#### White, Margo

From:

Pereira, Ana on behalf of Santiago, Martha

Sent:

Thursday, August 1, 2024 9:05 AM

To:

White, Margo

Subject:

FW: [EXTERNAL]: 2024-02 Appeal hearing

Good morning Margo,

Please see email below.

Thank you,



#### 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

Phone (863)534-6049; (863)534-6422

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

From: Hetty Harmon < hettyharmon@gmail.com>

Sent: Thursday, August 1, 2024 7:22 AM

To: Wilson, Rick < RickWilson@polk-county.net>; Lindsey, George < GeorgeLindsey@polk-county.net>; Braswell, Bill

<BillBraswell@polk-county.net>; Santiago, Martha <MarthaSantiago@polk-county.net>; Combee, Neil

<NeilCombee@polk-county.net>

Subject: [EXTERNAL]: 2024-02 Appeal hearing

Some people who received this message don't often get email from <a href="https://hettyharmon@gmail.com">hettyharmon@gmail.com</a>. Learn why this is important Good morning Commissioners,

We object to the increase of units from 168 to 200 units on this parcel because of the following issues:

- 1. 4 story buildings are inappropriate along Shepherd Rd- There are no 4 story buildings along Shepherd Rd
- 2. Access in and out of site will be very dangerous since there is no traffic signal and is close to the access to Sundance.
- 3. Almost half of the site is in the floodplain and a flood study should be completed now to determine the actual amount of buildable land and where all of the floodplain compensation will be located.

- 4. The reduction in parking is not acceptable, even though they said some units will be studios, There will be 2 people in some of the studio units with the going rental rates in Polk County. Also there is no guest parking, they said there would be overflow parking on the commercial portion of the site which will most likely be sold to another entity and the apartments would have no control over this site and might not be allowed to use it in the future.
- 5. Flooding in the area is an issue in Imperial Lakes as you are aware and hopefully this development will not add to the current issues.

Thank you for your consideration of our objections.

Hetty C. Harmon President of Pine Run Owners Association.

### 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

### White, Margo

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Pereira, Ana on behalf of Santiago, Martha

Sent:

Thursday, August 1, 2024 9:05 AM

To:

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Subject:

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Thank you,



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Executive Assistant
Polk County Board of County Commissioners
330 West Church St. , P.O. Box 9005, Drawer BC01
Bartow, FL 33831-9005

Phone (863)534-6049; (863)534-6422

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Subject: [EXTERNAL]: 2024-02 Appeal hearing

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- 3. Almost half of the site is in the floodplain and a flood study should be completed now to determine the actual amount of buildable land and where all of the floodplain compensation will be located.

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Thank you for your consideration of our objections.

Hetty C. Harmon President of Pine Run Owners Association.

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 Bivd, west of Publix for 200 unit apartment complex on the following points:

- 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.
- 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.
- 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,

Sym. Show	Jay M. Schoon	
Signature and Print Name	, Mulbery, 92 33860	-Lo+443
Address Tingentakes Comm	SVCS. Assoc. IL INC	
Community	•	

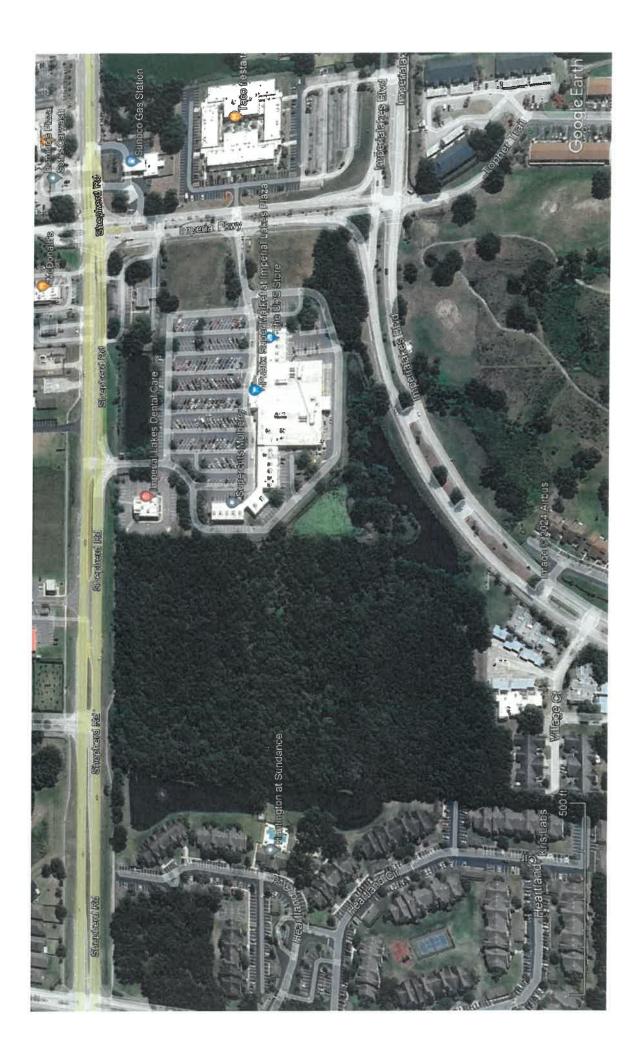
#### **Polk County Board of County Commissioners**

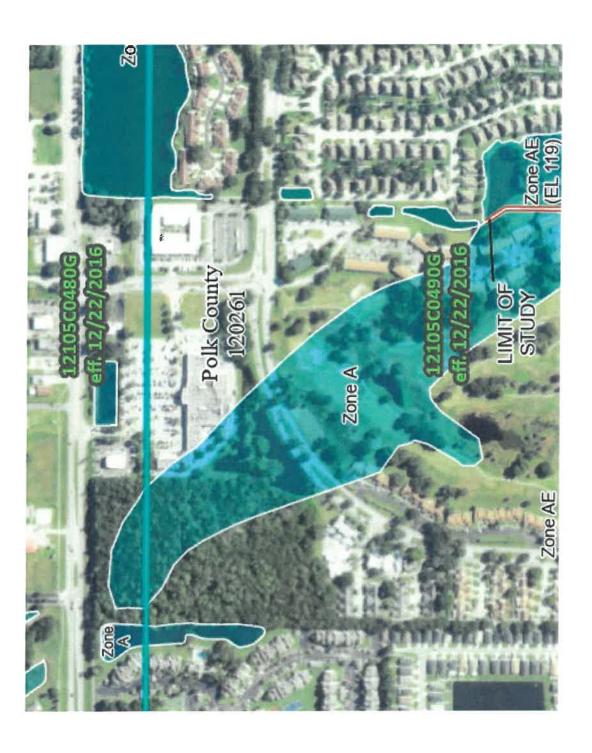
I recently became aware of the permit request for Case # LDPD-2024-2 that is to be reviewed at the 6/5/2024 Planning Commission meeting. As an affected landowner, I would like to submit the following comments regarding this request.

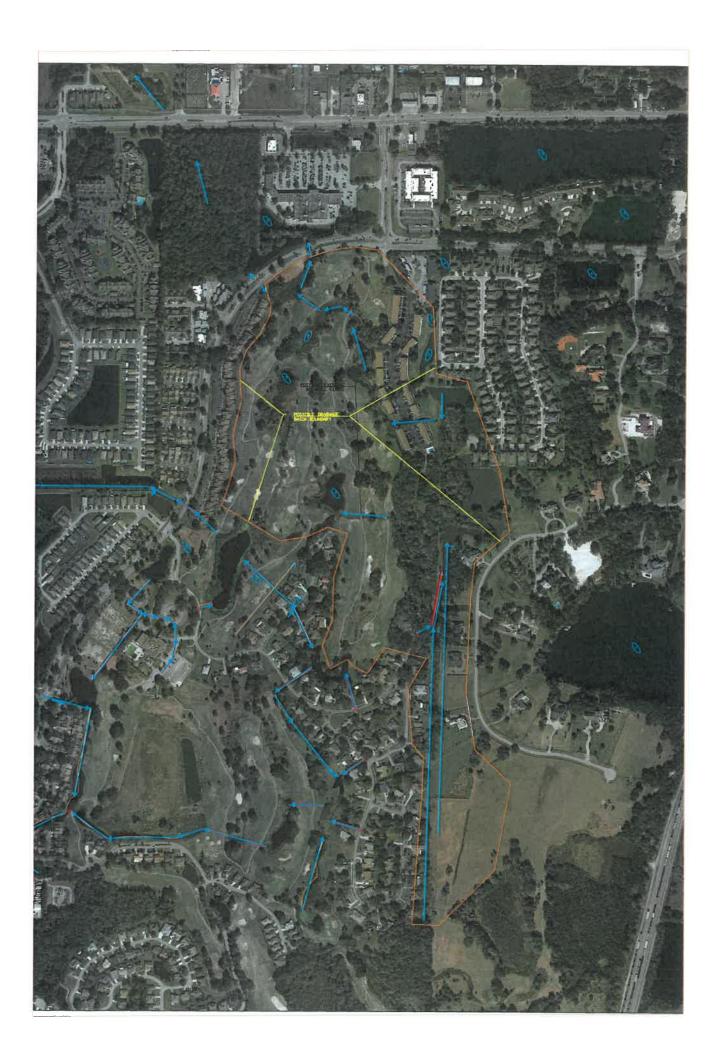
- 1. The project site road access onto ImperiaLakes Boulevard is at a point just northeast of Imperial Place and southwest of an existing drainage pond. Use of this route by the project's residence would allow them to access Shephard Road using a traffic light controlled intersection. ImperiaLakes Boulevard 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 ImperiaLakes 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 ImperiaLakes 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 ± 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 52 Wood Hall Drive Mulberry, FL 33860

Phone: Home: (863) 425-5000 Mobile: (863) 450-9030







Presented nox

IMPERIALAKES 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

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Additional Comments on reverse side. Sincerely,

Sgnature and Print Name

Judy A. Swem

Judy A. Swem

Judy A. Swem

Occupitry Club Lo, Mulberry

Community

Community

Judy A. Swem

Judy A. Swem

Judy A. Swem

Judy A. Swem

Occupitry Club Lo, Mulberry

Community

May 23, 2024

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

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Additional Comments on reverse side. Sincerely,			
Richard Parke	RICHARd	PARKS	
Signature and Print Name			
162 WOODCREST LN			
Address Club ESTATE	5		
Community			-

May 23, 2024

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

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Sincerely,
Maulyn Tucker Marilyn Tucker
Signature and rint Name
14 Misty Meadow Lane, Mulberry FL 33860
Address
Imperialatus Community Services Assoc time 11 Inc.
Community

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

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Sincerely, Luci O'Byrne
Hall Drive, Mulberry, Fl 33860

May 23, 2024

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

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Signature and Print Name	- Replacing the openations with recordinal
Address Clube At-	
Community	

Polk County Planning
Polk County Board of County Commissioners
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Additional Comments on reverse side.  Sincerely,  Jahn E. Jackson
Signature and Print Name
32 Wood Hall DR, Mulberry, FL, 33860
Address Impaise lake Com. Sics. ASSN II, INC Country Chile Edites
Community

### IMPERIALAKES 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

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Additional Comments on reverse side. Sincerely,

Gusti E. Nortis	Susti E. Possis
Signature and Print Name	401121/0111-
150. Woodcrest Lane	**
Address	
Mulbetry Fl. 33860 Community	
Community	
'	

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

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Sincerely,			
Sudd DEridh	GERALD	DERIPE	O EN
Signature and Print Name	, 0111		-
24 MISTY MELDOEN	o Cu Mi	ULBEDDY	FL 33860
Address LUPELALAKES PLUSE	I		
Community			The second second

May 23, 2024

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Polk County Board of County Commissioners
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Sincerely,

Peleca B. Smith Rebecca B. Smith

Signature and Print Name

132 WOOD HALL Dr. Mulberry FL 33860

Address

Country Club Estates

Community

May 23, 2024

Polk County Planning
Polk County Board of County Commissioners
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Bartow, FL 33830

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Fille & Rarks	5,1/es: Park
Signature and Print Name	
162 Wooderest Lane	Mulberry
Address	
Community	

May 23, 2024

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

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Signature and Print Name

197 Wood Hall Drive, Auberry 33860

Address

Community

Community

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

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51an Baker

Additional Comments on reverse side. Sincerely,

Signature and Print Name

227 Wood Hall Dr. Mulbery, FL 33860

Address

Imperialakes Community

Community

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:

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- 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,
Order Kicklighter
Signature and Print Name ( )
, , ,
120 Country Clublane Mulberry F-L 33860
Address
Country Club Estates Sypaniel Sakes
Community

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

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Additional Comments on reverse side. Sincerely,

Signature and Print Name

107 Wood HALL DRIVE

Address
Community

Community

Address

Community

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

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Sincerely, JOHNNEWEAVER
C. Richard Wegger
Signature and Print Name
54 mesty mealow for medicing
Address ( Lub Estates
Community

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

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Additional Comments on reverse side.

Sincerely,

Thomas Reynolds

Signature and Print Name

#2 WOOD HALL DE

Address

Country Club Estates (Golf Course Sub)

Community

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

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Hodney & Wessenger	Rodney G. Messenger
Signature and Print Name	- Tarriager
35 Country Club LANC	Mulberry, F1 33860
Imperial Akes Community.	Services Assoc. TI, INC.
Community	

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

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Sincerely,		
Lores Som	Russell	HUNTER
Signature and Print Name	,,,,,,	(10.0.2(0)
122 Wood Wall Dr Address	Muberry f1	3386 Ø
Country Club Es	TaTes	
Community		

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

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Signature and Print Name

Signature and Print Name

So Country Club Lane

Mulberry, FL 33860

Tountry Club Estates

Timperialates Commun.

Community

May 23, 2024

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

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Signature and Print Name

126 Woodcrest Court Mulberry, FL 33860

Address
Country Club Estates

Community



IMPERIALAKES 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

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Additional Comments on reverse side. Sincerely,

Signature and Print Name

49 Misty Meadow Lane Mulberry Fe 33860

Address

Community Club Estates / Imperial Lakes

May 23, 2024

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

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Additional Comments on reverse side.

Sincerely,

Literia Bonin ANTONIO J. BONNIXI

Signature and Print Name

27 Wood Hall Br. Jullery, F/. 33860

Address Community

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

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Additional Comments on reverse side. Sincerely,
WERTINAN KURNIAWAN
Signature and Print Name
35 Country CLub Ln Mulberry FL33860
Address Imperialakes
Community '

### IMPERIALAKES 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

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Additional Comments on reverse side. Sinceraly, Address

### IMPERIALAKES 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

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Additional Comments on reverse side.	canonic calculag residents.		
Sincerely,			
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Address Club C	a Mulberry	H	3386 o
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Community	0	19	

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

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Sincerely,

Signature and Print Name

182 WordHall Or, Mulberry, FL 338600

Address

Country Club Estates

Community

#### IMPERIALAKES 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

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Additional Comments on reverse side. Singerely,

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

330 W. Church Street Bartow, FL 33830

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Additional Comments on reverse side. Sincerely,

DOUBLE EAGLE CONDOMINIUMS

THE PERCENT LAKES BLUD #17

Address MULBERRY FL 33540

540-521-2155

Community

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Additional Comments on reverse side. Sincerely,

Signature and Print Name 3 Nosten Wientgo

Address

**DOUBLE EAGLE CONDOMINIUMS** 

Community

330 W. Church Street Bartow, FL 33830

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Address

**DOUBLE EAGLE CONDOMINIUMS** 

Community

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Additional Comments on reverse side. Sincerely,

Signature and Print Name

5226 7 20011

Lakes glvd # 42, Mu/berury FL 33860.

Address

DOUBLE EAGLE CONDOMINIUMS

Community

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 Imperialakes Blvd, west of Publix for 200 unit apartment complex on the following points:

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Additional Comments on reverse side. Sincerely,

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Signature and Print Name Connie Lezdy	
5225 Imperial Lakes Blud Apt 50  Address  DOUBLE EAGLE CONDOMINIUMS  Community	

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Signature and Print Name  Clifton Honney	
5225 Imperialakes RLv. #27 Address DOUBLE EAGLE CONDOMINIUMS	

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WD #45, Mulber

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Signature and Print Name

5225 IMPERIAL LAKES BWD UNT 46

Address

DOUBLE EAGLE CONDOMINIUMS

Community

330 W. Church Street Bartow, FL 33830

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Signature and Print Name

L. J. Wiggins Address

**DOUBLE EAGLE CONDOMINIUMS** 

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Sincerely,

Signature and Print Name

Susan Dunigan

Community

### IMPERIALAKES COMMUNITY SERVICES ASSOCIATION II, INC

Dba Country Club Estates P.O.Box 5008

Lakeland, FL 33807-5008

RECEIVED

May 23, 2024

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

JUN 12 2024

LAND DEVELOPMENT DIVISION

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Candace Dericts CANDACE DIPIETRO
Signature and Print Name
62 Wood Hall Dr Molberry 33860
Address
Country (lub

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

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5/26/24

Signature and Print Name			
Marily Collins	Marilun	Collins	
522 & Imperial	Latre BND	Address #5	_
DOUBLE EAGLE CONDO	MINIUMS		
Community			