EDT
To: Edith Leonard <eleonard2@tampabay.rr.com>











Yannone, Lyndsay

From: Dennis Craig <dcraig45@tampabay.rr.com>
Sent: Monday, March 24, 2025 10:27 AM
To: Yannone, Lyndsay
Subject: [EXTERNAL]: idcpal-2024-137

You don't often get email from dcraig45@tampabay.rr.com. [Learn why this is important](#)

Ms. Yannone,

As one who experienced waist deep water on my property after Hurricane Milton and knee-high water after Hurricane Irma I would like to register my opposition to the above referenced proposed warehouse project on Alderman Rd. I personally witnessed the water rushing across Alderman Rd. from that pasture from East to West and into our established residential neighborhood.

Thank you.

Dennis M. Craig
5129 Alderman Rd.
Lakeland FL 33810

863-606-5598

Yannone, Lyndsay

From: smwjeeper@aol.com
Sent: Tuesday, March 25, 2025 12:21 PM
To: Yannone, Lyndsay
Subject: [EXTERNAL]: Warehouse proposal at Swindell Road and Alderman Road- Public Hearing April 2

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

Planning Commission:

Alderman Road LDCD-2024-7, LDCT-2024-20, LDCPAL-2024-13

We are writing you regarding the proposed request to rezone the Knight and Kelso 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.

The largest impact of this proposed development would be the water drainage across us and neighboring residential properties.

As shown in the attached photos from **hurricane Milton in October 2024**, the flooding was extensive, with water surrounding our home and all the way down Giant Oak Road. Flooding across our property also occurred in **2017** and **2004** after hurricanes, so this occurrence with **surface drainage** is becoming **more frequent with higher water levels** over the last 20 years.

We bought 2 acres on Giant Oak Road 27 years ago and built our dream home. Our property line is over 500 feet along the northwest side of the Knight field and this was all under water after hurricane Milton last year.

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 April 2.

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

From our front porch looking west toward Turbeville home in distance. Neighbors kayaking down Giant Oak Road.











Yannone, Lyndsay

From: Julie Agronik <julesagronik@gmail.com>
Sent: Friday, March 21, 2025 7:56 AM
To: Yannone, Lyndsay
Subject: [EXTERNAL]: Alderman Road zoning change; case number: idcpal-2024 -137

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

Good Morning,

My husband and I are in opposition to the zoning change on the Alderman Road property as approving this zoning change would be disastrous to the community. Outside of traffic concerns and having wildlife on our properties, including gopher turtles that are protected, the hurricanes already cause major flooding in our community.

Post Hurricane Milton the flooding throughout the community was catastrophic. We had to use our kayak to check on our neighbors and we were not able to leave the community due to the height of the water as our SUV's would fail. Our neighbors across the street had an elderly person that passed away on their property. A couple of other neighbors lost their donkeys that fire and rescue left lying on the side of the road as there was no way to remove it from our neighborhood. We also had neighbors whose cows were swimming that we had to inform them to move to higher ground as quick as the water came in. That does not include no power, no water since we are all on a well system and no access to replenish our food supply with our fire and rescue folks having to drop off military rations to all families.

Please see pictures below - happy to provide videos if needed in a separate email.

Respectfully,
 Julie Agronik

Email: julesagronik@gmail.com
 Voice: 847-971-5659



Gopher Tortoise.jpg



image (1).png





Gopher Tortoise Program



EXISTING GOPHER TORTOISE STATE PROTECTIONS REMAIN IN PLACE

The U.S. Fish and Wildlife decision to not federally list the eastern distinct population segment of gopher tortoises is a significant success, however there is still work to be done. The gopher tortoise will continue to be state-listed as Threatened in Florida and existing state protections will remain in place.

















Yannone, Lyndsay

From: ANDREA TURBEVILLE <dwtapt@aol.com>
Sent: Monday, March 31, 2025 2:18 PM
To: Yannone, Lyndsay
Subject: [EXTERNAL]: Alderman Road opposition

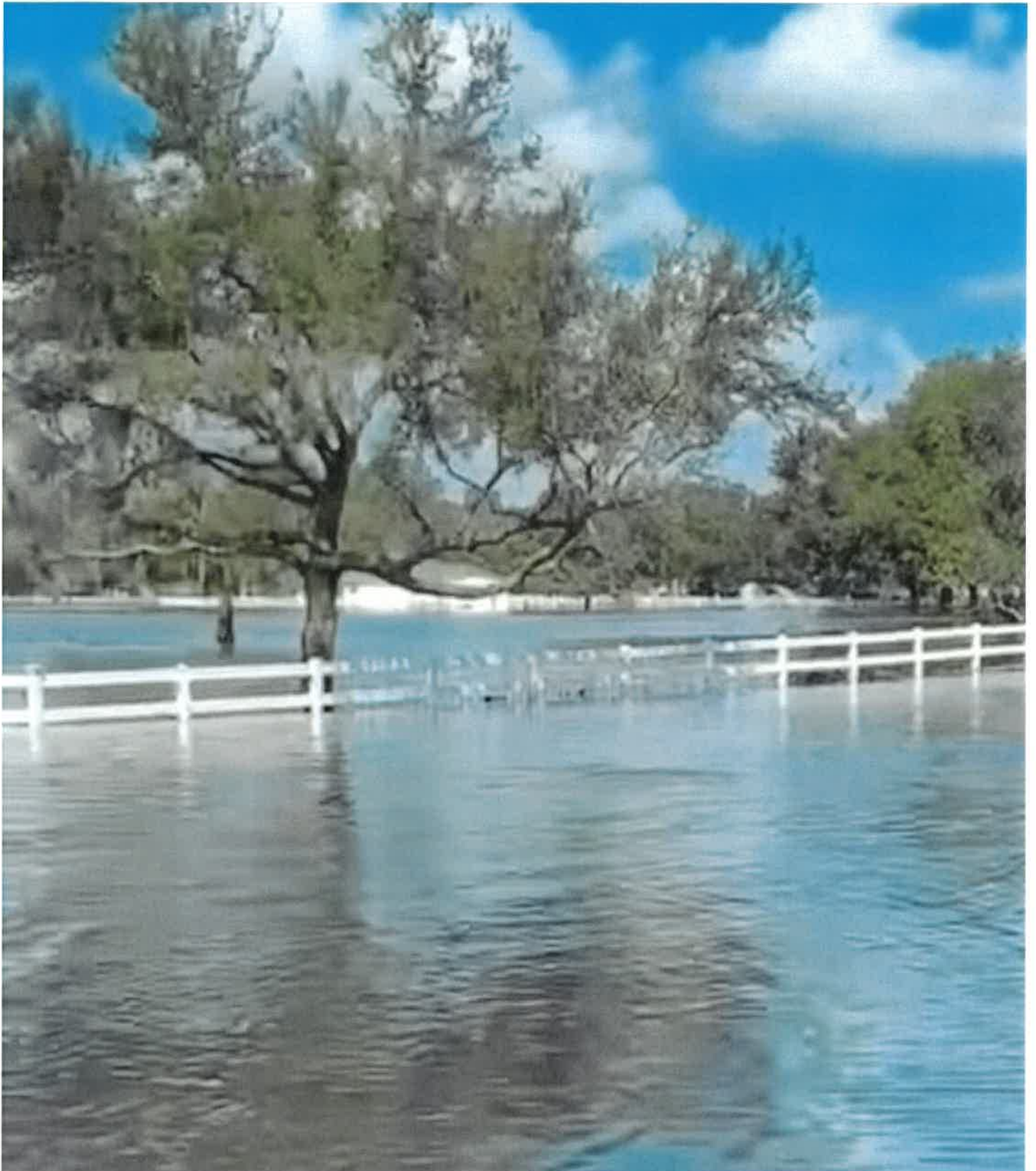
[You don't often get email from dwtapt@aol.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Would you be able to add these pictures
with my email I sent in? I was going to bring them to the meeting Wednesday, but something has come up today
and I won't be able to attend. I would like them to be on record.
Any help would be much appreciated so sorry for the late entry
Andrea Turbeville
5 Feet of Water after Milton
Giant Oak Road





< **Polk County Sheriff's Office**







Sent from my iPhone

Yannone, Lyndsay

From: Call, Planner On
Sent: Thursday, May 1, 2025 5:03 PM
To: Yannone, Lyndsay
Subject: Fw: [EXTERNAL]: Case #LDCPAL-2024-13

I am forwarding your email to the processing department.

A copy of the County's Land Development Code is available at
https://library.municode.com/fl/polk_county/codes/land_development_code

Juana Bustos
Planning Technician
Office of Planning and Development
Polk County Board of County Commissioners
330 West Church Street, PO Box 9005
Bartow, FL 33831-9005
863-534-6084
planneroncall@polk-county.net www.polk-county.net

DISCLAIMER

The “Planner on Call” service is provided as a courtesy to our customers. Please be advised that none of the information provided shall be construed to supersede any requirement of the Polk County Comprehensive Plan or Polk County Land Development Code. A more formal determination regarding land use entitlements or the use of land can be obtained through a request for a Land Use Verification Letter or a Non-Conforming Use Determination.

From: Christy Ryan <christy.l.ryan1129@gmail.com>
Sent: Wednesday, April 30, 2025 4:32 PM
To: Call, Planner On <PlannerOnCall@polk-county.net>
Subject: [EXTERNAL]: Case #LDCPAL-2024-13

[You don't often get email from christy.l.ryan1129@gmail.com. Learn why this is important at
<https://aka.ms/LearnAboutSenderIdentification>]

We would like to voice our concerns and strongly object the future land use proposal on the property at the intersection of Swindell and Alderman Rd. This property directly abuts our land and home to the south. We are all well aware of the flooding that occurs in our already stressed basin and it is our concern that this project will only further increase the likelihood of continued or worsen the flooding. The project will alter the topography of the land and alter water flow, and it is a complete unknown how effective any mitigation deployed will be—because it is impossible to mode the broader drainage system. Our home currently sits on the northern boarder of this proposed warehouse site on 4.25 acres of land which directly serves as a drainage system to the already stressed Itchepackesassa basin. Heavy rains/tropical weather carry excessive overflow of water into our drainage ditch on our land from the above mentioned property and from the east often met with significant resistance from back-flow from the Itchepackesassa drainage areas. Any more overflow coming from that land will overload the

drainage system further. Our land floods consistently already, this past storm season was by far the worst of them all, the amount of overflow drainage from the above stated property was unprecedented into our land. Storm overflow from the alderman property caused significant out-washing on our land and contributed to the flood waters rising and encroaching within 6" from our home for the first time in 14 years of ownership. This project is likely to contribute to worsening floods with increased potential to impact our home. We have attached pictures of flooding from recent and past hurricanes and heavy rains over the last 12 years for your reference. Please also consider the impact from the current development on Walker Rd and Swindell across from Walker Rd park which will serve 170+ homes and it's combined affect on us with this new warehouse development. These will essentially sandwich our homes and land which I can only assume will create significant issues in flood control in the future. Not to mention the other warehouse/developments that have been approved just to the west at County Line Rd and Swindell which will also impact the drainage system.

Not only does this project have a significant impact on the general well being of the surrounding lands, but it intrudes on the lives that so many of the surrounding residents have built and invested their life's worth into. An area that we invested in based on the existing zoning and we deserve to be protected. So many of these industrial parks/buildings sit vacant all up and down County line Rd, why do we need more. At what point do we stop this type of development. There has to be a better use for this land, like multi-use land or high acreage farm development. Our hope is to have our voices/objections heard to deny the future land use map amendment, to save this land from being over developed and filled with cement. Thank you for your time.

Patrick and Christy Ryan
352-428-0445
819 Morning Star Dr
Lakeland, FL 33810

For reference we have attached photos of our land before and after the most recent flooding.

POLK COUNTY COMMISSIONERS

The residents of County Class Farms HOA

Would like to submit this petition of opposition to the Alderman Road zoning change. Case ID PAL – 20 24-137 & LDCD – 20 24-7

Our HOA has approximately 17 small farms. Our homes and small farms are located in a flood prone area, and also the Itchepackessassa creek watershed. We have experienced flooding in our neighborhood severely over the last several years with Hurricane Irma and Milton. Also, we experience some low land flooding during normal rainy summers. This is why the Zoning Committee and Board has denied this twice in the last 2 years,.

Our HOA is virtually land locked with only one ingress and egress to our community. Having a warehouse and business park in our back door would greatly depreciate our homes as well as burden us with undo traffic trying to enter our properties.

Our community is also a Haven for the local wildlife here in Polk County. With all the development on the Hillsborough side it has forced a lot of the wildlife into our area for refuge.

For these reasons and many more, we are in opposition to changing the zoning in the small area of Northwest Polk County.

We trust our County Commissioners will rule against this zoning change and protect your constituents.

Thank you Please see attached signatures

Yannone, Lyndsay

From: Edith Leonard <eleonard2@tampabay.rr.com>
Sent: Thursday, May 1, 2025 5:11 PM
To: Yannone, Lyndsay
Subject: [EXTERNAL]: OPPOSITION PETITION

Madeline Tschubert 1070 Grand Oak Blvd
Kerry T. 33811
Joe Wickham 1001 Grand Oak Blvd
R. H. 1070 Grand Oak Blvd
Francis J. 33811
[Signature] 1070 Grand Oak Blvd
[Signature] 1070 Grand Oak Blvd
Michelle Tschubert 1070 Grand Oak Blvd
Joe Foster 1070 Grand Oak Blvd
John Tschubert 1070 Grand Oak Blvd
Theresa Tschubert 1070 Grand Oak Blvd
Alfreda Tschubert 1070 Grand Oak Blvd

PAAGE #2

Yannone, Lyndsay

From: Edith Leonard <eleonard2@tampabay.rr.com>
Sent: Thursday, May 1, 2025 5:08 PM
To: Yannone, Lyndsay
Subject: [EXTERNAL]: OPPOSITION PETITION



page #3