

## White, Margo

---

**From:** Call, Planner On  
**Sent:** Thursday, May 30, 2024 8:50 AM  
**To:** White, Margo  
**Subject:** Fw: [EXTERNAL]: Re: [EXTERNAL]: 6/5/24

---

**From:** Bill Geasa <wrgeasa@gmail.com>  
**Sent:** Tuesday, May 28, 2024 2:43 PM  
**To:** Call, Planner On <PlannerOnCall@polk-county.net>  
**Subject:** [EXTERNAL]: Re: [EXTERNAL]: 6/5/24

Thank you for the information. Since I am a mentor for the Polk County Veterans Court at 9:30 on Wednesday mornings, I may not be able to attend the hearing. Please pass along to Ms. Malissa Celestine my two concerns:

1. Access onto Imperial Lakes Boulevard - the plans show an entrance/exit to the site at the very Southeast corner of the property. How will that access be controlled to ONLY be emergency vehicles? With Imperial Lakes Boulevard the only entrance/exit for thousands South of that property access point, assurances are needed with strong consequences levied against any other traffic, including construction vehicles, unless a second access point is provided to the residents elsewhere along the Boulevard.
2. Water flow from the former golf course to the current pond South of Publix, subsequently flowing north through a creek on the site. Again, what assurances with strong consequences will be implemented if the construction on the property results in flooding across Imperial Lakes Boulevard just yards from the only entrance/exit point for thousands.

Bill Geasa  
Major, Airborne Ranger  
Retired Army, Retired Educator  
815-530-2171

IMPERIALLAKES COMMUNITY SERVICES ASSOCIATION II, INC  
Dba Country Club Estates  
P.O.Box 5008  
Lakeland, FL 33807-5008  
May 23, 2024

Polk County Planning  
Polk County Board of County Commissioners  
330 W. Church Street  
Bartow, FL 33830



RE: Polk County Development LDPD-2024-2

As residents of the ImperialLakes community, we would like to note our concerns regarding the proposed development between Shepherd Road and ImperialLakes Blvd, west of Publix for 200 unit apartment complex on the following points:

1. Flooding on ImperialLakes Blvd. While we are aware there are proposed plans to tackle the flooding, adding more vehicles and traffic would certainly damage existing residents with more stress and inability to pursue happiness. Additionally, all of the drainage for the entire ImperialLakes community flows through the pond to the southeast of this proposed area and the stream that runs through this property.
2. Creates an unsafe traffic pattern due to traffic entering ImperialLakes Boulevard from this proposed development.
3. Significantly degrades the quality and function of the existing wetlands in the project area.
4. ImperialLakes Blvd lacks 12' width in both directions from meeting current codes. Traffic along the Boulevard is the only entrance and exit for nearly 4000 current residential dwellings of ImperialLakes.
5. Negatively impacts the surface storm water flow from the lands on the south side of ImperialLakes Blvd.
6. Insufficient infrastructure for water, drainage, electric, and internet for existing dwellings, resulting in water, electric and internet outages and flooding for lack of proper drainage.
7. Insufficient school capacity.
8. Proposed project would be constructed in a USGA designated flood plan area.
9. Insufficient recreational and park areas for current existing residents.

Additional Comments on reverse side.

Sincerely,

*Joy M. Schorn*      Joy M. Schorn  
\_\_\_\_\_  
Signature and Print Name  
*57 Wood Hall Dr., Mulberry, FL 33860 -Lot #43*  
\_\_\_\_\_  
Address  
*ImperialLakes Comm. Svcs. Assoc. II, Inc*  
\_\_\_\_\_  
Community

Please mail directly to the Polk County Planning and one to Polk County Commissioners or return signed document to Judy Swam, 100 Country Club Ln, Mulberry FL 33860 no later than June 1, 2024.

Polk County Board of County Commissioners

I recently became aware of the permit request for Case # LDPD-2024-2 that is to be reviewed at the 6/5/2024 Planning Commission meeting. As an affected landowner, I would like to submit the following comments regarding this request.

1. The project site road access onto ImperialLakes Boulevard is at a point just northeast of Imperial Place and southwest of an existing drainage pond. Use of this route by the project's residence would allow them to access Shephard Road using a traffic light controlled intersection. ImperialLakes Boulevard is in a high volume traffic area especially during peak morning and evening traffic times. Traffic leaving the proposed project site would have to cross traffic entering ImperialLakes area and blend into traffic exiting the area. This will create unsafe conditions for all involved traffic.
2. Nearly one third of the proposed project site is in the USGS flood plain. See the attached flood plain delineation shown on the applicable USGS flood map.
3. The project site appears to be in an area that receives stormwater flow from portions of the old ImperialLakes Golf Course as well as surrounding homeowner properties. The attached sketch shows the possible surface water drainage in the area. An order of magnitude estimate of this drainage basin is  $\pm$  60 acres. The surface water flow through the project site currently appears to extend from the south east corner of the site to the northwest corner where it crosses Shephard Road. Engineering designs for the site should recognize and accommodate surface water flows through the project site.
4. The "Preserved" wetlands on the project site are bound by paved and retention pond areas. This will significantly degrade the quality and effectiveness of this existing wetland system from a hydrological and wildlife point of view.
5. The impervious areas on the site seem to represent a significant percentage of the total area. Currently the site seems to have a heavy tree coverage. A detailed engineering review of the effects of the proposed development on the upstream and downstream surface water flows should be completed early in the project prior to the issuance of permits.
6. The size of the project site as represented on Exhibit LDPD-2024-2 is shown smaller than the background aerial photo. The exhibit should be revised to show the proposed site in the same scale as the aerial photo.

Edward J. Hafferly

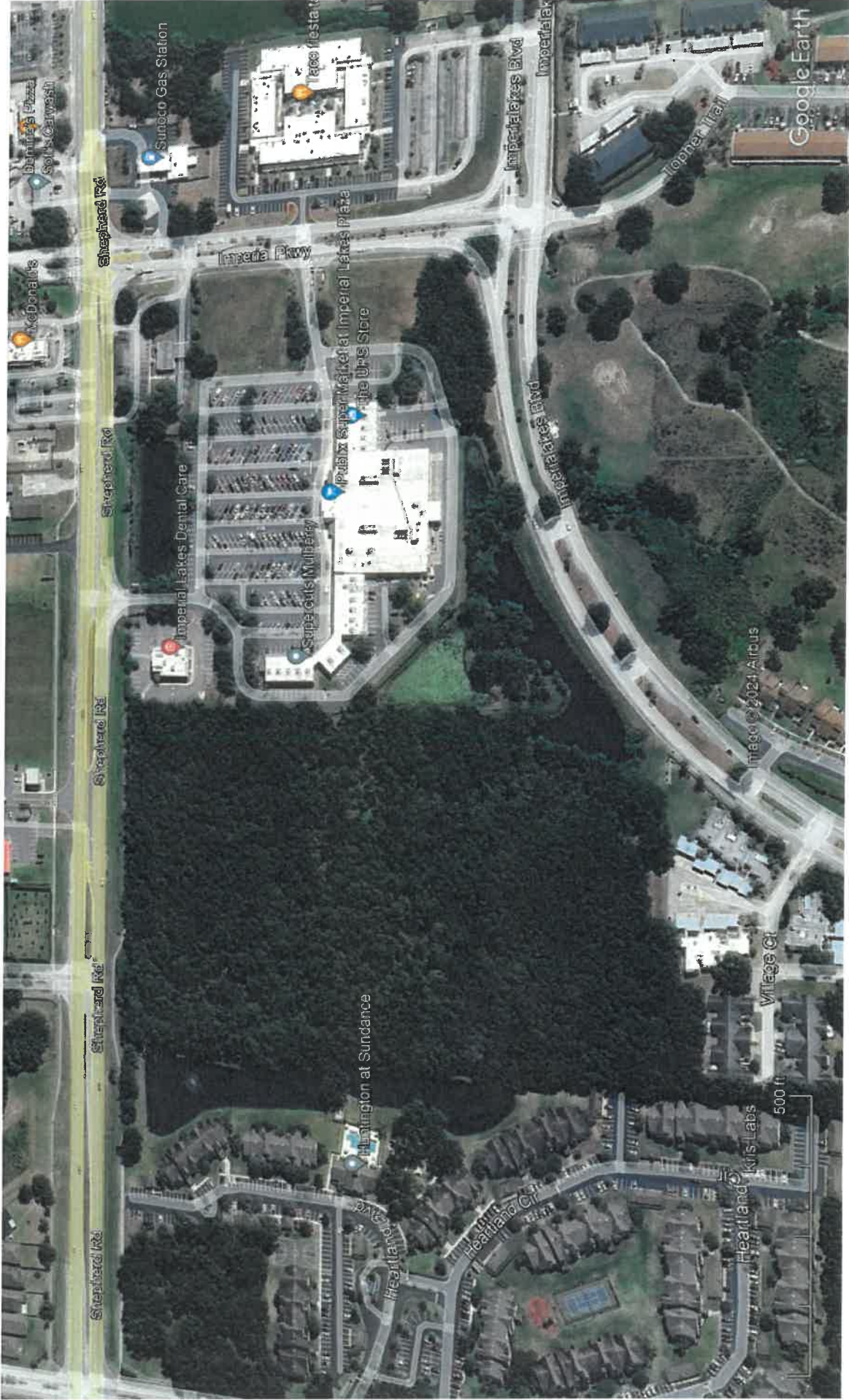
[Haf1478@verizon.net](mailto:Haf1478@verizon.net)

52 Wood Hall Drive

Mulberry, FL 33860

Phone: Home: (863) 425-5000

Mobile: (863) 450-9030



Shepherd Rd

Shepherd Rd

Shepherd Rd

Shepherd Rd

Shepherd Rd

Sunoco Gas Station

Imperial Lakes Plaza

Imperial Pkwy

Imperial Lakes Dental Care

Super Cuts Mulberry

Publix Super Market at Imperial Lakes Plaza

the UPS Store

Imperial Lakes Blvd

Imperial Lakes Blvd

Imperial Lakes Blvd

Montington at Sundance

Heartland Blvd

Heartland Cir

Heartland Cir

Heartland Cir

Heartland Kiris Labs

Village Ct

Image © 2024 Airbus

500 ft

Google Earth

