

## White, Margo

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**From:** Suggs, Kay on behalf of Wilson, Rick  
**Sent:** Monday, January 5, 2026 10:54 AM  
**To:** White, Margo  
**Subject:** FW: Concerns regarding Highlands Club Development

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**From:** Brent Moser <brent.moser@gmail.com>  
**Sent:** Sunday, January 4, 2026 4:00 PM  
**To:** Wilson, Rick <RickWilson@polkfl.gov>  
**Subject:** Concerns regarding Highlands Club Development

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Good afternoon Mr Wilson. I live on Crews Wood Lane and wanted to express my concerns regarding the new subdivision that is being proposed directly next door at Crews Lake Drive and Yarbrough. While I understand the need for development and growth, I feel the current plans for the subdivision are not compatible with the homes already in the area and will overwhelm the existing infrastructure. It simply has too many homes packed into it. This high density is not compatible with the more rural and spacious setting that our community currently consists of. The appeal of our area lies in the open spaces and natural environment which would be significantly disrupted by this new development. I kindly request that you vote no on the current design and ask the planners to reduce the number of homes and increase the minimum lot sizes.

Thank you for your time and service.

Brent Moser  
6715 Crews Wood Ln  
Lakeland, FL 33813

## White, Margo

---

**From:** Suggs, Kay on behalf of Wilson, Rick  
**Sent:** Monday, January 5, 2026 10:54 AM  
**To:** White, Margo  
**Subject:** FW: Concerns regarding Highlands Club Development

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

From: Krystal Laben <krystallaben@gmail.com>  
Sent: Sunday, January 4, 2026 7:00 AM  
To: Wilson, Rick <RickWilson@polkfl.gov>  
Subject: Concerns regarding Highlands Club Development

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Dear Commissioner,

As a resident of Polk County, I am writing to express my concerns regarding the proposed high-density development known as Highlands Club, located at Crews Lake Drive and Yarborough Road, in anticipation of the upcoming County Commission Meeting scheduled for January 6th.

The proposed density does not align with the established character of our community. The transition from one-acre lots to 6,000 sq. ft. lots is not a transition—it's an overwhelming shift that threatens our local infrastructure, school capacity, and road safety.

I respectfully request that the Commission deny the Highlands Club proposal as submitted.

Thank you for your consideration and for your service to our community.

Krystal Laben

## White, Margo

---

**From:** Suggs, Kay on behalf of Wilson, Rick  
**Sent:** Monday, January 5, 2026 10:56 AM  
**To:** White, Margo  
**Subject:** FW: Concerns regarding Highlands Club Development

---

**From:** Brian Riedmiller <[rmiller517@gmail.com](mailto:rmiller517@gmail.com)>  
**Sent:** Saturday, January 3, 2026 10:49 AM  
**To:** Wilson, Rick <[RickWilson@polkfl.gov](mailto:RickWilson@polkfl.gov)>  
**Subject:** Concerns regarding Highlands Club Development

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Dear Commissioners,

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I respectfully request that the Commission deny the Highlands Club proposal as submitted.

Thank you for your consideration and for your service to our community.

Brian Riedmiller  
Hartford Estates Phase 2

## White, Margo

---

**From:** Suggs, Kay on behalf of Wilson, Rick  
**Sent:** Monday, January 5, 2026 10:56 AM  
**To:** White, Margo  
**Subject:** FW: Concerns regarding Highlands Club Development

**From:** Terri Heacox <theacox2@yahoo.com>  
**Sent:** Saturday, January 3, 2026 10:34 AM  
**To:** Wilson, Rick <RickWilson@polkfl.gov>  
**Subject:** Concerns regarding Highlands Club Development

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I respectfully request that the Commission deny the Highlands Club proposal as submitted.

Thank you for your consideration and for your service to our community.

Terri Laferriere

## White, Margo

---

**From:** Suggs, Kay on behalf of Wilson, Rick  
**Sent:** Monday, January 5, 2026 10:56 AM  
**To:** White, Margo  
**Subject:** FW: Concerns regarding Highlands Club Development

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

From: Tiffany Nance <billsrnofun@icloud.com>  
Sent: Friday, January 2, 2026 7:31 PM  
To: Wilson, Rick <RickWilson@polkfl.gov>  
Subject: Concerns regarding Highlands Club Development

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I respectfully request that the Commission deny the Highlands Club proposal as submitted.

Thank you for your consideration and for your service to our community.

Tiffany Nance  
2829 Seymore St  
Lakeland, FL 33813  
Sent from my iPhone

## White, Margo

---

**From:** Suggs, Kay on behalf of Wilson, Rick  
**Sent:** Monday, January 5, 2026 10:56 AM  
**To:** White, Margo  
**Subject:** FW: Concerns regarding Highlands Club Development

**From:** Eric Grambo <erock4488@icloud.com>  
**Sent:** Friday, January 2, 2026 6:32 PM  
**To:** Wilson, Rick <RickWilson@polkfl.gov>  
**Subject:** Concerns regarding Highlands Club Development

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Dear Commissioners,

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I respectfully request that the Commission deny the Highlands Club proposal as submitted.

Thank you for your consideration and for your service to our community.

Sent from my iPhone

Sent from my iPhone

## White, Margo

---

**From:** Suggs, Kay on behalf of Wilson, Rick  
**Sent:** Monday, January 5, 2026 10:57 AM  
**To:** White, Margo  
**Subject:** FW: Concerns regarding Highlands Club Development

**From:** Casey Brabbs <Hello@caseybrabbs.com>  
**Sent:** Friday, January 2, 2026 1:05 PM  
**To:** Wilson, Rick <RickWilson@polkfl.gov>  
**Subject:** Concerns regarding Highlands Club Development

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Dear Commissioners,

As a resident of Polk County, I am writing to express my concerns regarding the proposed high-density development known as Highlands Club, located at Crews Lake Drive and Yarborough Road, in anticipation of the upcoming County Commission Meeting scheduled for January 6th.

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I respectfully request that the Commission deny the Highlands Club proposal as submitted.

Thank you for your consideration and for your service to our community.

## White, Margo

---

**From:** Suggs, Kay on behalf of Wilson, Rick  
**Sent:** Monday, January 5, 2026 10:58 AM  
**To:** White, Margo  
**Subject:** FW: Concerns regarding Highlands Club Development

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**From:** lisa pinner <slawsanator@hotmail.com>  
**Sent:** Thursday, January 1, 2026 9:29 PM  
**To:** Wilson, Rick <RickWilson@polkfl.gov>  
**Subject:** Concerns regarding Highlands Club Development

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Dear Mr. Wilson,

As residents of Polk County, we are writing to express our concerns regarding the proposed high-density development known as Highlands Club, located at Crews Lake Drive and Yarborough Road, in anticipation of the upcoming County Commission Meeting scheduled for January 6th.

The proposed density does not align with the established character of our community. The transition from one-acre lots to 6,000 sq. ft. lots is not a transition—it's an overwhelming shift that threatens our local infrastructure, school capacity, and road safety.

We respectfully request that the Commission deny the Highlands Club proposal as submitted.

Thank you for your consideration and for your service to our community.

Sincerely,

Stephen and Lisa Pinner

Get [Outlook for Android](#)

## White, Margo

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**From:** Troutman, Becky  
**Sent:** Monday, January 5, 2026 10:47 AM  
**To:** White, Margo  
**Subject:** FW: Concerns regarding Highlands Club Development

**From:** Kevyn Greene <kfgreene@verizon.net>  
**Sent:** Monday, January 5, 2026 10:43 AM  
**To:** Troutman, Becky <beckytroutman@polkfl.gov>  
**Subject:** Concerns regarding Highlands Club Development

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Good morning, Mrs. Troutman.  
My name is Kevyn Greene.

I live less than a mile from where the proposed new development is scheduled to start.

The idea of building more homes in this area is insane.  
We have no infrastructure (schools, roads ...ect) for this to work.

Since the other homes have been built in the last year, I've noticed several issues.

Traffic going to work has doubled. (We can't take anymore)

More and more dead animals killed in the road due to nowhere for them to find food or shelter.

More accidents due to traffic being so bad that people pull out in front of you to get on the road.

It's taking residents at least 30 minutes longer to get to work or across town ( im sure this stops people from going out to dinner to avoid the traffic headache.

My wife and I voted for you because we felt we had a voice and I hope you prove us right by voting "NO" on the new proposed homes.

Thank you for your time.

Happy New Year,

The Greene's

## White, Margo

---

**From:** Troutman, Becky  
**Sent:** Monday, January 5, 2026 10:48 AM  
**To:** White, Margo  
**Subject:** FW: Concerns regarding Highlands Club Development

**From:** Sheena silva <tangledtailslakeland2@gmail.com>  
**Sent:** Monday, January 5, 2026 10:35 AM  
**To:** Troutman, Becky <beckytroutman@polkfl.gov>  
**Subject:** Concerns regarding Highlands Club Development

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I did not want to copy and paste what is being sent about the proposed development. I live off of Harrells nursery just last year we as a community had to fight the proposed hospital. Thankfully our beautiful neighborhood did that and we are safe for now. I have lived in lakeland since 2005, have an established small business and absolutely love lakeland that we now call home. Leaving a concrete city up north for the beauty and wildlife lakeland has to offer. I want to suggest everyone take a shopping trip to the Publix on 540A, drive from the beginning off 540A to crew lake after 3pm or at 7am it takes over 45 minutes. When we punched our first home on high Glen in 2011 there were cows and horses, a feild with woods and brush. Southern homes took advantage with a hurricane to clear good wooded areas out despite eagles nest and protected wildlife was present. It was then I started to pay attention to what was going on around us. The effects that happened at that point are catching up now. There is quite literally no infrastructure to hold anymore, the streets flood in the lower sections, we moved to higher ground 4 years ago off Harrells and still see a water flow and pressure issue. I cant imagine what will happen to that beautiful road should this be approved. No one wants this, no one would ever move here and want this fast and insane growth to such a preserved and beautiful land. Lakeland was a hallmark town, its starting to give new york city vibes and trust me, bo one wants that. The schools cant handle it nor the roads. Please keep families in your thoughts when voting.

Sheena silva.

## White, Margo

---

**From:** Troutman, Becky  
**Sent:** Monday, January 5, 2026 10:48 AM  
**To:** White, Margo  
**Subject:** FW: Please help save South Lakeland  
**Attachments:** Highland Club 001.docx

**From:** Scott Allen <allen8083@gmail.com>  
**Sent:** Monday, January 5, 2026 10:23 AM  
**To:** Troutman, Becky <beckytroutman@polkfl.gov>  
**Subject:** Fwd: Please help save South Lakeland

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Sent from my iPhone

Begin forwarded message:

**From:** Scott Allen <[allen8083@gmail.com](mailto:allen8083@gmail.com)>  
**Date:** January 4, 2026 at 8:41:21 PM EST  
**To:** [BeckyTroutman@polk-county.net](mailto:BeckyTroutman@polk-county.net), [BillBeasley@polk-county.net](mailto:BillBeasley@polk-county.net)  
**Subject:** Re: Please help save South Lakeland

Hello,

This message is in regard to the upcoming BOCC meeting on January 6th. During this meeting the Appeal for the Highland Club housing development case #LDPD-2025-9. This is the proposed 750 home development on the already crowded intersection of Yarborough Lane and Crews Lake Drive. I speak for many in our area, please do not allow this development to be constructed. When we voted for you we stood behind the values below:

- **Preserve land and natural resources** for future generations.
- Manage infrastructure to ease congestion and increase the roadway network.

Please hold up to these values. The developers are not going about this in a responsible or ethical manner. Please review my previous email for reasons concerning traffic and safety. Notably a 4 way intersection with no traffic light will be a disaster with this kind of added traffic.

My fundamental reason for stating this is not being done in an ethical manner is as follows. Currently under construction is a large development called Touchstone neighboring the

proposed property. This development has no residents yet and the traffic impacts although not not fully known will most certainly be significant. We believe the developer for Highland Club is attempting to get the traffic study done before Touchstone is filled with residents. This will greatly skew the traffic impact study. (See map attachment)

The developers proposal for putting 750 more homes in the area is fueled from nothing more than pure greed. It is time for a responsible outlook to be put on future development, pause any mega development for the foreseeable future until the area can stabilize and recover.

For years now it has been made clear to the residents of Polk County that the focus is on more houses and developments with little regard for the people that are already here. Please break this cycle and do the right thing. Vote NO for the Highland Club development in its current proposed state.

Regards  
G Scott Allen

On Thu, Oct 30, 2025 at 9:17 AM Scott Allen <[allen8083@gmail.com](mailto:allen8083@gmail.com)> wrote:

Good morning,

As you know South Lakeland has seen unprecedented growth in the last 5 years. The amount of traffic in the area has increased to frustrating levels not to mention little improvements to infrastructure. It is clear that the focus is on growth with little regard for the people that are already here.

The proposed development at the SW corner of Yarborough Lane and Crews Lake Drive will be the straw that breaks the camels back.

Crews Lake Drive is a small 2 lane road that has turned from a quiet, scenic drive to a congested, dangerous mess. The proposed 751 home will direct almost 100% of the traffic to that road.

By design, or design flaw the Yarborough Dr/Crews Lake intersection is dangerous. Drivers need to pull out in the intersection to look for traffic coming from the east. This was ok when there was agriculture on the road instead of homes. With no stop light and exponentially more traffic this is a set up for disaster.

I can personally attest to this because my child's bus stop was at that intersection and after several very close calls I was forced to relocate to a different stop, this was mostly due to the irresponsible construction practices with the developers. I dealt with Jay Jarvis on this and he was helpful to the extent of his power.

I implore you, travel to this intersection and sit there for at least half an hour and observe. You will see the danger at this intersection and the excessive speed/aggression drivers have. There is not a sidewalk making a very dangerous situation for walkers or bikers.

While you are there, observe the property for the proposed development. It is truly beautiful and a testament to gods power. A lake, gentle elevation changes, massive oak trees and wildlife make this property the last piece of paradise in an area overrun by developers. This property would make a wonderful county park for the people of the area. Please help preserve our natural resources and quality of life. The planning commission meeting is on November 5th.

Regards  
G Scott Allen, 25 year South Lakeland Resident



Proposed "Highland Club"  
development. 750+homes

"Touchstone" development  
currently under construction,  
no residents yet.

## White, Margo

---

**From:** Troutman, Becky  
**Sent:** Monday, January 5, 2026 10:49 AM  
**To:** White, Margo  
**Subject:** FW: Concerns regarding Highlands Club Development

**From:** Sal Gulizia <[sweetjs8588@hotmail.com](mailto:sweetjs8588@hotmail.com)>  
**Sent:** Monday, January 5, 2026 10:08 AM  
**To:** Troutman, Becky <[beckytroutman@polkfl.gov](mailto:beckytroutman@polkfl.gov)>  
**Subject:** Concerns regarding Highlands Club Development

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Dear Commissioners,

As a resident of Polk County, I am writing to express my concerns regarding the proposed high-density development known as Highlands Club, located at Crews Lake Drive and Yarborough Road, in anticipation of the upcoming County Commission Meeting scheduled for January 6th.

The proposed density does not align with the established character of our community. The transition from one-acre lots to 6,000 sq. ft. lots is not a transition—it's an overwhelming shift that threatens our local infrastructure, school capacity, and road safety.

I respectfully request that the Commission deny the Highlands Club proposal as submitted.

Thank you for your consideration and for your service to our community.  
Salvatore Gulizia, Resident in Treymont Neighborhood 2961 Pickards Pass  
Sent from my iPhone

## White, Margo

---

**From:** Suggs, Kay on behalf of Wilson, Rick  
**Sent:** Monday, January 5, 2026 10:50 AM  
**To:** White, Margo  
**Subject:** FW: Concerns regarding Highlands Club Development

**From:** Barbara Campbell <barbara032660@gmail.com>  
**Sent:** Sunday, January 4, 2026 8:04 PM  
**To:** Wilson, Rick <RickWilson@polkfl.gov>  
**Subject:** Concerns regarding Highlands Club Development

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Thank you for your consideration and for your service to our community.

## White, Margo

---

**From:** Pereira, Ana  
**Sent:** Monday, January 5, 2026 8:36 AM  
**To:** White, Margo; Yannone, Lyndsay  
**Subject:** FW: Highlands Club PD concerns

Thanks,  
Ana



**Ana C. Pereira**

Executive Assistant to the Board  
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@PolkFL.gov](mailto:AnaPereira@PolkFL.gov) [www.PolkFL.gov](http://www.PolkFL.gov)

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---

**From:** Dan Delange <[dan@del.farm](mailto:dan@del.farm)>  
**Sent:** Saturday, January 3, 2026 3:21 PM  
**To:** Santiago, Martha <[MarthaSantiago@polkfl.gov](mailto:MarthaSantiago@polkfl.gov)>  
**Subject:** Highlands Club PD concerns

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Dear Commissioner Santiago,

Please refer to the photos below.



Our family has lived on Crews Lake Drive for 42 years. It has been a more rural setting with light traffic. The following two reasons are only two of many good reasons to deny for the sake of taxpayers who lived here for many years.

From Page 6 of lists “Services” in the

*“The closest park to the subject property is Highland City Senior Field, which is approximately ± 1.08 miles directly north. .... consists of a lighted baseball field and concession stand.”*

This is a half-truth and the park does nothing to serve the children and families of the area. The park is CLOSED! It has been closed for many years, except by reservation. It is in total disrepair, with broken bathroom doors and wiring disconnected from the lighting poles. It is not a valid argument presented by planning staff who obviously never visited it. Also note that staff evaluation awarded two points for this non-park in the in the de novo hearing for Touchstone , Sept 21, 2022. With such obvious mistakes by staff, can you be confident in their other statements?

The next photo is the 20 Ft right-of-way of Crews Lake Drive. At the distant right is the NW corner of the PD. Many poles are only 18” from the asphalt. A dangerous situation for safety, and collisions with the

poles have caused power outages in recent years. The taxpayers and not the developer will be burdened with the cost of relocation if the PD is approved.



This high density PD is not compatible with our neighborhood and community. To a planner, it may look good on paper, but if based in real life, it's awful and unfair to us and our neighbors.

My wife and I respectfully request denial of the Highlands Club PD.

Sincerely,

Daniel M. DeLange

## White, Margo

---

**From:** Pereira, Ana  
**Sent:** Monday, January 5, 2026 8:39 AM  
**To:** White, Margo; Yannone, Lyndsay  
**Subject:** FW: Concerns regarding Highlands Club Development

Thanks,  
Ana



**Ana C. Pereira**  
Executive Assistant to the Board  
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@PolkFL.gov](mailto:AnaPereira@PolkFL.gov) [www.PolkFL.gov](http://www.PolkFL.gov)

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

**From:** Krystal Laben <[krystallaben@gmail.com](mailto:krystallaben@gmail.com)>  
**Sent:** Sunday, January 4, 2026 7:02 AM  
**To:** Santiago, Martha <[MarthaSantiago@polkfl.gov](mailto:MarthaSantiago@polkfl.gov)>  
**Subject:** Concerns regarding Highlands Club Development

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

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Thank you for your consideration and for your service to our community.

Krystal Laben

## White, Margo

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**From:** Pereira, Ana  
**Sent:** Monday, January 5, 2026 8:40 AM  
**To:** White, Margo; Yannone, Lyndsay  
**Subject:** FW: Concerns regarding Highlands Club Development

Thanks,  
Ana



**Ana C. Pereira**  
Executive Assistant to the Board  
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@PolkFL.gov](mailto:AnaPereira@PolkFL.gov) [www.PolkFL.gov](http://www.PolkFL.gov)

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---

**From:** Barbara Campbell <barbara032660@gmail.com>  
**Sent:** Sunday, January 4, 2026 8:05 PM  
**To:** Santiago, Martha <MarthaSantiago@polkfl.gov>  
**Subject:** Concerns regarding Highlands Club Development

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Dear Commissioners,

As a resident of Polk County, I am writing to express my concerns regarding the proposed high-density development known as Highlands Club, located at Crews Lake Drive and Yarborough Road, in anticipation of the upcoming County Commission Meeting scheduled for January 6th.

The proposed density does not align with the established character of our community. The transition from one-acre lots to 6,000 sq. ft. lots is not a transition—it's an overwhelming shift that threatens our local infrastructure, school capacity, and road safety.

I respectfully request that the Commission deny the Highlands Club proposal as submitted.

Thank you for your consideration and for your service to our community.

## White, Margo

---

**From:** Pereira, Ana  
**Sent:** Monday, January 5, 2026 8:40 AM  
**To:** White, Margo; Yannone, Lyndsay  
**Subject:** FW: Concerns regarding Highlands Club Development

Thanks,  
Ana



**Ana C. Pereira**  
Executive Assistant to the Board  
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@PolkFL.gov](mailto:AnaPereira@PolkFL.gov) [www.PolkFL.gov](http://www.PolkFL.gov)

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:** Brent Moser <brent.moser@gmail.com>  
**Sent:** Sunday, January 4, 2026 4:02 PM  
**To:** Santiago, Martha <MarthaSantiago@polkfl.gov>  
**Subject:** Concerns regarding Highlands Club Development

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

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Good afternoon Ms Santiago. I live on Crews Wood Lane and wanted to express my concerns regarding the new subdivision that is being proposed directly next door at Crews Lake Drive and Yarbrough. While I understand the need for development and growth, I feel the current plans for the subdivision are not compatible with the homes already in the area and will overwhelm the existing infrastructure. It simply has too many homes packed into it. This high density is not compatible with the more rural and spacious setting that our community currently consists of. The appeal of our area lies in the open spaces and

natural environment which would be significantly disrupted by this new development. I kindly request that you vote no on the current design and ask the planners to reduce the number of homes and increase the minimum lot sizes.

Thank you for your time and service.

Brent Moser  
6715 Crews Wood Ln  
Lakeland, FL 33813

## White, Margo

---

**From:** Pereira, Ana  
**Sent:** Friday, January 2, 2026 8:00 AM  
**To:** White, Margo; Yannone, Lyndsay  
**Subject:** FW: Concerns regarding Highlands Club Development

Thanks,  
Ana



**Ana C. Pereira**  
Executive Assistant to the Board  
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@PolkFL.gov](mailto:AnaPereira@PolkFL.gov) [www.PolkFL.gov](http://www.PolkFL.gov)

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**From:** lisa pinner <[slawsanator@hotmail.com](mailto:slawsanator@hotmail.com)>  
**Sent:** Thursday, January 1, 2026 9:34 PM  
**To:** Santiago, Martha <[MarthaSantiago@polkfl.gov](mailto:MarthaSantiago@polkfl.gov)>  
**Subject:** Concerns regarding Highlands Club Development

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Dear Dr. Santiago,

As residents of Polk County, we are writing to express our concerns regarding the proposed high-density development known as Highlands Club, located at Crews Lake Drive and Yarborough Road, in anticipation of the upcoming County Commission Meeting scheduled for January 6th.

The proposed density does not align with the established character of our community. The transition from one-acre lots to 6,000 sq. ft. lots is not a transition—it's an overwhelming shift that threatens our local infrastructure, school capacity, and road safety.

We respectfully request that the Commission deny the Highlands Club proposal as submitted.

Thank you for your consideration and for your service to our community.

Sincerely,

Stephen and Lisa Pinner

Get [Outlook for Android](#)

## White, Margo

---

**From:** Pereira, Ana  
**Sent:** Friday, January 2, 2026 8:00 AM  
**To:** White, Margo; Yannone, Lyndsay  
**Subject:** FW: Concerns regarding Highlands Club Development

Thanks,  
Ana



**Ana C. Pereira**  
Executive Assistant to the Board  
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@PolkFL.gov](mailto:AnaPereira@PolkFL.gov) [www.PolkFL.gov](http://www.PolkFL.gov)

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**From:** Dylan Crews <dylan.crews@icloud.com>  
**Sent:** Thursday, January 1, 2026 3:24 PM  
**To:** Santiago, Martha <MarthaSantiago@polkfl.gov>  
**Subject:** Concerns regarding Highlands Club Development

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Dear Commissioners,

As a resident of Polk County, I am writing to express my concerns regarding the proposed high-density development known as Highlands Club, located at Crews Lake Drive and Yarborough Road, in anticipation of the upcoming County Commission Meeting scheduled for January 6th.

The proposed density does not align with the established character of our community. The transition from one-acre lots to 6,000 sq. ft. lots is not a transition—it's an overwhelming shift that threatens our local infrastructure, school capacity, and road safety.

I respectfully request that the Commission deny the Highlands Club proposal as submitted.

Thank you for your consideration and for your service to our community.

## White, Margo

---

**From:** Pereira, Ana  
**Sent:** Wednesday, December 31, 2025 2:56 PM  
**To:** White, Margo; Yannone, Lyndsay  
**Subject:** FW: Concerns regarding Highlands Club Development

Thanks,  
Ana



**Ana C. Pereira**  
Executive Assistant to the Board  
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@PolkFL.gov](mailto:AnaPereira@PolkFL.gov) [www.PolkFL.gov](http://www.PolkFL.gov)

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---

**From:** Rick Brown <[ivxbrown@gmail.com](mailto:ivxbrown@gmail.com)>  
**Sent:** Wednesday, December 31, 2025 1:35 PM  
**To:** Troutman, Becky <[beckytroutman@polkfl.gov](mailto:beckytroutman@polkfl.gov)>; Wilson, Rick <[RickWilson@polkfl.gov](mailto:RickWilson@polkfl.gov)>; Braswell, Bill <[BillBraswell@polkfl.gov](mailto:BillBraswell@polkfl.gov)>; Santiago, Martha <[MarthaSantiago@polkfl.gov](mailto:MarthaSantiago@polkfl.gov)>; Scott, Michael <[michaelscott@polkfl.gov](mailto:michaelscott@polkfl.gov)>  
**Subject:** Concerns regarding Highlands Club Development

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Dear Commissioners,

As a resident of Polk County, I am writing to express my concerns regarding the proposed high-density development known as Highlands Club, located at Crews Lake Drive and Yarborough Road, in anticipation of the upcoming County Commission Meeting scheduled for January 6th.

The proposed density does not align with the established character of our community. The transition from one-acre lots to 6,000 sq. ft. lots is not a transition—it's an overwhelming shift threatening our local infrastructure, school capacity, and road safety.

I respectfully request that the Commission deny the Highlands Club proposal as submitted due to the negative impacts the project will have.

Thank you for your consideration and for your service to our community!

Sincerely,  
Rick Brown

## White, Margo

---

**From:** Pereira, Ana  
**Sent:** Wednesday, December 31, 2025 11:45 AM  
**To:** White, Margo; Yannone, Lyndsay  
**Subject:** FW: Concerns regarding Highlands Club Development

Thanks,  
Ana

Ana C. Pereira  
Executive Assistant to the Board  
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@PolkFL.gov www.PolkFL.gov

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

From: Brandi Pitre <bpitre123@gmail.com>  
Sent: Wednesday, December 31, 2025 9:51 AM  
To: Santiago, Martha <MarthaSantiago@polkfl.gov>  
Subject: Concerns regarding Highlands Club Development

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Dear Commissioners,

As a resident of Polk County, I am writing to express my concerns regarding the proposed high-density development known as Highlands Club, located at Crews Lake Drive and Yarborough Road, in anticipation of the upcoming County Commission Meeting scheduled for January 6th.

The proposed density does not align with the established character of our community. The transition from one-acre lots to 6,000 sq. ft. lots is not a transition—it's an overwhelming shift that threatens our local infrastructure, school capacity, and road safety.

I respectfully request that the Commission deny the Highlands Club proposal as submitted.

Thank you for your consideration and for your service to our community.

Brandi Pitre  
3746 Featherwood Trail  
Lakeland FL 33812

Sent from my iPhone

## White, Margo

---

**From:** Pereira, Ana  
**Sent:** Wednesday, December 31, 2025 9:17 AM  
**To:** White, Margo; Yannone, Lyndsay  
**Subject:** FW: Crews Lake Planning

Thanks,  
Ana

Ana C. Pereira  
Executive Assistant to the Board  
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@PolkFL.gov www.PolkFL.gov

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

From: Bosques-Mendez, Jonael <jonael@ufl.edu>  
Sent: Tuesday, December 30, 2025 6:05 PM  
To: Santiago, Martha <MarthaSantiago@polkfl.gov>  
Subject: Crews Lake Planning

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Dear Commissioners,

As a resident of Polk County, I am writing to express my concerns regarding the proposed high-density development known as Highlands Club, located at Crews Lake Drive and Yarborough Road, in anticipation of the upcoming County Commission Meeting scheduled for January 6th.

The proposed density does not align with the established character of our community. The transition from one-acre lots to 6,000 sq. ft. lots is not a transition—it's an overwhelming shift that threatens our local infrastructure, school capacity, and road safety.

I respectfully request that the Commission deny the Highlands Club proposal as submitted.

Thank you for your consideration and for your service to our community.

Jonael Bosques  
Agriculture Agent & Director  
UF/IFAS Extension Hardee County  
863-773-2164  
Jonael@ufl.edu

## White, Margo

---

**From:** Pereira, Ana  
**Sent:** Wednesday, December 31, 2025 9:17 AM  
**To:** White, Margo; Yannone, Lyndsay  
**Subject:** FW: Concerns regarding Highlands Club Development

Thanks,  
Ana

Ana C. Pereira  
Executive Assistant to the Board  
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@PolkFL.gov www.PolkFL.gov

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

From: Lindsay Dempsey <lindsaydempc@gmail.com>  
Sent: Tuesday, December 30, 2025 4:56 PM  
To: Santiago, Martha <MarthaSantiago@polkfl.gov>  
Subject: Concerns regarding Highlands Club Development

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Dear Commissioners,

As a resident of Polk County, I am writing to express my concerns regarding the proposed high-density development known as Highlands Club, located at Crews Lake Drive and Yarborough Road, in anticipation of the upcoming County Commission Meeting scheduled for January 6th.

The proposed density does not align with the established character of our community. The transition from one-acre lots to 6,000 sq. ft. lots is not a transition—it's an overwhelming shift that threatens our local infrastructure, school capacity, and road safety.

I respectfully request that the Commission deny the Highlands Club proposal as submitted.

Thank you for your consideration and for your service to our community.

Lindsay Dempsey

## White, Margo

---

**From:** Pereira, Ana  
**Sent:** Wednesday, December 31, 2025 9:16 AM  
**To:** White, Margo; Yannone, Lyndsay  
**Subject:** FW: Concerns regarding Highlands Club Development

Thanks,  
Ana



**Ana C. Pereira**  
Executive Assistant to the Board  
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@PolkFL.gov](mailto:AnaPereira@PolkFL.gov) [www.PolkFL.gov](http://www.PolkFL.gov)

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**From:** Jake Dempsey <jakecdemp@gmail.com>  
**Sent:** Tuesday, December 30, 2025 4:52 PM  
**To:** Santiago, Martha <MarthaSantiago@polkfl.gov>  
**Subject:** Concerns regarding Highlands Club Development

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Dear Commissioners,

As a resident of Polk County, I am writing to express my concerns regarding the proposed high-density development known as Highlands Club, located at Crews Lake Drive and Yarborough Road, in anticipation of the upcoming County Commission Meeting scheduled for January 6th.

The proposed density does not align with the established character of our community. The transition from one-acre lots to 6,000 sq. ft. lots is not a transition—it's an overwhelming shift that threatens our local infrastructure, school capacity, and road safety.

I respectfully request that the Commission deny the Highlands Club proposal as submitted.

Thank you for your consideration and for your service to our community.

Jake Dempsey

## White, Margo

---

**From:** Pereira, Ana  
**Sent:** Tuesday, December 30, 2025 4:33 PM  
**To:** White, Margo; Yannone, Lyndsay  
**Subject:** FW: Concerns regarding Highlands Club Development

Thanks,  
Ana



**Ana C. Pereira**

Executive Assistant to the Board  
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@PolkFL.gov](mailto:AnaPereira@PolkFL.gov) [www.PolkFL.gov](http://www.PolkFL.gov)

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**From:** Laurissa Whittington <[risswhitt515@gmail.com](mailto:risswhitt515@gmail.com)>  
**Sent:** Tuesday, December 30, 2025 3:43 PM  
**To:** Santiago, Martha <[MarthaSantiago@polkfl.gov](mailto:MarthaSantiago@polkfl.gov)>  
**Subject:** Concerns regarding Highlands Club Development

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Dear Commissioners,

As a resident of Polk County, I am writing to express my concerns regarding the proposed high-density development known as Highlands Club, located at Crews Lake Drive and Yarborough Road, in anticipation of the upcoming County Commission Meeting scheduled for January 6th.

The proposed density does not align with the established character of our community. The transition from one-acre lots to 6,000 sq. ft. lots is not a transition—it's an overwhelming shift that threatens our local infrastructure, school capacity, and road safety.

I respectfully request that the Commission deny the Highlands Club proposal as submitted.

Thank you for your consideration and for your service to our community.  
Sent from my iPad

## White, Margo

---

**From:** Pereira, Ana  
**Sent:** Tuesday, December 30, 2025 1:26 PM  
**To:** White, Margo; Yannone, Lyndsay  
**Subject:** FW: Concerns regarding Highlands Club Development

Thanks,  
Ana



**Ana C. Pereira**  
Executive Assistant to the Board  
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@PolkFL.gov](mailto:AnaPereira@PolkFL.gov) [www.PolkFL.gov](http://www.PolkFL.gov)

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---

**From:** SD <sdorton@cfl.rr.com>  
**Sent:** Tuesday, December 30, 2025 10:54 AM  
**To:** Troutman, Becky <beckytroutman@polkfl.gov>; Wilson, Rick <RickWilson@polkfl.gov>; Braswell, Bill <BillBraswell@polkfl.gov>; Santiago, Martha <MarthaSantiago@polkfl.gov>; Scott, Michael <michaelscott@polkfl.gov>  
**Subject:** Concerns regarding Highlands Club Development

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Dear Commissioners,

As a resident of Polk County, I am writing to express my concerns regarding the proposed high-density development known as Highlands Club, located at Crews Lake Drive and Yarborough Road, in anticipation of the upcoming County Commission Meeting scheduled for January 6th.

The proposed density does not align with the established character of our community. The transition from one-acre lots to 6,000 sq. ft. lots is not a transition—it's an overwhelming shift that threatens our local infrastructure, school capacity, road safety and capacity.

I respectfully request that the Commission deny the Highlands Club proposal as submitted.

Thank you for your consideration and for your service to our community.

Charles Dorton  
6741 High Grove Dr.  
Lakeland, FL 33813

## White, Margo

---

**From:** Pereira, Ana  
**Sent:** Tuesday, December 30, 2025 8:46 AM  
**To:** White, Margo; Yannone, Lyndsay  
**Subject:** FW: Concerns regarding Highlands Club Development

Thanks,  
Ana



**Ana C. Pereira**  
Executive Assistant to the Board  
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@PolkFL.gov](mailto:AnaPereira@PolkFL.gov) [www.PolkFL.gov](http://www.PolkFL.gov)

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**From:** Karen Ottaiano <kottaiano@gmail.com>  
**Sent:** Monday, December 29, 2025 8:24 PM  
**To:** Troutman, Becky <beckytroutman@polkfl.gov>  
**Subject:** Concerns regarding Highlands Club Development

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Dear Commissioners,

As a resident of Polk County, I am writing to express my concerns regarding the proposed high-density development known as Highlands Club, located at Crews Lake Drive and Yarborough Road, in anticipation of the upcoming County Commission Meeting scheduled for January 6th.

The proposed density does not align with the established character of our community. The transition from one-acre lots to 6,000 sq. ft. lots is not a transition—it's an overwhelming shift that threatens our local infrastructure, school capacity, and road safety.

I respectfully request that the Commission deny the Highlands Club proposal as submitted.

Thank you for your consideration and for your service to our community.  
Karen Ottaiano

## White, Margo

---

**From:** Pereira, Ana  
**Sent:** Tuesday, December 30, 2025 8:40 AM  
**To:** White, Margo; Yannone, Lyndsay  
**Subject:** FW: Concerns regarding Highlands Club Development

Thanks,  
Ana

Ana C. Pereira  
Executive Assistant to the Board  
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@PolkFL.gov www.PolkFL.gov

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

**From:** Sandra Barthle <barthle1020@yahoo.com>  
**Sent:** Monday, December 29, 2025 10:05 PM  
**To:** Santiago, Martha <MarthaSantiago@polkfl.gov>  
**Subject:** Concerns regarding Highlands Club Development

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Dear Commissioners,

As a resident of Polk County, I am writing to express my concerns regarding the proposed high-density development known as Highlands Club, located at Crews Lake Drive and Yarborough Road, in anticipation of the upcoming County Commission Meeting scheduled for January 6th.

The proposed density does not align with the established character of our community. The transition from one-acre lots to 6,000 sq. ft. lots is not a transition—it's an overwhelming shift that threatens our local infrastructure, school capacity, and road safety.

I respectfully request that the Commission deny the Highlands Club proposal as submitted.

Thank you for your consideration and for your service to our community.

Sandra Barthle and Michael Barthle

12/30/2025

Sent from my iPhone

## White, Margo

---

**From:** Pereira, Ana  
**Sent:** Tuesday, December 30, 2025 8:40 AM  
**To:** White, Margo; Yannone, Lyndsay  
**Subject:** FW: Concerns regarding Highlands Club Development

Thanks,  
Ana



**Ana C. Pereira**  
Executive Assistant to the Board  
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@PolkFL.gov](mailto:AnaPereira@PolkFL.gov) [www.PolkFL.gov](http://www.PolkFL.gov)

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---

**From:** Brad Baker <[bjttbaker@gmail.com](mailto:bjttbaker@gmail.com)>  
**Sent:** Monday, December 29, 2025 8:37 PM  
**To:** Santiago, Martha <[MarthaSantiago@polkfl.gov](mailto:MarthaSantiago@polkfl.gov)>  
**Subject:** Concerns regarding Highlands Club Development

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**CAUTION:** This email originated from outside of the Polk County BoCC Email System. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Commissioner,

As a resident of Crews Lake Dr in Lakeland, I am writing to express my concerns regarding the proposed high-density development known as Highlands Club, located at Crews Lake Drive and Yarborough Road, in anticipation of the upcoming County Commission Meeting scheduled for January 6th.

The proposed density does not align with the established character of our community. The transition from 1/4 acre - one acre lots to 6,000 sq. ft. lots is not a transition—it's an overwhelming shift that threatens our local infrastructure, school capacity, and road safety.

As a cyclist that frequents Crews Lake Dr, I have already seen the increased traffic that the recent building has resulted in, which is already set to increase with the current building that has already commenced. I can't imagine what our road is going to look like if an additional 700-1100 home are built.

I respectfully request that the Commission deny the Highlands Club proposal as submitted. Thank you for your consideration and for your service to our community.

Regards,

Brad Baker

6732 Hartsworth Dr.

Lakeland, Fl 33813

863-510-9474

## White, Margo

---

**From:** Pereira, Ana  
**Sent:** Tuesday, December 30, 2025 8:39 AM  
**To:** White, Margo; Yannone, Lyndsay  
**Subject:** FW: Concerns regarding Highlands Club Development

Thanks,  
Ana

Ana C. Pereira  
Executive Assistant to the Board  
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@PolkFL.gov www.PolkFL.gov

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

From: Caitlin Bailey <caitlinbailey1982@icloud.com>  
Sent: Monday, December 29, 2025 8:18 PM  
To: Santiago, Martha <MarthaSantiago@polkfl.gov>  
Subject: Concerns regarding Highlands Club Development

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Dear Commissioners,

As a resident of Polk County, I am writing to express my concerns regarding the proposed high-density development known as Highlands Club, located at Crews Lake Drive and Yarborough Road, in anticipation of the upcoming County Commission Meeting scheduled for January 6th.

The proposed density does not align with the established character of our community. The transition from one-acre lots to 6,000 sq. ft. lots is not a transition—it's an overwhelming shift that threatens our local infrastructure, school capacity, and road safety.

I respectfully request that the Commission deny the Highlands Club proposal as submitted.

Thank you for your consideration and for your service to our community.

Caitlin & Kevin Bailey

## White, Margo

---

**From:** Pereira, Ana  
**Sent:** Tuesday, December 30, 2025 8:39 AM  
**To:** White, Margo; Yannone, Lyndsay  
**Subject:** FW: Concerned Citizen of Crews Lake Community

Thanks,  
Ana



**Ana C. Pereira**  
Executive Assistant to the Board  
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@PolkFL.gov](mailto:AnaPereira@PolkFL.gov) [www.PolkFL.gov](http://www.PolkFL.gov)

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---

**From:** Jones, Luke M. <JONESL54@my.erau.edu>  
**Sent:** Monday, December 29, 2025 6:43 PM  
**To:** Braswell, Bill <BillBraswell@polkfl.gov>; Wilson, Rick <RickWilson@polkfl.gov>; Santiago, Martha <MarthaSantiago@polkfl.gov>; Scott, Michael <michaelscott@polkfl.gov>  
**Subject:** Fw: Concerned Citizen of Crews Lake Community

Some people who received this message don't often get email from [jonesl54@my.erau.edu](mailto:jonesl54@my.erau.edu). [Learn why this is important](#)

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---

**From:** Jones, Luke M.  
**Sent:** Monday, December 29, 2025 3:46 PM  
**To:** [beckytroutman@polkfl.gov](mailto:beckytroutman@polkfl.gov) <[beckytroutman@polkfl.gov](mailto:beckytroutman@polkfl.gov)>  
**Subject:** Concerned Citizen of Crews Lake Community

Dear Commissioner,

As a resident of Polk County, I am writing to express my concerns regarding the proposed high-density development known as Highlands Club, located at Crews Lake Drive and Yarborough Road, in anticipation of the upcoming County Commission Meeting scheduled for January 6th.

The proposed density does not align with the established character of our community. The transition from one-acre lots to 6,000 sq. ft. lots is not a transition—it's an overwhelming shift that threatens our local infrastructure, school capacity, and road safety. Not only does it affect the Crews Lake Community, but it will severely impact how the community views your political leadership quite *negatively*.

I respectfully request that the Commission deny the Highlands Club proposal as submitted.

Thank you for your consideration and for your service to our community.

Regards,  
Luke Jones

## White, Margo

---

**From:** Pereira, Ana  
**Sent:** Tuesday, December 30, 2025 8:38 AM  
**To:** White, Margo; Yannone, Lyndsay  
**Subject:** FW: Preservation of Crews Lake Community

Thanks,  
Ana



**Ana C. Pereira**

Executive Assistant to the Board  
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@PolkFL.gov](mailto:AnaPereira@PolkFL.gov) [www.PolkFL.gov](http://www.PolkFL.gov)

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**From:** amj5192 <amj5192@gmail.com>  
**Sent:** Monday, December 29, 2025 6:35 PM  
**To:** Troutman, Becky <beckytroutman@polkfl.gov>; Wilson, Rick <RickWilson@polkfl.gov>; Braswell, Bill <BillBraswell@polkfl.gov>; Santiago, Martha <MarthaSantiago@polkfl.gov>; Scott, Michael <michaelscott@polkfl.gov>  
**Subject:** Preservation of Crews Lake Community

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Dear Commissioners,

As a resident of Polk County, I am writing to express my concerns regarding the proposed high-density development known as Highlands Club, located at Crews Lake Drive and Yarborough Road, in anticipation of the upcoming County Commission Meeting scheduled for January 6th.

The proposed density does not align with the established character of our community. The transition from one-acre lots to 6,000 sq. ft. lots is not a transition—it's an overwhelming shift that threatens our local infrastructure, school capacity, and road safety.

I respectfully request that the Commission deny the Highlands Club proposal as submitted.

Thank you for your consideration and for your service to our community.

~Anneliese

## White, Margo

---

**From:** Pereira, Ana  
**Sent:** Tuesday, December 30, 2025 8:38 AM  
**To:** Yannone, Lyndsay; White, Margo  
**Cc:** Suggs, Kay  
**Subject:** FW: Concerned Citizen of Crews Lake Community

Received on behalf of the Board.

Thanks,  
Ana



**Ana C. Pereira**

Executive Assistant to the Board  
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@PolkFL.gov](mailto:AnaPereira@PolkFL.gov) [www.PolkFL.gov](http://www.PolkFL.gov)

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**From:** William Jones <wljmd7@gmail.com>  
**Sent:** Monday, December 29, 2025 6:30 PM  
**To:** Troutman, Becky <beckytroutman@polkfl.gov>; Wilson, Rick <RickWilson@polkfl.gov>; Braswell, Bill <BillBraswell@polkfl.gov>; Santiago, Martha <MarthaSantiago@polkfl.gov>; Scott, Michael <michaelscott@polkfl.gov>  
**Subject:** Concerned Citizen of Crews Lake Community

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Dear Commissioners,

As a resident of Polk County, I am writing to express my concerns regarding the proposed high-density development known as Highlands Club, located at Crews Lake Drive and Yarborough Road, in

anticipation of the upcoming County Commission Meeting scheduled for January 6th.

The proposed density does not align with the established character of our community. The transition from one-acre lots to 6,000 sq. ft. lots is not a transition—it's an overwhelming shift that threatens our local infrastructure, school capacity, and road safety.

I respectfully request that the Commission deny the Highlands Club proposal as submitted.

Thank you for your consideration and for your service to our community.

Best regards,

William Jones

## White, Margo

---

**From:** Pereira, Ana  
**Sent:** Monday, December 29, 2025 5:00 PM  
**To:** White, Margo; Yannone, Lyndsay  
**Cc:** Suggs, Kay  
**Subject:** FW: Concerned Citizen of Crews Lake Community

Received on behalf of Commissioner Troutman.

Thanks,  
Ana



**Ana C. Pereira**

Executive Assistant to the Board  
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@PolkFL.gov](mailto:AnaPereira@PolkFL.gov) [www.PolkFL.gov](http://www.PolkFL.gov)

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---

**From:** Jones, Luke M. <JONESL54@my.erau.edu>  
**Sent:** Monday, December 29, 2025 4:47 PM  
**To:** Troutman, Becky <beckytroutman@polkfl.gov>  
**Subject:** Concerned Citizen of Crews Lake Community

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Dear Commissioner,

As a resident of Polk County, I am writing to express my concerns regarding the proposed high-density development known as Highlands Club, located at Crews Lake Drive and Yarborough Road, in anticipation of the upcoming County Commission Meeting scheduled for January 6th.

The proposed density does not align with the established character of our community. The transition from one-acre lots to 6,000 sq. ft. lots is not a transition—it's an overwhelming shift that threatens our local infrastructure, school capacity, and road safety. Not only does it affect the Crews Lake Community, but it will severely impact how the community views your political leadership quite *negatively*.

I respectfully request that the Commission deny the Highlands Club proposal as submitted.

Thank you for your consideration and for your service to our community.

Regards,  
Luke Jones

## White, Margo

---

**From:** Pereira, Ana  
**Sent:** Monday, December 29, 2025 4:43 PM  
**To:** Yannone, Lyndsay; White, Margo  
**Cc:** Suggs, Kay  
**Subject:** FW: Crews Lake area preservation

Received on behalf of Commissioner Troutman.

Thanks,  
Ana



**Ana C. Pereira**

Executive Assistant to the Board  
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@PolkFL.gov](mailto:AnaPereira@PolkFL.gov) [www.PolkFL.gov](http://www.PolkFL.gov)

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**From:** Dr. Belkis Musalen-Jones <[bilbelk4@musalen-jones.com](mailto:bilbelk4@musalen-jones.com)>  
**Sent:** Monday, December 29, 2025 4:11 PM  
**To:** Troutman, Becky <[beckytroutman@polkfl.gov](mailto:beckytroutman@polkfl.gov)>  
**Cc:** Dr. Belkis Musalen-Jones <[bilbelk4@musalen-jones.com](mailto:bilbelk4@musalen-jones.com)>  
**Subject:** Crews Lake area preservation

You don't often get email from [bilbelk4@musalen-jones.com](mailto:bilbelk4@musalen-jones.com). [Learn why this is important](#)

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Dear Commissioners,

As a resident of Polk County, I am writing to express my concerns regarding the proposed high-density development known as Highlands Club, located at Crews Lake Drive and Yarborough Road, in anticipation of the upcoming County Commission Meeting scheduled for January 6th.

The proposed density does not align with the established character of our community. The transition from one-acre lots to 6,000 sq. ft. lots is not a transition—it's an overwhelming shift that threatens our local infrastructure, school capacity, and road safety.

I respectfully request that the Commission deny the Highlands Club proposal as submitted.

Thank you for your consideration and for your service to our community.

Belkis Musalen Jones

Get [Outlook for iOS](#)

## White, Margo

---

**From:** Pereira, Ana  
**Sent:** Monday, December 29, 2025 4:41 PM  
**To:** White, Margo; Yannone, Lyndsay  
**Cc:** Suggs, Kay  
**Subject:** FW: Concerns regarding Highlands Club Development

Received on behalf of Commissioner Troutman.

Thanks,  
Ana



**Ana C. Pereira**  
Executive Assistant to the Board  
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@PolkFL.gov](mailto:AnaPereira@PolkFL.gov) [www.PolkFL.gov](http://www.PolkFL.gov)

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---

**From:** dottaiano60 <dottaiano60@gmail.com>  
**Sent:** Monday, December 29, 2025 3:55 PM  
**To:** Troutman, Becky <beckytroutman@polkfl.gov>  
**Subject:** Concerns regarding Highlands Club Development

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Dear Commissioner Troutman,  
in my 65 years, this is the first time I have ever contacted a government official regarding an issue at hand. I am writing to express my concerns regarding the proposed high-density development known as Highlands Club, located at Crews Lake Drive and Yarborough Road, in anticipation of the upcoming County Commission Meeting scheduled for January 6th.

The proposed density does not align with the established character of our community. The transition from one-acre lots to 6,000 sq. ft. lots is not a transition—it's an overwhelming shift that threatens our local infrastructure, school capacity, and road safety.

I respectfully request that the Commission deny the Highlands Club proposal as submitted.

Thank you for your consideration and for your service to our community.

Domenic Ottaiano

Sent from my Verizon, Samsung Galaxy smartphone

## White, Margo

---

**From:** Pereira, Ana  
**Sent:** Monday, December 29, 2025 2:53 PM  
**To:** White, Margo; Yannone, Lyndsay  
**Cc:** Suggs, Kay  
**Subject:** FW: January 6 meeting Highlands Club

Received on behalf of Commissioner Braswell.

Thanks,  
Ana



**Ana C. Pereira**

Executive Assistant to the Board  
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@PolkFL.gov](mailto:AnaPereira@PolkFL.gov) [www.PolkFL.gov](http://www.PolkFL.gov)

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---

**From:** Daniel Andrews <[judgedta@gmail.com](mailto:judgedta@gmail.com)>  
**Sent:** Monday, December 29, 2025 12:41 PM  
**To:** Braswell, Bill <[BillBraswell@polkfl.gov](mailto:BillBraswell@polkfl.gov)>  
**Subject:** January 6 meeting Highlands Club

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12-29-25

Dear Commissioner Braswell:

I am a commercial pilot and I took the aeriels from my airplane of our 64 acre cattle and horse ranch on Crews Lake Drive. My wife, Barbara and I have lived on our ranch for almost 40 years.

I am writing to express my concern regarding the proposed development known as Highlands Club. The proposed density does not align with the established character of our community. The transition from 1 acre lots to 6000 ft. lots is an overwhelming shift that threatens our local infrastructure, school capacity and road safety.

I respectfully request that you deny the Highlands Club proposal as proposed. Thank you for your consideration.  
Sincerely,

Daniel True Andrews  
Retired Circuit Judge







Sent from my iPad

## White, Margo

---

**From:** Pereira, Ana  
**Sent:** Monday, December 29, 2025 2:44 PM  
**To:** White, Margo; Yannone, Lyndsay  
**Subject:** FW: Concerns regarding Highlands Club Development

Thanks,  
Ana

Ana C. Pereira  
Executive Assistant to the Board  
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@PolkFL.gov www.PolkFL.gov

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

From: Kelly Crews <kellyjcrews@gmail.com>  
Sent: Monday, December 29, 2025 12:52 PM  
To: Santiago, Martha <MarthaSantiago@polkfl.gov>  
Subject: Concerns regarding Highlands Club Development

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Dear Commissioners,

As a resident of Polk County, I am writing to express my concerns regarding the proposed high-density development known as Highlands Club, located at Crews Lake Drive and Yarborough Road, in anticipation of the upcoming County Commission Meeting scheduled for January 6th.

The proposed density does not align with the established character of our community. The transition from one-acre lots to 6,000 sq. ft. lots is not a transition—it's an overwhelming shift that threatens our local infrastructure, school capacity, and road safety.

I respectfully request that the Commission deny the Highlands Club proposal as submitted.

Thank you for your consideration and for your service to our community.

Sent from my iPhone

## White, Margo

---

**From:** Pereira, Ana  
**Sent:** Monday, December 29, 2025 2:43 PM  
**To:** White, Margo; Yannone, Lyndsay  
**Subject:** FW: Concerns regarding Highlands Club Development

Thanks,  
Ana



**Ana C. Pereira**  
Executive Assistant to the Board  
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  
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---

**From:** Barbara Mack <bebemack0307@gmail.com>  
**Sent:** Monday, December 29, 2025 12:46 PM  
**To:** Santiago, Martha <MarthaSantiago@polkfl.gov>  
**Subject:** Concerns regarding Highlands Club Development

**12:43**

# **SAVE OUR NEIGHBORHOOD**

Dear Commissioners,

As a resident of Polk County  
writing to express my concern  
regarding the proposed high  
density development known as  
Highlands Club, located at  
Lake Drive and Verbera

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Sent from my iPhone

Barbara Mack  
6701 Hillis Dr

## White, Margo

---

**From:** Pereira, Ana  
**Sent:** Monday, December 29, 2025 12:32 PM  
**To:** White, Margo; Yannone, Lyndsay  
**Cc:** Suggs, Kay  
**Subject:** FW: Highlands Club January 6th

Received on behalf of Commissioner Wilson.

Thanks,  
Ana



**Ana C. Pereira**

Executive Assistant to the Board  
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@PolkFL.gov](mailto:AnaPereira@PolkFL.gov) [www.PolkFL.gov](http://www.PolkFL.gov)

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**From:** Daniel Andrews <[judgedta@gmail.com](mailto:judgedta@gmail.com)>  
**Sent:** Monday, December 29, 2025 12:20 PM  
**To:** Wilson, Rick <[RickWilson@polkfl.gov](mailto:RickWilson@polkfl.gov)>  
**Subject:** Highlands Club January 6th

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December 29, 2025

Rick:  
Barbara and I met you and your wife at Lee's retirement party. Barbara and I have lived on our 64 acres cattle

and horse ranch on Crews Lake for almost 40 years.

I am sending this email to express my concerns regarding the proposed high density development known as Highlands Club, located at Crews Lake Drive and Yarbrough Road in anticipation of the next upcoming county commission meeting on January 6.

The proposed high density does not align with the established character of our community. The transition from 1 acre lots to 6000 ft. lots is not a good transition- It's an overwhelming shift that threatens our local infrastructure, school capacity and road safety. The traffic on Crews Lake has dramatically changed over the years and this development will only make it worse and more dangerous.

Barbara and I are asking you to vote to deny the Highlands Club proposal as submitted. Thank you very much,

Daniel True Andrews

Dan

Retired Circuit Judge



Sent from my iPad

## White, Margo

---

**From:** Pereira, Ana  
**Sent:** Monday, December 29, 2025 12:28 PM  
**To:** White, Margo; Yannone, Lyndsay  
**Subject:** FW: Concerns regarding Highlands Club Development

Thanks,  
Ana



**Ana C. Pereira**  
Executive Assistant to the Board  
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@PolkFL.gov](mailto:AnaPereira@PolkFL.gov) [www.PolkFL.gov](http://www.PolkFL.gov)

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---

**From:** Sonali Lakhani <[sonalilakhani@yahoo.com](mailto:sonalilakhani@yahoo.com)>  
**Sent:** Monday, December 29, 2025 11:52 AM  
**To:** Santiago, Martha <[MarthaSantiago@polkfl.gov](mailto:MarthaSantiago@polkfl.gov)>  
**Subject:** Concerns regarding Highlands Club Development

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Dear Commissioners,

As a resident of Polk County, I am writing to express my concerns regarding the proposed high-density development known as Highlands Club, located at Crews Lake Drive and Yarborough Road, in anticipation of the upcoming County Commission Meeting scheduled for January 6th.

The proposed density does not align with the established character of our community. The transition from one-acre lots to 6,000 sq. ft. lots is not a transition—it's an overwhelming shift that threatens our local infrastructure, school capacity, and road safety.

I respectfully request that the Commission deny the Highlands Club proposal as submitted.

Thank you for your consideration and for your service to our community.

Sincerely,

Drs. Sonali and Raam Lakhani

## White, Margo

---

**From:** Pereira, Ana  
**Sent:** Monday, December 29, 2025 12:28 PM  
**To:** White, Margo; Yannone, Lyndsay  
**Cc:** Suggs, Kay  
**Subject:** FW: Proposed Sand Mining Adjacent to Saddlebag

Received on behalf of the Board.

Thanks,  
Ana



**Ana C. Pereira**  
Executive Assistant to the Board  
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@PolkFL.gov](mailto:AnaPereira@PolkFL.gov) [www.PolkFL.gov](http://www.PolkFL.gov)

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**From:** Dennis Breitigan <802dennis@gmail.com>  
**Sent:** Monday, December 29, 2025 11:48 AM  
**To:** Troutman, Becky <beckytroutman@polkfl.gov>; Wilson, Rick <RickWilson@polkfl.gov>; Braswell, Bill <BillBraswell@polkfl.gov>; Santiago, Martha <MarthaSantiago@polkfl.gov>; Scott, Michael <michaelscott@polkfl.gov>; Nance, Ivan <IvanNance@polkfl.gov>  
**Cc:** pamlarson567@gmail.com  
**Subject:** Proposed Sand Mining Adjacent to Saddlebag

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Polk County Commissioners;

As a resident of the Saddlebag Lake Community, I became aware that Polk County was considering a permit to allow a massive sand mining operation directly adjacent to our community. The proposed location of this mining operation was to be directly in some of our backyards. I attended the Planning Commission meeting on December 3rd and was shocked and disappointed that the staff planners for Polk County were supportive and recommending approval of this permit. Such a venture represents a real and present danger to the 1400+ citizens living in the Saddlebag Community and even more residents around Thomas Lake and the private residents along Mammoth Road in Lake Wales. This is an issue well beyond generating income for Polk County.

What creates a community or a county? It is so much more than roads, buildings, or utilities. PEOPLE make a community, city, and a county. Without people, the physical infrastructure has zero use! The infrastructure that the people of Saddlebag created and maintained over the years allows the physical infrastructure to work and grow.

Saddlebag is filled with people that continue to make it desirable and viable: retired doctors, nurses, teachers, professors, engineers, first responders, utility workers, building contractors, trade workers, business owners and many, many more. These people MAKE A DIFFERENCE, and we have every right to believe that Polk County Officials will protect us and keep our property safe. We are responsible residents and work hard as a community to promote community development and integrity. As retirees, we pay our taxes without burdening the county for use of schools, infrastructure, etc. We own and operate our own sewer and water treatment plants and DO NOT depend on the county for other services like road maintenance, trash services, etc. We are a tax paying, self-sustained community. Polk County needs to honor our dedication at Auburn Unn by keeping our home investments safe.

There is an overabundance of studies and data available that shows the negative impact of sand and aggregate mining on property values. Daine Hite, an economics professor at Auburn University, published a study in 2006, finding a direct correlation between property distance from sand and aggregate mining operations.

Findings include:

**Homes adjacent to the mining operations – loose 30% in value** (There are +/- 100 homes that fall into this category in Saddlebag alone)

**Homes one mile away from mining operations- loose 14.5% in value** (There are +/- 300 additional homes in this category in Saddlebag)

**Homes two miles away from mining operations-loose 8.9% in value** (There over 300 homes that fall into this category in Saddlebag)

This means that over half of the homes currently in Saddlebag would lose between 30% to 14.4% of there value due to sand mining operations and the entire community of 787 homes would value.

Reasons for home value loss would include:

1. Concerns over drinking water contamination / or loss of drinking water
2. Aquifer depletion w subsequent loss of access to our recreational lakes and lagoon
3. Intolerable noise pollution from trucks, loaders, diesel pumps.
4. Air quality concerns over increased levels of silica dust from material handling of the mined sand
5. Erosion and potential flooding from adjacent mine ponds not connected to the existing flood control system that was partially paid for by Polk County in the early 2000's
6. Fire Danger
7. Danger from drastic increases in truck traffic on an already dangerous stretch of highway 60

These are just a few of the many reasons why a sand mine along with on-site diesel storage, drums of hydraulic fluid, transmission fluids, oils, etc. along with large sediment ponds and dredging ponds adjacent to this community is a terrible and harmful idea. Mining adjacent to developed homes sites is NOT A COMPATIBLE USE for said lands. Just the very specter of living with a sand mine directly in your backyard creates enormous mental, physical, and emotional stress for the residents of Saddlebag. As retirees, some in their advanced years, many of our residents are dealing with asthma, COPD, heart disease, pulmonary fibrosis, and other difficult to treat lung ailments are currently living in Saddlebag. Our security staff allows over one hundred medical service providers to enter the gated community each week to care for and deliver supplies to these patients.

Living in Saddlebag, Polk County has surely enriched the lives of many of our residents. The residents of Saddlebag have enriched Polk County infrastructure by providing an ongoing revenue stream for the various businesses in Lake Wales. Polk County should respect the investment that we have made in our community and county. We respectfully request that it is Polk Counties responsibility to find this proposed mining plan incompatible with the existing communities like Saddlebag. It is the County's responsibility to Vote NO on this permit, which if allowed to pass would destroy Saddlebag as we know it. Please choose to keep Saddlebag safe!

Respectfully;

Dennis Breitigan

Saddlebag Resident

Retired Project Manager (infrastructure construction contractor)

--

*Dennis Breitigan*

802-989-0812

15

## Yannone, Lyndsay

---

**From:** Pereira, Ana  
**Sent:** Monday, December 29, 2025 9:12 AM  
**To:** White, Margo; Yannone, Lyndsay  
**Subject:** FW: Jan 6 Commission Meeting: Highlands Club  
**Attachments:** Exhibit A Map.docx; Exhibit B Graph.docx; Exhibit B2.docx; Exhibit C.docx

Thanks,  
Ana



### Ana C. Pereira

Executive Assistant to the Board  
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@PolkFL.gov](mailto:AnaPereira@PolkFL.gov) [www.PolkFL.gov](http://www.PolkFL.gov)

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**From:** Nicole Pleasants Lane <[nicolepleasantslane@yahoo.com](mailto:nicolepleasantslane@yahoo.com)>  
**Sent:** Sunday, December 28, 2025 5:13 PM  
**To:** Santiago, Martha <[MarthaSantiago@polkfl.gov](mailto:MarthaSantiago@polkfl.gov)>  
**Subject:** Fw: Jan 6 Commission Meeting: Highlands Club

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**CAUTION:** This email originated from outside of the Polk County BoCC Email System. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Honorable Commissioners,

My name is Nicole Lane, and I live at 6704 Crews Wood Lane. I am writing to formally share my concerns regarding the proposed high-density development known as Highlands Club, located at the intersection of Crews Lake Drive and Yarborough Road. I respectfully submit these comments for your review in advance of the County Commission meeting scheduled for January 6.

## Transportation Capacity and Concurrency Considerations

- According to the Polk County Development Review Staff Report, the proposed development is projected to generate 5,834 Average Annual Daily Trips (AADT) and 747 PM peak-hour trips, impacting multiple roadway segments that are currently operating at Level of Service (LOS) “C.”
- Several affected roadway links—including Yarborough Lane and Crews Lake Drive—have limited remaining capacity before degradation below the County’s minimum LOS standards. Concurrency is intended to ensure that facilities are adequate when impacts occur, *not based on assumptions regarding future roadway funding, phased buildout, or market absorption rates.*
- Per County planners, Yarborough Lane is expected to carry a significant share of peak-hour traffic while transitioning from private to County ownership and functioning as a primary access route for the development. The Touchstone development is actively constructing homes, and Wind Meadows South plans to open an entrance onto Yarborough Lane. A thorough traffic study must be completed to fully understand the cumulative impacts on Yarborough Lane before children are required to stand there for the school bus. Importantly, sidewalk gaps exist between Yarborough Lane and CR 540A, and a left turn from Yarborough Lane onto Crews Lake Drive is visually impeded.

## Density Compatibility

- Based on the map provided on page 35 of the Polk County Development Review Staff Report, I calculated residential density within 1.5 miles of the proposed site using the property owner's address along Crews Lake Drive. It is important to note that the applicant map presents properties extending 1.5 miles to the east, but only approximately 0.7 miles to the west. As shown in Exhibits A-C, when evaluating 1.5 miles in both directions, the average density is 1.89 dwelling units per acre (DU/AC), with a median density of 2.3 DU/AC. For properties directly adjacent to the site, Exhibit C shows an average density of 1.34 DU/AC and a median density of 0.98 DU/AC.
- Based on the submitted site plan, Highlands Club allocates 69 units (9.2%) to 130-foot-wide lots and 678 units (91%) to 50-foot-wide lots with minimum lot sizes of 6,000 square feet. The predominant density of the development is 3.8 DU/AC. The low-density portion **does not proportionally offset traffic impacts, infrastructure demand, or neighborhood interface impacts driven by the dominant density.**

It appears that with each successive development, the approved DU/AC continues to increase: Wind Meadows South at 3.06 DU/AC, Touchstone at 3.57 DU/AC, and now Highlands Club at 3.8 DU/AC. Each new approval becomes the justification for the next. Pulte Homes has already submitted an initial design to develop 369 homes on the acreage on the other side of Crews Wood Lane, and the density approved for Highlands Club will inevitably serve as precedent for future development.

For these reasons, roadway and safety improvements must not be shifted from the applicant to the County, nor should residents be asked to rely on speculative future road improvements to mitigate known and foreseeable impacts. **Development approval should be conditioned so that adequate roadway capacity and safety measures are in place before occupancy, consistent with the County’s concurrency and infrastructure adequacy requirements.**

In reaching its decision, the Board should also give substantial weight to the established character and compatibility of the surrounding area, which includes a median residential density of .98 DU/AC, a 15-acre sheep farm directly adjacent to the subject property, and a 60-acre horse farm located approximately 0.3 miles

from the proposed Area A entrance. Any approved development intensity should reflect this existing land use context and provide a reasonable transition that protects adjacent uses and the broader community.

Respectfully submitted,

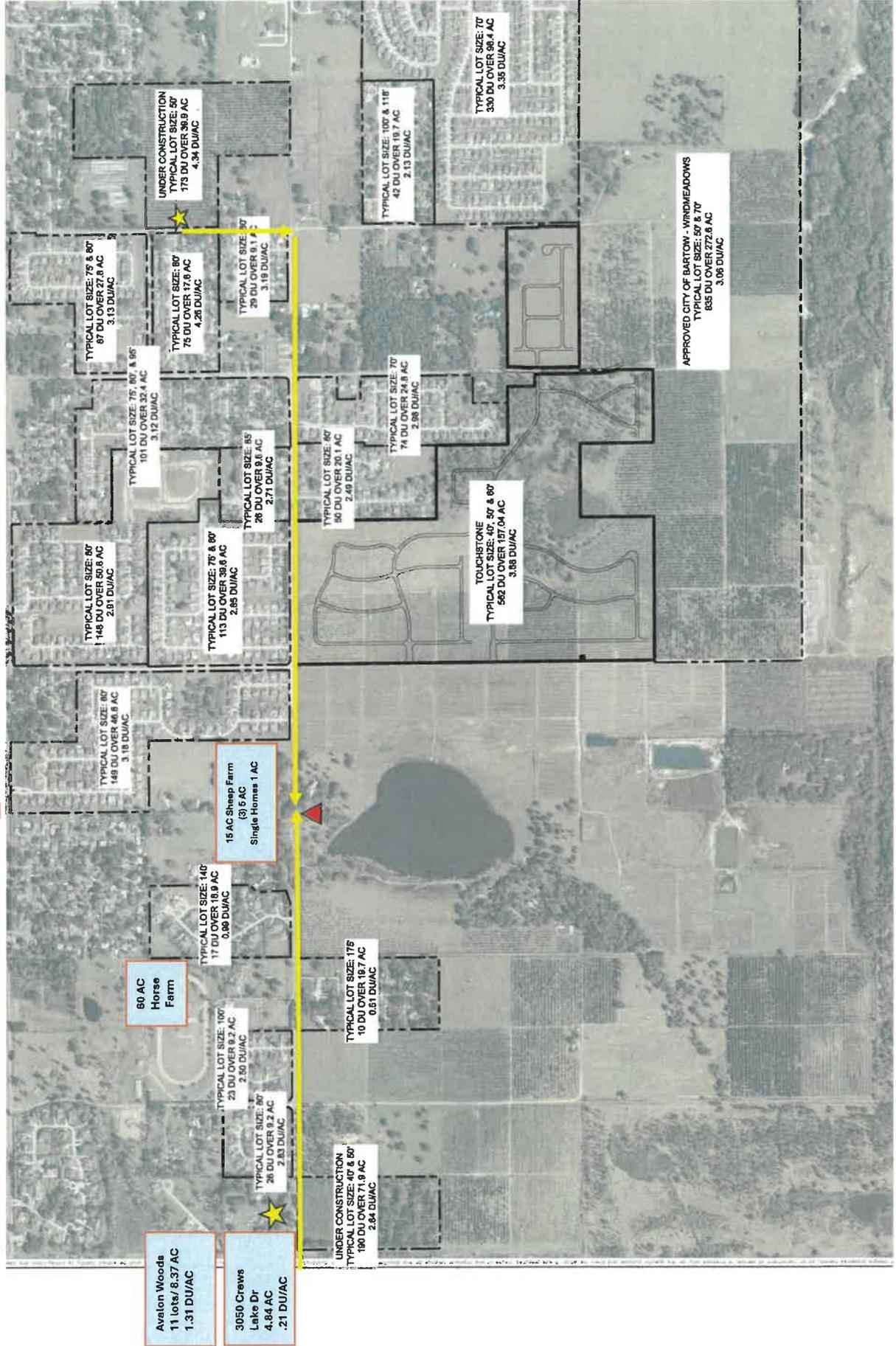
Nicole Lane

Exhibit A

★ From 3050 Crews Lake Dr to 3529 Crews Lake Dr (.8 miles)



From 3529 Crews Lake Drive to Aniston Subdivision 6410 Polly Road (1.5 miles)



Compatibility Map  
Missing properties to the west at a distance of 1.5 miles



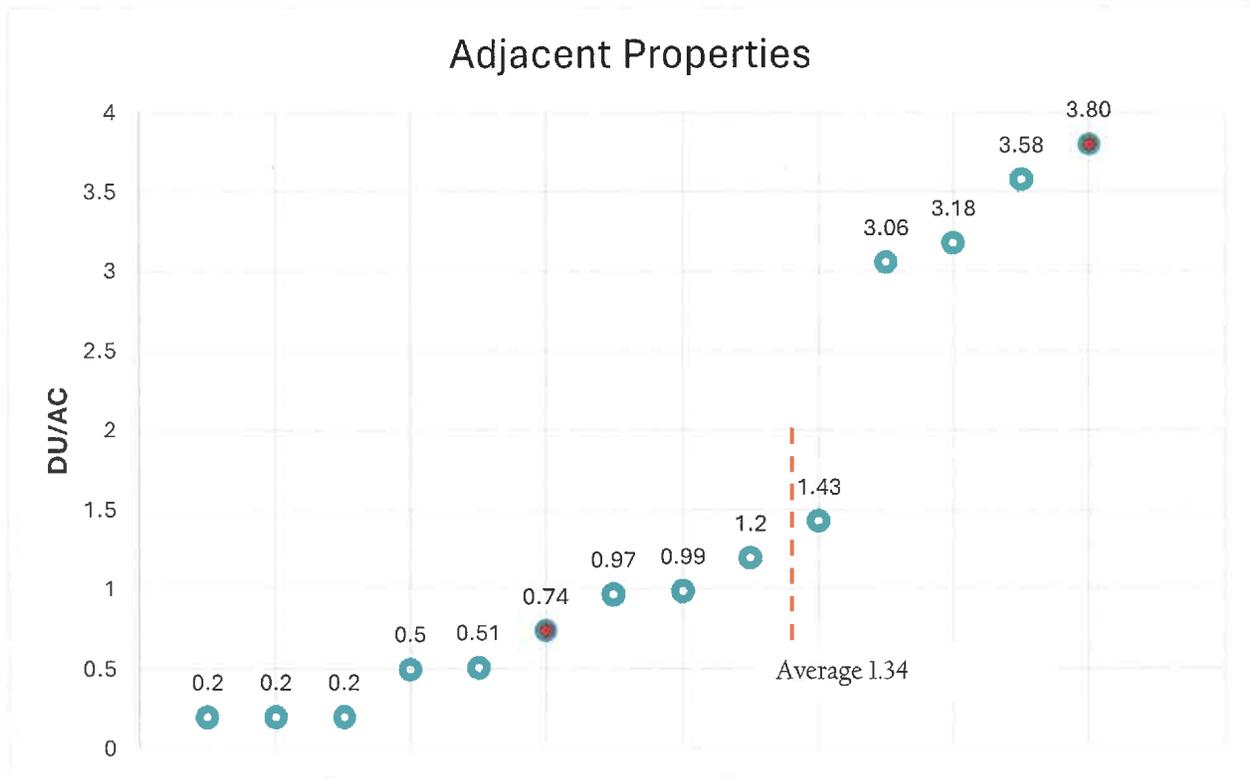
Exhibit B-2

DU/AC					Address	Miles from
A	B	C	D	E		3529 Crews Lake Dr.
0.20					2720 Crews Lake Drive	1.0
0.21					2730 Crews Lake Drive	1.0
0.23					2828 Crews Lake Drive	0.9
0.21					2878 Crews Lake Drive	0.8
0.20					2920 Crews Lake Drive	0.8
0.20					2960 Crews Lake Drive	0.7
0.21					3020 Crews Lake Drive	0.6
0.21					3050 Crews Lake Drive	0.6
0.20					Sheep Farm	0.1
0.20					Sheep Farm	0.1
0.20					Sheep Farm	0.1
0.50					3450 Crews Lake Dr	0.1
0.51					Crews Woods Ln	0.3
	0.74				<b>Highlands Club A</b>	
	0.99				Walker's Glen	0.1
	0.97				3510 Crews Lake Dr	0.1
	1.20				3520 Crews Lake Dr	0.1
	1.31				Avalon Woods	0.8
	1.43				3470 Crews Lake Drive	0.1
		2.13			Fallin Crest	1.3
		2.3			Crews Lake Hills	1.4
		2.49			Sun Tree Estates	0.6
		2.50			Fox Tree East	0.4
		2.50			Benford Heights	1.4
		2.55			Highlands Creek	1.1
		2.64			Treymont	0.6
			2.71		Sunny View Estates	1.0
			2.73		Highlands Club South	0.9
			2.83		Fox Tree West	0.5
			2.85		Highlands at Crews Lake W	0.6
			2.91		Alamanda Hills	0.9
			2.95		Hartford Estates	0.8
			2.98		Southchase	0.8
				3.06	Wind Meadows South	1.5
				3.12	Crews Lake Estates/Orange Way	1.0
				3.13	Hampton Pointe	1.6
				3.18	Oak Point	0.3
				3.19	Andrews Place	1.0
				3.35	Wind Meadows	1.5
				3.58	Touchstone	0.5
				3.80	<b>Highlands Club B-E</b>	
				4.26	Sunny Glen	1.1
				4.34	Aniston	1.2

Average DU/AC: 1.89

Median DU/AC: 2.3

**Exhibit C**



The above graph includes Area A at .74 DU/AC and Area B-E at 3.8 DU/AC

	<b>DU/AC</b>	<b>Address</b>	<b>Miles from</b> 3529 Crews Lake Dr.
	0.20	Sheep Farm	0.1
	0.20	Sheep Farm	0.1
	0.20	Sheep Farm	0.1
	0.50	3450 Crews Lake Dr	0.1
	0.51	Crews Woods Ln	0.3
Median	<b>0.97</b>	3510 Crews Lake Dr	0.1
	<b>0.99</b>	Walker's Glen	0.1
	1.20	3520 Crews Lake Dr	0.1
	1.43	3470 Crews Lake Drive	0.1
	3.06	Wind Meadows South Entrance	1.5
	3.18	Oak Point	0.3
	3.58	Touchstone	0.5
Average	<b>1.34</b>		

14

**Yannone, Lyndsay**

---

**From:** Pereira, Ana  
**Sent:** Monday, December 29, 2025 9:25 AM  
**To:** White, Margo; Yannone, Lyndsay  
**Subject:** FW: Crews Lake Development

Received on behalf of Commissioner Scott.

Thanks,  
Ana



**Ana C. Pereira**  
Executive Assistant to the Board  
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@PolkFL.gov](mailto:AnaPereira@PolkFL.gov) [www.PolkFL.gov](http://www.PolkFL.gov)

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---

**From:** Casey Farris <Caseymfarris@yahoo.com>  
**Sent:** Sunday, December 28, 2025 2:34 PM  
**To:** Troutman, Becky <beckytroutman@polkfl.gov>; Wilson, Rick <RickWilson@polkfl.gov>; Braswell, Bill <BillBraswell@polkfl.gov>; Santiago, Martha <MarthaSantiago@polkfl.gov>; Scott, Michael <michaelscott@polkfl.gov>  
**Subject:** Crews Lake Development

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Dear Commissioners,

My name is Casey Farris, and I have been a resident of the Crews Lake area since 2017. I chose to live here because it offered the perfect balance, close enough to town for convenience, yet still reflective of the rural roots and natural beauty that make Polk County so special.

I am writing to express my strong opposition to the proposed development near Crews Lake. Our local infrastructure and environment simply cannot support additional development in this area.

The utilities and water systems are already strained, and increasing water usage would place an even greater burden on resources that are not currently sufficient for major expansion. In addition, this area provides critical habitat for several protected and endangered species, including gopher tortoises, Florida panthers, burrowing owls, and bald eagles. Ongoing development continues to destroy their habitat, threatening the biodiversity that makes our county unique.

Beyond environmental concerns, the infrastructure surrounding Crews Lake is inadequate for increased traffic and population growth. The only access routes, McCall Road, Yarborough, and Crews Lake Road, Lakeland highlands, are already congested and dangerous, particularly along the “S” curves, and Publix highlands where accidents are frequent. In the event of an emergency, these limited roadways could create serious safety risks for both new and existing residents.

I urge the Commission to prioritize the well-being of Polk County’s people and environment over profit. Development should be focused in areas that are better equipped, such as near Highway 98 or the Highlands area by the hospital, where infrastructure can more safely and sustainably support growth.

Before any decisions are made, I strongly request that comprehensive environmental and infrastructure impact studies be conducted. Protecting this land, the residents, and the wildlife that call it home should be our first priority.

I respectfully ask that you vote against this proposed development. Allowing it to proceed would not only damage the environment but also place costly long-term burdens on the county, both financially and ecologically.

Thank you for your time, consideration, and service to our community.

Sincerely,

Casey Farris

6586 Fox Tree Ln directly across from proposed development area

Lakeland FL 33813

[caseymfarris@yahoo.com](mailto:caseymfarris@yahoo.com)

13

**Yannone, Lyndsay**

---

**From:** Pereira, Ana  
**Sent:** Monday, December 29, 2025 9:25 AM  
**To:** White, Margo; Yannone, Lyndsay  
**Subject:** FW: Concerns regarding Highlands Club Development

Received on behalf of Commissioner Scott.

Thanks,  
Ana

Ana C. Pereira  
Executive Assistant to the Board  
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@PolkFL.gov www.PolkFL.gov

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

From: Stephanie Rivera <stephanie.marie9387@gmail.com>  
Sent: Sunday, December 28, 2025 10:07 AM  
To: Scott, Michael <michaelscott@polkfl.gov>  
Subject: Concerns regarding Highlands Club Development

[You don't often get email from stephanie.marie9387@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

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Dear Commissioners,

As a resident of Polk County, I am writing to express my concerns regarding the proposed high-density development known as Highlands Club, located at Crews Lake Drive and Yarborough Road, in anticipation of the upcoming County Commission Meeting scheduled for January 6th.

The proposed density does not align with the established character of our community. The transition from one-acre lots to 6,000 sq. ft. lots is not a transition—it's an overwhelming shift that threatens our local infrastructure, school capacity, and road safety.

I respectfully request that the Commission deny the Highlands Club proposal as submitted.

Thank you for your consideration and for your service to our community.

Stephanie Rivera

Sent from my iPhone

12

## Yannone, Lyndsay

---

**From:** Pereira, Ana  
**Sent:** Monday, December 29, 2025 9:24 AM  
**To:** White, Margo; Yannone, Lyndsay  
**Subject:** FW: Concerns regarding Highlands Club Development

Received on behalf of Commissioner Scott.

Thanks,  
Ana

Ana C. Pereira  
Executive Assistant to the Board  
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  
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-----Original Message-----

From: Cynthia Keene <keene284@icloud.com>  
Sent: Sunday, December 28, 2025 10:04 AM  
To: Scott, Michael <michaelscott@polkfl.gov>  
Subject: Concerns regarding Highlands Club Development

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Dear Commissioners,

As a resident of Polk County, I am writing to express my concerns regarding the proposed high-density development known as Highlands Club, located at Crews Lake Drive and Yarborough Road, in anticipation of the upcoming County Commission Meeting scheduled for January 6th.

The proposed density does not align with the established character of our community. The transition from one-acre lots to 6,000 sq. ft. lots is not a transition—it's an overwhelming shift that threatens our local infrastructure, school capacity, and road safety.

I respectfully request that the Commission deny the Highlands Club proposal as submitted.

Thank you for your consideration and for your service to our community.

**Yannone, Lyndsay**

---

**From:** Pereira, Ana  
**Sent:** Monday, December 29, 2025 9:24 AM  
**To:** White, Margo; Yannone, Lyndsay  
**Subject:** FW: Concerns regarding Highlands Club Development

Received on behalf of Commissioner Scott.

Thanks,  
Ana



**Ana C. Pereira**  
Executive Assistant to the Board  
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  
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---

**From:** CHRISTINE BRABBS <cbrabbs@aol.com>  
**Sent:** Sunday, December 28, 2025 9:39 AM  
**To:** Scott, Michael <michaelscott@polkfl.gov>  
**Subject:** Concerns regarding Highlands Club Development

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I have lived on Crews Wood Lane, adjacent to the proposed development, for 36 years. I am writing to express my concerns regarding the proposed high-density development known as Highlands Club, located at Crews Lake Drive and Yarborough Road, in anticipation of the upcoming County Commission Meeting scheduled for January 6th.

The density of the proposed development would irrevocably degrade the overall character of our quiet rural neighborhood. The drastic drop in lot size is incompatible with our existing 1+ acre homesteads.

I respectfully request that the Commission deny the Highlands Club proposal as submitted.

Thank you for your consideration and for your service to our community.

10

**Yannone, Lyndsay**

---

**From:** Pereira, Ana  
**Sent:** Monday, December 29, 2025 9:21 AM  
**To:** White, Margo; Yannone, Lyndsay  
**Subject:** FW: Concerns regarding Highlands Club Development

Received on behalf of Commissioner Scott.

Thanks,  
Ana

Ana C. Pereira  
Executive Assistant to the Board  
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@PolkFL.gov www.PolkFL.gov

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

From: Kayla Cannon <kaylacannon724@gmail.com>  
Sent: Saturday, December 27, 2025 4:57 PM  
To: Scott, Michael <michaelscott@polkfl.gov>  
Subject: Concerns regarding Highlands Club Development

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Dear Commissioners,

As a resident of Polk County, I am writing to express my concerns regarding the proposed high-density development known as Highlands Club, located at Crews Lake Drive and Yarborough Road, in anticipation of the upcoming County Commission Meeting scheduled for January 6th.

The proposed density does not align with the established character of our community. The transition from one-acre lots to 6,000 sq. ft. lots is not a transition—it's an overwhelming shift that threatens our local infrastructure, school capacity, and road safety.

I respectfully request that the Commission deny the Highlands Club proposal as submitted.

Thank you for your consideration and for your service to our community.

Sent from my iPhone

9

**Yannone, Lyndsay**

---

**From:** Pereira, Ana  
**Sent:** Monday, December 29, 2025 9:26 AM  
**To:** White, Margo; Yannone, Lyndsay  
**Subject:** FW: Concerns regarding Highlands Club Development

Received on behalf of Commissioner Scott.

Thanks,  
Ana



**Ana C. Pereira**  
Executive Assistant to the Board  
Polk County Board of County Commissioners  
330 West Church St. , P.O. Box 9005, Drawer BC01  
Bartow, FL 33831-9005  
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**From:** Christy Skelly <christyp9@gmail.com>  
**Sent:** Sunday, December 28, 2025 4:49 PM  
**To:** Scott, Michael <michaelscott@polkfl.gov>  
**Subject:** Concerns regarding Highlands Club Development

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Dear Commissioners,

As a resident of Polk County, I am writing to express my concerns regarding the proposed high-density development known as Highlands Club, located at Crews Lake Drive and Yarborough Road, in anticipation of the upcoming County Commission Meeting scheduled for January 6th.

The proposed density does not align with the established character of our community. The transition from one-acre lots to 6,000 sq. ft. lots is not a transition—it's an overwhelming shift that threatens our local infrastructure, school capacity, and road safety.

I respectfully request that the Commission deny the Highlands Club proposal as submitted.

Thank you for your consideration and for your service to our community.

**Yannone, Lyndsay**

---

**From:** Pereira, Ana  
**Sent:** Monday, December 29, 2025 9:25 AM  
**To:** White, Margo; Yannone, Lyndsay  
**Subject:** FW: Concerns regarding Highlands Club Development

Received on behalf of Commissioner Scott.

Thanks,  
Ana



**Ana C. Pereira**  
Executive Assistant to the Board  
Polk County Board of County Commissioners  
330 West Church St. , P.O. Box 9005, Drawer BC01  
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---

**From:** S W <[sbry1976@gmail.com](mailto:sbry1976@gmail.com)>  
**Sent:** Sunday, December 28, 2025 3:35 PM  
**To:** Scott, Michael <[michaelscott@polkfl.gov](mailto:michaelscott@polkfl.gov)>  
**Subject:** Concerns regarding Highlands Club Development

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Dear Commissioners,

As a resident of Polk County, I am writing to express my concerns regarding the proposed high-density development known as Highlands Club, located at Crews Lake Drive and Yarborough Road, in anticipation of the upcoming County Commission Meeting scheduled for January 6th.

The proposed density does not align with the established character of our community. The transition from one-acre lots to 6,000 sq. ft. lots is not a transition—it's an overwhelming shift that threatens our local infrastructure, school capacity, and road safety.

I respectfully request that the Commission deny the Highlands Club proposal as submitted.

Thank you for your consideration and for your service to our community.

7

**Yannone, Lyndsay**

---

**From:** Pereira, Ana  
**Sent:** Monday, December 29, 2025 9:07 AM  
**To:** White, Margo; Yannone, Lyndsay  
**Subject:** FW: Concerns regarding Highlands Club Development

Thanks,  
Ana



**Ana C. Pereira**  
Executive Assistant to the Board  
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@PolkFL.gov](mailto:AnaPereira@PolkFL.gov) [www.PolkFL.gov](http://www.PolkFL.gov)

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---

**From:** Kelsey Gaboriau <kelseyagaboriau@gmail.com>  
**Sent:** Saturday, December 27, 2025 12:15 PM  
**To:** Santiago, Martha <MarthaSantiago@polkfl.gov>  
**Subject:** Concerns regarding Highlands Club Development

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

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Dear Commissioners,

As a resident of Polk County, I am writing to express my concerns regarding the proposed high-density development known as Highlands Club, located at Crews Lake Drive and Yarborough Road, in anticipation of the upcoming County Commission Meeting scheduled for January 6th.

The proposed density does not align with the established character of our community. The transition from one-acre lots to 6,000 sq. ft. lots is not a transition—it's an overwhelming shift that threatens our local infrastructure, school capacity, and road safety.

I respectfully request that the Commission deny the Highlands Club proposal as submitted.

Thank you for your consideration and for your service to our community.

Kelsey Gaboriau

6

**Yannone, Lyndsay**

---

**From:** Pereira, Ana  
**Sent:** Monday, December 29, 2025 9:04 AM  
**To:** White, Margo; Yannone, Lyndsay  
**Subject:** FW: Concerns regarding Highlands Club Development

Received on behalf of Commissioner Santiago.

Thanks,  
Ana

Ana C. Pereira  
Executive Assistant to the Board  
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@PolkFL.gov www.PolkFL.gov

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

From: WILLIAM MADDEN <stilleaglesfan@aol.com>  
Sent: Friday, December 26, 2025 8:37 PM  
To: Santiago, Martha <MarthaSantiago@polkfl.gov>  
Subject: Concerns regarding Highlands Club Development

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Dear Commissioners,

As a resident of Polk County, I am writing to express my concerns regarding the proposed high-density development known as Highlands Club, located at Crews Lake Drive and Yarborough Road, in anticipation of the upcoming County Commission Meeting scheduled for January 6th.

The proposed density does not align with the established character of our community. The transition from one-acre lots to 6,000 sq. ft. lots is not a transition—it's an overwhelming shift that threatens our local infrastructure, school capacity, and road safety.

I respectfully request that the Commission deny the Highlands Club proposal as submitted.

Thank you for your consideration and for your service to our community.

Sent from my iPhone

5

**Yannone, Lyndsay**

---

**From:** Pereira, Ana  
**Sent:** Monday, December 29, 2025 9:04 AM  
**To:** White, Margo; Yannone, Lyndsay  
**Subject:** FW: Concerns regarding Highlands Club Development

Received on behalf of Commissioner Santiago.

Thanks,  
Ana



**Ana C. Pereira**  
Executive Assistant to the Board  
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@PolkFL.gov](mailto:AnaPereira@PolkFL.gov) [www.PolkFL.gov](http://www.PolkFL.gov)

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**From:** Shannan Brady <shannan555@yahoo.com>  
**Sent:** Friday, December 26, 2025 7:42 PM  
**To:** Santiago, Martha <MarthaSantiago@polkfl.gov>  
**Subject:** Concerns regarding Highlands Club Development

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[Yahoo Mail: Search, Organize, Dear Commissioners,](#)

As a resident of Polk County, I am writing to express my concerns regarding the proposed high-density development known as Highlands Club, located at Crews Lake Drive and Yarborough Road, in anticipation of the upcoming County Commission Meeting scheduled for January 6th.

The proposed density does not align with the established character of our community. The transition from one-acre lots to 6,000 sq. ft. lots is not a transition—it's an overwhelming shift that threatens our local infrastructure, school capacity, and road safety.

I respectfully request that the Commission deny the Highlands Club proposal as submitted.

Thank you for your consideration and for your service to our community. [Conquer](#)

**Yannone, Lyndsay**

---

**From:** Pereira, Ana  
**Sent:** Monday, December 29, 2025 9:03 AM  
**To:** White, Margo; Yannone, Lyndsay  
**Subject:** FW: Concerns regarding Highlands Club Development

Good morning,

Received on behalf of Commissioner Santiago.

Thanks,  
Ana



**Ana C. Pereira**  
Executive Assistant to the Board  
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@PolkFL.gov](mailto:AnaPereira@PolkFL.gov) [www.PolkFL.gov](http://www.PolkFL.gov)

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---

**From:** Alisa Robbins <[alisa.robbins5@gmail.com](mailto:alisa.robbins5@gmail.com)>  
**Sent:** Friday, December 26, 2025 4:23 PM  
**To:** Santiago, Martha <[MarthaSantiago@polkfl.gov](mailto:MarthaSantiago@polkfl.gov)>  
**Subject:** Concerns regarding Highlands Club Development

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Dear Commissioners,

As a resident of Polk County, I am writing to express my concerns regarding the proposed high-density development known as Highlands Club, located at Crews Lake Drive and Yarborough Road, in anticipation of the upcoming County Commission Meeting scheduled for January 6th.

The proposed density does not align with the established character of our community. The transition from one-acre lots to 6,000 sq. ft. lots is not a transition—it's an overwhelming shift that threatens our local infrastructure, school capacity, and road safety.

I respectfully request that the Commission deny the Highlands Club proposal as submitted.

Thank you for your consideration and for your service to our community.

3

**Yannone, Lyndsay**

---

**From:** Pereira, Ana  
**Sent:** Monday, December 29, 2025 9:48 AM  
**To:** White, Margo; Yannone, Lyndsay  
**Cc:** Suggs, Kay  
**Subject:** FW: Concerns regarding Highlands Club Development

Received on behalf of Commissioner Troutman.

Thanks,  
Ana

Ana C. Pereira  
Executive Assistant to the Board  
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@PolkFL.gov www.PolkFL.gov

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

From: Nick Solimini <nsolimini@gmail.com>  
Sent: Saturday, December 27, 2025 6:00 PM  
To: Troutman, Becky <beckytroutman@polkfl.gov>  
Subject: Concerns regarding Highlands Club Development

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

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Dear Commissioners,

As a resident of Polk County, I am writing to express my concerns regarding the proposed high-density development known as Highlands Club, located at Crews Lake Drive and Yarborough Road, in anticipation of the upcoming County Commission Meeting scheduled for January 6th.

The proposed density does not align with the established character of our community. The transition from one-acre lots to 6,000 sq. ft. lots is not a transition—it's an overwhelming shift that threatens our local infrastructure, school capacity, and road safety.

I respectfully request that the Commission deny the Highlands Club proposal as submitted.

Thank you for your consideration and for your service to our community.

-Nick Solimini

Sent from my iPhone.

**Yannone, Lyndsay**

---

**From:** Pereira, Ana  
**Sent:** Monday, December 29, 2025 9:46 AM  
**To:** White, Margo; Yannone, Lyndsay  
**Cc:** Suggs, Kay  
**Subject:** FW: Concerns regarding Highlands Club Development

Received on behalf of Commissioner Troutman.

Thanks,  
Ana

Ana C. Pereira  
Executive Assistant to the Board  
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@PolkFL.gov www.PolkFL.gov

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

From: Lindsay Thibodaux <lindsaysnyder90@gmail.com>  
Sent: Friday, December 26, 2025 5:17 PM  
To: Troutman, Becky <beckytroutman@polkfl.gov>  
Subject: Concerns regarding Highlands Club Development

[You don't often get email from lindsaysnyder90@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

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Dear Commissioners,

As a resident of Polk County, I am writing to express my concerns regarding the proposed high-density development known as Highlands Club, located at Crews Lake Drive and Yarborough Road, in anticipation of the upcoming County Commission Meeting scheduled for January 6th.

The proposed density does not align with the established character of our community. The transition from one-acre lots to 6,000 sq. ft. lots is not a transition—it's an overwhelming shift that threatens our local infrastructure, school capacity, and road safety.

I respectfully request that the Commission deny the Highlands Club proposal as submitted.

Thank you for your consideration and for your service to our community.

Lindsay Thibodaux  
Sent from my iPhone

**Yannone, Lyndsay**

---

**From:** Pereira, Ana  
**Sent:** Monday, December 29, 2025 9:51 AM  
**To:** White, Margo; Yannone, Lyndsay  
**Cc:** Suggs, Kay  
**Subject:** FW: Concerns regarding Highlands Club Development

Received on behalf of Commissioner Troutman.

Thanks,  
Ana



**Ana C. Pereira**  
Executive Assistant to the Board  
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@PolkFL.gov](mailto:AnaPereira@PolkFL.gov) [www.PolkFL.gov](http://www.PolkFL.gov)

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---

**From:** Ashley Purcell <ashleydeepurcell@gmail.com>  
**Sent:** Monday, December 29, 2025 9:30 AM  
**To:** Troutman, Becky <beckytroutman@polkfl.gov>  
**Subject:** Concerns regarding Highlands Club Development

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

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Good morning, Becky,

I hope you had a wonderful Christmas spent with Holly Kate and your family and friends, and I wish you a happy and prosperous year ahead.

As a resident of Polk County, I am writing to express disapproval regarding the proposed high-density development known as Highlands Club, located at the intersection of Crews Lake Drive and Yarborough Road, ahead of the County Commission Meeting scheduled for January 6th.

As a Polk County native who grew up in this area and now calls this community home, I am deeply concerned by the level of density being proposed. The Crews Lake area has long been known for its quiet, rural character. Its rolling hills and open land offer a sense of peace and serve as a reminder of our Creator and His beautiful creation. My husband and I intentionally purchased land here because of the safe, quiet, and close-knit neighborhood environment we hoped our children would grow up enjoying.

Unfortunately, as nearby developments have begun construction, traffic in the area has increased significantly. Speed limits are often ignored, and the neighborhood no longer feels as quiet or safe as it once did.

While I understand that growth and development are inevitable, I respectfully request consideration for lower-density options, such as larger 3-5 acre lots similar to those found along Broken Arrow Trail west of the proposed development site.

As an educator, I am also concerned about the impact this development would have on our local schools. Current zoning and infrastructure are not equipped to accommodate the influx of students that would result from such high-density neighborhoods.

For these reasons, I respectfully ask that the Commission deny the Highlands Club proposal as currently submitted.

Thank you for your time, thoughtful consideration, and continued service to our community.

Thank you,

Ashley Purcell



**ASHLEY PURCELL**

✉ ashleydeepurcell@gmail.com

📍 Lakeland, FL

## White, Margo

---

**From:** Pereira, Ana  
**Sent:** Thursday, November 13, 2025 10:18 AM  
**To:** White, Margo; Yannone, Lyndsay  
**Cc:** Suggs, Kay  
**Subject:** FW: [EXTERNAL]: Opposition to Lakeland Highlands Club Development

Good morning,

Forwarding on behalf of the Board.

Thanks,  
Ana



**Ana C. Pereira**

Executive Assistant to the Board  
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@PolkFL.gov](mailto:AnaPereira@PolkFL.gov) [www.PolkFL.gov](http://www.PolkFL.gov)

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---

**From:** Isabel Gutierrez-Gomez <[gutierrez.isabelj@gmail.com](mailto:gutierrez.isabelj@gmail.com)>  
**Sent:** Thursday, November 13, 2025 9:06 AM  
**To:** Wilson, Rick <[RickWilson@polkfl.gov](mailto:RickWilson@polkfl.gov)>  
**Subject:** [EXTERNAL]: Opposition to Lakeland Highlands Club Development

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

Dear Rick Wilson,

I am writing to formally express my adamant opposition to the proposed Lakeland Highlands Club development. While I understand the need for responsible growth in our community, this particular project raises several serious concerns that I urge you and the reviewing board to reconsider.

#### Community Impact:

The scale and density of the proposed development are not in harmony with the surrounding residential character of Lakeland Highlands. Increased traffic congestion, strain on local roads, and potential safety issues for nearby schools and neighborhoods are major concerns for residents.

#### Environmental Concerns:

The proposed site includes areas of natural habitat and existing green space that play a crucial role in water absorption and local ecosystem balance. Large-scale construction and additional impermeable surfaces will likely worsen flooding and runoff issues in our area.

#### Infrastructure & Quality of Life:

Our local infrastructure—including roads, water systems, and schools—is already under significant strain. Adding a development of this size without proportional improvements will degrade the quality of life for existing residents.

I respectfully urge you and the appropriate planning authorities to reject or reconsider approval of the Lakeland Highlands Club development in its current form. Thoughtful planning and meaningful community input should guide decisions that shape the future of our area.

We're tired of sitting in traffic for an hour to get from Downtown to Highlands at Crews Lake.

Thank you for your attention and for considering the voices of concerned residents.

Sincerely,

Isabel Gomez

## White, Margo

---

**From:** Suggs, Kay  
**Sent:** Wednesday, November 12, 2025 8:30 AM  
**To:** White, Margo; Yannone, Lyndsay  
**Cc:** Pereira, Ana  
**Subject:** FW: [EXTERNAL]: Crews Lake Development

Good morning!

Forwarding on behalf of the Board.

Thank you,  
Kay



**Kay M. Suggs**  
Executive Assistant  
Polk County Board of County Commissioners  
330 W. Church St. , PO Box 9005, Drawer BC01  
Bartow, FL 33831-9005  
863-534-6450; 863-534-6434; 863-534-6050  
[KaySuggs@PolkFL.gov](mailto:KaySuggs@PolkFL.gov) [www.PolkFL.gov](http://www.PolkFL.gov)

---

**From:** Casey Farris <[Caseymfarris@yahoo.com](mailto:Caseymfarris@yahoo.com)>  
**Sent:** Tuesday, November 11, 2025 8:15 PM  
**To:** Troutman, Becky <[beckytroutman@polkfl.gov](mailto:beckytroutman@polkfl.gov)>; Wilson, Rick <[RickWilson@polkfl.gov](mailto:RickWilson@polkfl.gov)>; Braswell, Bill <[BillBraswell@polkfl.gov](mailto:BillBraswell@polkfl.gov)>; Santiago, Martha <[MarthaSantiago@polkfl.gov](mailto:MarthaSantiago@polkfl.gov)>; Scott, Michael <[michaelscott@polkfl.gov](mailto:michaelscott@polkfl.gov)>  
**Cc:** Steph Rivera <[stephanie.marie9387@gmail.com](mailto:stephanie.marie9387@gmail.com)>  
**Subject:** [EXTERNAL]: Crews Lake Development

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

Dear Commissioners,

My name is Casey Farris, and I have been a resident of the Crews Lake area since 2017. I chose to live here because it offered the perfect balance, close enough to town for convenience, yet still reflective of the rural roots and natural beauty that make Polk County so special.

I am writing to express my strong opposition to the proposed development near Crews Lake. Our local infrastructure and environment simply cannot support additional development in this area.

The utilities and water systems are already strained, and increasing water usage would place an even greater burden on resources that are not currently sufficient for major expansion. In addition, this area provides critical habitat for several protected and endangered species, including gopher tortoises, Florida panthers, burrowing owls, and bald eagles. Ongoing development continues to destroy their habitat, threatening the biodiversity that makes our county unique.

Beyond environmental concerns, the infrastructure surrounding Crews Lake is inadequate for increased traffic and population growth. The only access routes, McCall Road, Yarborough, and Crews Lake Road, Lakeland highlands, are already congested and dangerous, particularly along the “S” curves, and Publix highlands where accidents are frequent. In the event of an emergency, these limited roadways could create serious safety risks for both new and existing residents.

I urge the Commission to prioritize the well-being of Polk County’s people and environment over profit. Development should be focused in areas that are better equipped, such as near Highway 98 or the Highlands area by the hospital, where infrastructure can more safely and sustainably support growth.

Before any decisions are made, I strongly request that comprehensive environmental and infrastructure impact studies be conducted. Protecting this land, the residents, and the wildlife that call it home should be our first priority.

I respectfully ask that you vote against this proposed development. Allowing it to proceed would not only damage the environment but also place costly long-term burdens on the county, both financially and ecologically.

Thank you for your time, consideration, and service to our community.

Sincerely,

Casey Farris

6586 Fox Tree Ln directly across from proposed development area

Lakeland FL 33813

[caseymfarris@yahoo.com](mailto:caseymfarris@yahoo.com)

## White, Margo

---

**From:** Suggs, Kay  
**Sent:** Wednesday, November 12, 2025 8:38 AM  
**To:** White, Margo; Yannone, Lyndsay  
**Cc:** Pereira, Ana  
**Subject:** FW: DEVELOPMENT - Highlands Club

Received on behalf of the Board.



**Kay M. Suggs**  
Executive Assistant  
Polk County Board of County Commissioners  
330 W. Church St. , PO Box 9005, Drawer BC01  
Bartow, FL 33831-9005  
863-534-6450; 863-534-6434; 863-534-6050  
[KaySuggs@PolkFL.gov](mailto:KaySuggs@PolkFL.gov) [www.PolkFL.gov](http://www.PolkFL.gov)

**From:** CRYSTAL NORMAN <[crystalmcorrigan@outlook.com](mailto:crystalmcorrigan@outlook.com)>  
**Sent:** Tuesday, November 11, 2025 10:21 PM  
**To:** Troutman, Becky <[beckytroutman@polkfl.gov](mailto:beckytroutman@polkfl.gov)>; Wilson, Rick <[RickWilson@polkfl.gov](mailto:RickWilson@polkfl.gov)>; Braswell, Bill <[BillBraswell@polkfl.gov](mailto:BillBraswell@polkfl.gov)>; Santiago, Martha <[MarthaSantiago@polkfl.gov](mailto:MarthaSantiago@polkfl.gov)>; Scott, Michael <[michaelscott@polkfl.gov](mailto:michaelscott@polkfl.gov)>  
**Subject:** [EXTERNAL]: DEVELOPMENT

You don't often get email from [crystalmcorrigan@outlook.com](mailto:crystalmcorrigan@outlook.com). [Learn why this is important](#)

Dear Polk County Commissioners,

I Strongly Oppose the proposed Highlands Club development — and the wave of unchecked growth happening all across our county.

I Urge you to:

- Re-evaluate the way development is being approved
- Update the outdated standards used by the Planning Commission
- Protect Polk County's land, water, and natural character before it's too late

We do not have the infrastructure to support over 700 new homes.

thank you,  
Crystal Norman

2

**Yannone, Lyndsay**

---

**From:** Merle Bishop, FAICP <merlebishop64@gmail.com>  
**Sent:** Monday, November 3, 2025 9:15 PM  
**To:** Yannone, Lyndsay  
**Subject:** [EXTERNAL]: Fwd: Objection to The Highlands Club proposal (11/5 hearing): Case# LDPD 2025-9  
**Attachments:** LDPD-2025-9 The Highlands Club PD Case Overview.pdf

FYI

Merle H. Bishop, FAICP  
1105 S. Floral Ave.  
Bartow, FL 33830  
[merlebishop64@gmail.com](mailto:merlebishop64@gmail.com)  
(863) 271-0768

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

**From:** Alexia Pearl <[j1shaw43@hotmail.com](mailto:j1shaw43@hotmail.com)>  
**Date:** Mon, Nov 3, 2025 at 9:14 PM  
**Subject:** Objection to The Highlands Club proposal (11/5 hearing): Case# LDPD 2025-9  
**To:** [angelsimsfl@gmail.com](mailto:angelsimsfl@gmail.com) <[angelsimsfl@gmail.com](mailto:angelsimsfl@gmail.com)>, [rrbeltran72@gmail.com](mailto:rrbeltran72@gmail.com) <[rrbeltran72@gmail.com](mailto:rrbeltran72@gmail.com)>, [rbeltran@dewberry.com](mailto:rbeltran@dewberry.com) <[rbeltran@dewberry.com](mailto:rbeltran@dewberry.com)>, [cyndipcpc@gmail.com](mailto:cyndipcpc@gmail.com) <[cyndipcpc@gmail.com](mailto:cyndipcpc@gmail.com)>, [merlebishop64@gmail.com](mailto:merlebishop64@gmail.com) <[merlebishop64@gmail.com](mailto:merlebishop64@gmail.com)>, [olecowpoke@gmail.com](mailto:olecowpoke@gmail.com) <[olecowpoke@gmail.com](mailto:olecowpoke@gmail.com)>, [mike@hickmanhomes.net](mailto:mike@hickmanhomes.net) <[mike@hickmanhomes.net](mailto:mike@hickmanhomes.net)>, [brookeagninipz@gmail.com](mailto:brookeagninipz@gmail.com) <[brookeagninipz@gmail.com](mailto:brookeagninipz@gmail.com)>, [abass@island-grove.com](mailto:abass@island-grove.com) <[abass@island-grove.com](mailto:abass@island-grove.com)>, [kevinmupdike@gmail.com](mailto:kevinmupdike@gmail.com) <[kevinmupdike@gmail.com](mailto:kevinmupdike@gmail.com)>, [lmschultz21@gmail.com](mailto:lmschultz21@gmail.com) <[lmschultz21@gmail.com](mailto:lmschultz21@gmail.com)>, [Steven.Thomas@us.af.mil](mailto:Steven.Thomas@us.af.mil) <[Steven.Thomas@us.af.mil](mailto:Steven.Thomas@us.af.mil)>, [charles.maclaughlin.1@us.af.mil](mailto:charles.maclaughlin.1@us.af.mil) <[charles.maclaughlin.1@us.af.mil](mailto:charles.maclaughlin.1@us.af.mil)>, [BeckyTroutman@polk-county.net](mailto:BeckyTroutman@polk-county.net) <[BeckyTroutman@polk-county.net](mailto:BeckyTroutman@polk-county.net)>  
**CC:** SixFoot7Dad <[coreyjedmundson@gmail.com](mailto:coreyjedmundson@gmail.com)>

Good evening:

I write to share my extreme concern and strong opposition to the proposed planned development of "The Highlands Club" associated with the above case number and ID#134.

This mega-development would allow a developer to build over 740 single-family houses along South Lakeland's Crews Lake Drive, a quiet country road in an unincorporated area of Lakeland full of horse farms, small single-entrance gated communities, and homes on large multi-acre lots. My neighbors and I oppose this project for the following reasons:

1. Proposed plans show that most of these lots would be just 50 feet wide. This lot size is incongruent with not only the surrounding area, but also the site's current land use designation of RL-1, which requires low

density housing with large lots, a **minimum of 40,000** square feet each. This designation is there for a reason and defines the character of this area. Current residents like us chose to live in this area because of this designation! This area is not "urban" in any way. We strongly oppose changing current zoning to accommodate this unwanted new development.

2. The mega-development's *three* separate entrances/exits would drastically increase traffic congestion along a portion of Crews Lake Drive that is extremely narrow and curvy with a speed limit of just 20mph. Construction of the project would mean **thousands** of cars entering and exiting from three different points along a very narrow and already dangerously twisty road. The drastic increase in traffic would be hazardous to existing residents, the neighborhood's many children who have bus stops all along our street, and to the area's many pedestrians and cyclists. Such a huge development would also lead to a permanent loss of increasingly rare and valuable green infrastructure in Lakeland in the form of pasture and open space that has long characterized Crews Lake Drive.
  
3. One of the entrances is located directly across from the gate to Walkers Glen, my neighborhood, which is comprised of just **19** homes on large lots. Our gate is the sole entrance and exit to our community. The location of the mega-development's entrance/exit so close to ours would create dangerous traffic conditions and severe congestion. We cannot imagine trying to turn right or left onto Crews Lake Drive when thousands of people and thousands of vehicles move into this area and this giant entrance and exit is placed right in front of us, with unmitigated traffic to and from two more entrances/exits whipping around the corner at us.
  
4. The project would introduce excessive and harmful light and noise pollution to the surrounding area. The scale and type of this development, which involves packing in houses on small lots right up to the lot lines in every direction, is totally out of place in the proposed location on Crews Lake Drive and would permanently ruin the character of our neighborhood as well as the entire street. The construction alone would significantly impact the quality of life for all residents in this area.
  
5. Current infrastructure and resources in this area do not support the explosive growth associated with this project. Introducing thousands of people to this small and already-busy area would severely strain existing resources and retail outlets. Local schools cannot handle the population increase from this development.

I strongly urge you to oppose this project in its entirety. At the very least, please require a comprehensive traffic study and environmental impact study before it proceeds any further, require the existing low-density zoning of RL-1 to be maintained so that the size of this harmful project is drastically reduced, and relocate or eliminate the entrance/exit to this mega-development across from Walkers Glen.

Jessica Shaw  
Corey Edmundson  
Walkers Glen residents

**Yannone, Lyndsay**

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**From:** Linda Schultz <lmschultz21@gmail.com>  
**Sent:** Monday, November 3, 2025 12:42 PM  
**To:** Yannone, Lyndsay  
**Subject:** [EXTERNAL]: Fwd: Proposed Development for LDPD-2025-9

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

**From:** Brenda Al-Mutawa <brendadalmutawa@gmail.com>  
**Date:** Mon, Nov 3, 2025, 12:40 PM  
**Subject:** Proposed Development for LDPD-2025-9  
**To:** <lmschultz21@gmail.com>

Hi Ms Schultz,

I hope you're well. I am writing to escalate an issue regarding Case # LDPD-2025-9. This proposed development is adjacent to our neighborhood which consists of 10 homes on 1.5 - 2 acre lots in the Crews Lake area.

Our community has been overwhelmed by housing developments happening all around us. These smaller homes on very small lots are not compatible with our community.

I plan to be at the Planning Committee meeting on Nov., 5th and am hoping you will be open to hearing our thoughts on this matter.

Thank you,

Brenda Al-Mutawa

4

Yannone, Lyndsay

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**From:** Merle Bishop, FAICP <merlebishop64@gmail.com>  
**Sent:** Friday, October 24, 2025 1:34 PM  
**To:** Yannone, Lyndsay  
**Subject:** [EXTERNAL]: Fwd: Subject: Opposition to "Highlands Club" as Incompatible with Established 1-Acre Pattern

FYI

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

**From:** Nicole Pleasants Lane <nicolepleasantslane@yahoo.com>  
**Date:** Thu, Oct 23, 2025 at 4:58 PM  
**Subject:** Subject: Opposition to "Highlands Club" as Incompatible with Established 1-Acre Pattern  
**To:** merlebishop64@gmail.com <merlebishop64@gmail.com>

October 23, 2025

Dear Commissioners,

I am a resident of Crews Wood Lane. I respectfully request that you **deny** the proposed high-density *Highlands Club* development off Crews Lake Drive because it is incompatible with the established lot pattern and character of the surrounding area, including Crews Wood Lane, Walker’s Glen, and the large-lot homes along Crews Lake Drive.

**Compatibility with the Existing 1-Acre Pattern**

Crews Wood Lane and the Walker’s Glen neighborhood are characterized by single-family homes on lots of approximately one acre and wide frontages. This pattern creates a low-intensity streetscape and generous green space valued by the community. According to the applicant’s materials, roughly **9.2%** of the **±280-acre** project would consist of **~0.67-acre** lots, while the **vast majority** would be **~0.14-acre** lots (with the original landowners retaining larger lots for their own homes). This design does not adequately **match** or **transition** to the established 1-acre-plus pattern along Crews Wood Lane, Crews Lake Drive, and within Walker’s Glen—particularly in lot size and frontage width.

Urban Growth Land Use has already been substantially addressed in our area through Wind Meadows South and Touchstone. Our community would be better served by a more **balanced** and **context-sensitive** development pattern. At a minimum, I request the following conditions if the application is not denied:

- **One-acre** lots along the **shared boundary** with Crews Wood Lane.
- **One-acre perimeter** lots along Crews Lake Drive, **across from Walker’s Glen and other large-lot single-family homes.**

- A **graduated mix** of lot sizes (e.g., 1.00-acre, 0.50-acre, and 0.25-acre), with the smallest lots clustered in the interior of the subdivision and buffered from existing neighborhoods.

My property at 6704 Crews Wood Lane is 1.24 acres and would back up to the proposed development. Given the mismatch in lot sizes and frontages, the submitted project materially alters the area's established character and will strain the existing communities' lifestyle

For these reasons, I respectfully request that the Commission deny the Highlands Club proposal as submitted. If the item is continued rather than denied, please require a revised plan that:

- Offers a **balanced design** of 1.00-acre, 0.50-acre, and 0.25-acre lots, with the smallest lots clustered in the center of the subdivision and appropriate buffering along the perimeter.

Thank you for your consideration and for your service to our community.

Sincerely,

**Nicole Lane**

6704 Crews Wood Lane  
Lakeland, FL 33813

678-642-7160

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Merle H. Bishop, FAICP

1105 S. Floral Ave.

Bartow, FL 33830

[merlebishop64@gmail.com](mailto:merlebishop64@gmail.com)

(863) 271-0768

**Yannone, Lyndsay**

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**From:** Merle Bishop, FAICP <merlebishop64@gmail.com>  
**Sent:** Thursday, October 23, 2025 4:37 PM  
**To:** Yannone, Lyndsay  
**Subject:** [EXTERNAL]: Fwd: Proposed Highland Club Development - Crews Lake Rd, Lakeland

FYI - I suspect all commission members received this message, which I believe is in reference to Case #LDPD-2025-9. I also suspect there will be more to come.

Merle

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

**From:** Bill Dorman <bdorman264@gmail.com>  
**Date:** Thu, Oct 23, 2025 at 4:07 PM  
**Subject:** Proposed Highland Club Development - Crews Lake Rd, Lakeland  
**To:**

My wife and I have lived across the street from this proposed development for 21 years.

There has already been 2 significant developments in this area on Crews Lake Dr and traffic is already becoming a nuisance. As proposed, Highland Club will be adding 747 new homes. This will make about 2,500 new homes within a very concentrated area. To me it's not even feasible to have this high of concentration in such a limited area. The infrastructure certainly can't accommodate it.

We are strongly opposed to approval of this development as it is being presented. We know growth is inevitable, but this is way over the top. These homes will not be compatible with existing neighborhoods in this large of a number.

We urge you to use common sense and not allow this to happen as presented.

Bill & Allyson Dorman

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Merle H. Bishop, FAICP  
1105 S. Floral Ave.  
Bartow, FL 33830  
[merlebishop64@gmail.com](mailto:merlebishop64@gmail.com)  
(863) 271-0768

**Yannone, Lyndsay**

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**From:** Merle Bishop, FAICP <merlebishop64@gmail.com>  
**Sent:** Monday, November 3, 2025 12:14 PM  
**To:** Yannone, Lyndsay  
**Subject:** [EXTERNAL]: Fwd: Case LDPD-2025-9

FYI

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

**From:** Joel Batts <medsuppliers@yahoo.com>  
**Date:** Mon, Nov 3, 2025 at 10:22 AM  
**Subject:** Case LDPD-2025-9  
**To:** Merlebishop64@gmail.com <Merlebishop64@gmail.com>

Dear Mr. Bishop:

We are writing to express our strong opposition to the proposed housing development of 747 homes currently under your review for the Crews Lake area. This project, planned across the street from existing rural residential properties, represents a dramatic and incompatible shift in land use that would permanently alter the character of our community.

Our area is defined by large-lot rural homes, open landscapes, and a quiet, low-density environment. The addition of hundreds of densely packed houses will bring significant increases in traffic, noise, and light pollution — all of which would diminish the rural character that long-time residents value and have invested in. Roads that were never designed to handle such volume will become unsafe and congested, especially for cyclists and pedestrians who now share these routes safely.

Beyond quality-of-life concerns, this project raises serious questions about infrastructure and environmental impact. The proposed development will strain water and sewer systems, create runoff and drainage issues, and threaten local wildlife habitats that rely on open space corridors. While we recognize the need for managed growth and affordable housing, such growth must occur in areas already zoned and equipped for higher density — not in the heart of a rural residential area that has tried to remain intentionally low-density.

We respectfully request that the Planning Commission deny approval of this development or require the developer to significantly reduce its scale and redesign it to preserve the rural character and infrastructure capacity of our community. Thank you for your time on this matter.

Kind regards,  
Joel and Jennifer Batts  
3450 Crews Lake Dr  
404-934-2311

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**Yannone, Lyndsay**

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**From:** Howard, Sandra  
**Sent:** Tuesday, November 4, 2025 3:09 PM  
**To:** Yannone, Lyndsay  
**Cc:** Mink, Randy  
**Subject:** Fw: [EXTERNAL]: Against Highlands Club 747 homes site plan, Assistant County Attorney Sandi Howard and yes, you can considerTraffic Impacts it's in our LDC.  
**Attachments:** Treymont and Fox Tree\_0001.jpg  
**Importance:** High

Lyndsay:

Please see below opposition for a case tomorrow. Also, can you please confirm "olecowpoke@gmail.com" is Mike Schmidt's email? Thanks!

Sandi

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**From:** suegnelson@aol.com <suegnelson@aol.com>  
**Sent:** Tuesday, November 4, 2025 2:30 PM  
**To:** AngelSims@gmail.com <AngelSims@gmail.com>; rbeltran@dewberry.com <rbeltran@dewberry.com>; Cyndipcpc@gmail.com <Cyndipcpc@gmail.com>; olecowpoke@gmail.com <olecowpoke@gmail.com>; mike@hickmanhomes.net <mike@hickmanhomes.net>; brookeagninipz@gmail.com <brookeagninipz@gmail.com>; abass@island-grove.com <abass@island-grove.com>; kevinmupdike@gmail.com <kevinmupdike@gmail.com>; lmschultz@gmail.com <lmschultz@gmail.com>  
**Cc:** Howard, Sandra <SandraHoward@polkfl.gov>  
**Subject:** [EXTERNAL]: Against Highlands Club 747 homes site plan, Assistant County Attorney Sandi Howard and yes, you can considerTraffic Impacts it's in our LDC.

Dear Commissioners,

Short and sweet: I'm against the current site plan. The 678, 50 ft wide homes, are not compatible with the "**character of our area**". Immediately "adjacent" to this proposal are homes on very large lots including a 60 acre horse track and a 15 acre sheep farm and several deed restricted five acre lots in close proximity.

Yes, we do have some smaller lots, scroll down, farther down our road, but **NOTHING** smaller than 80 ft lots the entire length of our roadway from Lakeland Highlands Rd to Yarborough Ln, see picture below.

**Traffic:** I was lucky enough to have a conversation with Ms. Howard last week, in regards to her PC procedure instructions, wishing to clarify exactly what she meant concerning "traffic" fact based testimony.

She agreed, and I'm copying her, because I'm not an engineer, that if I stick to the staff report regarding traffic impacts I'm good. Please be sure to clarify this with Ms. Howard before the meeting.

During my Planning Commission years, now Polk County Director Ben Dunn taught me how to read a traffic study. Several years ago, I filed a traffic complaint against Sandra Gorman, with Kimley Horn and to this day she has a "permanent" complaint lodged against her on the Florida Board of Professional Engineers website, of which I'm very proud. I can interpret a traffic study but that's where

it ends, believe you me. For those of you who are engineers or any one who's just curious, I have two traffic studies in my possession **Touchstone** and **Wind Meadows South** from Bartow that I can send to you if you'd like.

**Polk County Land Development Code, Section 906 D (12):**  
The Planning Commission **SHALL** consider the following factors:  
Whether the proposed development is **compatible** with the general **character of the area**, including such factors as  
**“...density,...intensity,...and traffic.”**

So YES, you may, at this Level 3, assess **traffic impacts** as they relate to the **character of the area...compatibility**.  
Increasing the lot sizes of the project, thus reducing the density of the development, reduces traffic.

**Level 2** is when traffic concurrency and proportionate fair share are addressed.

v/r  
**Sue**

**LOT SIZE COMPARISON:** NO LOTS LESS THAN AN ESTIMATED 80'  
ON CREWS LK DR FROM YARBOROUGH LANE ALL THE WAY TO  
LAKELAND HIGHLANDS RD

**TREYMONT 80' X 132' lot size**



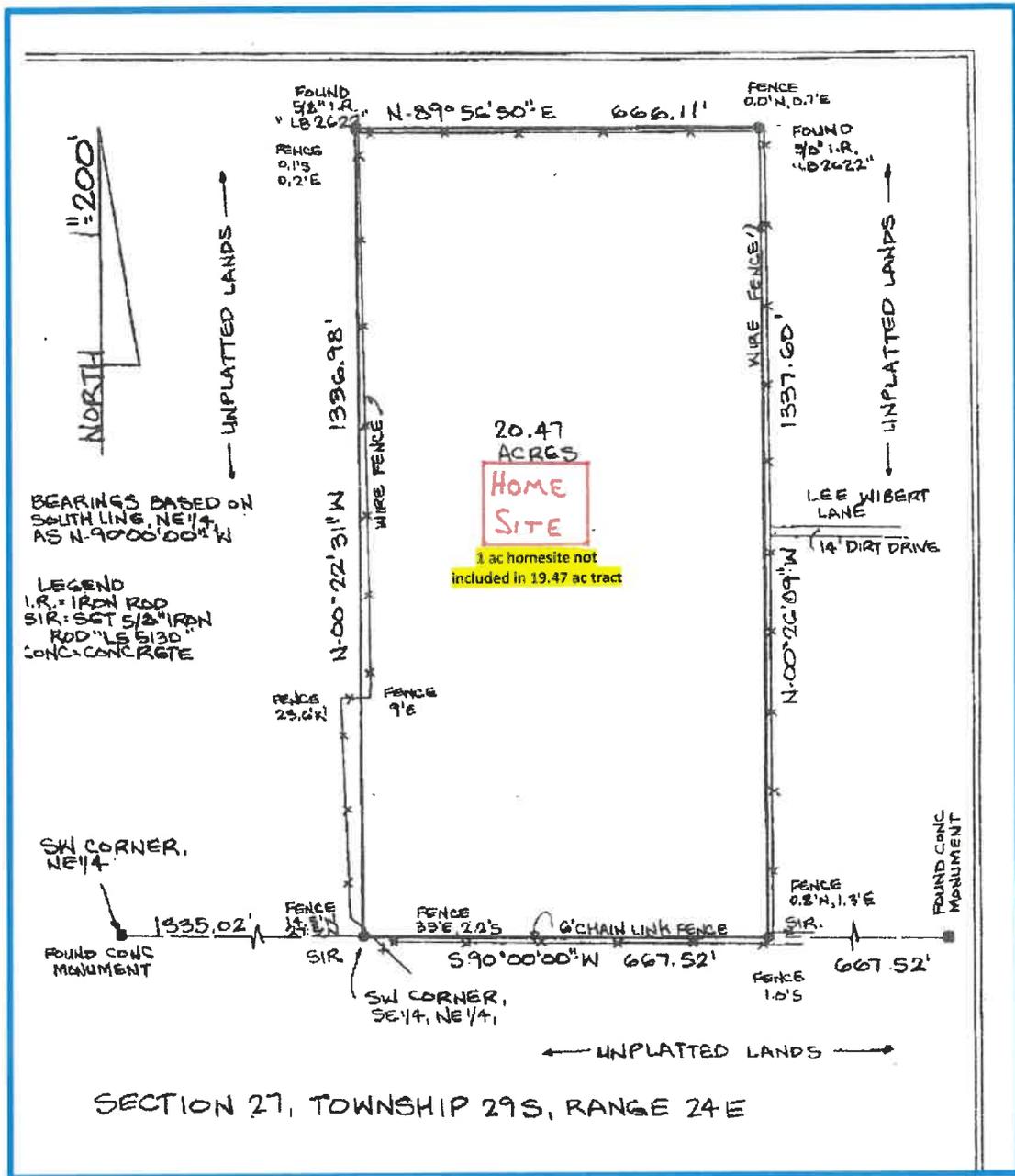
**FOX TREE 88' X 136' lot size \$ 321,907**



### Access Location Map



### Site/Survey Sketch





4

# HIGHLAND CLUB

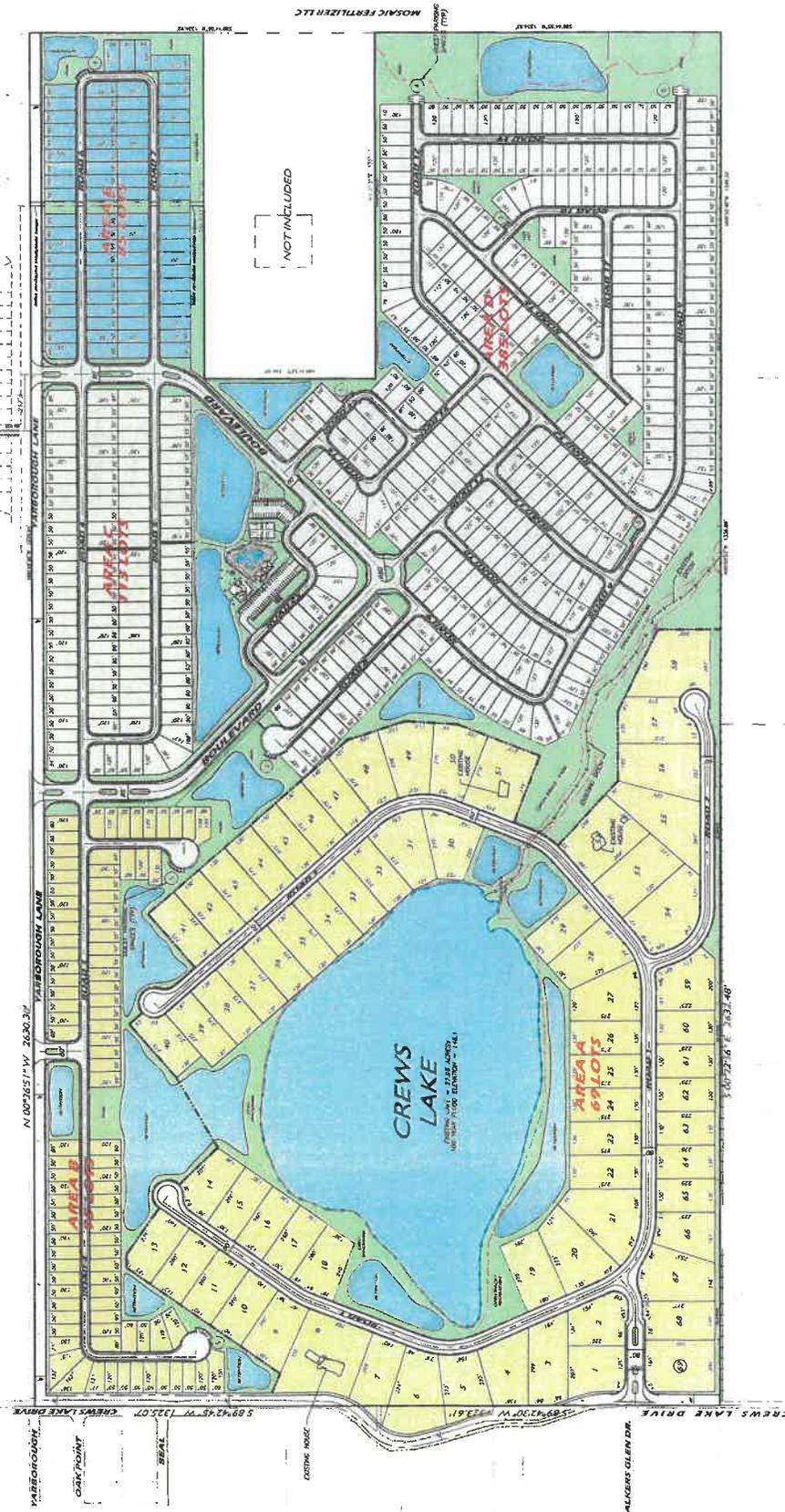
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06-13-25	1	REVISED LOT FOOTPRINT
06-13-25	2	REVISED LOT FOOTPRINT
06-13-25	3	REVISED LOT FOOTPRINT
06-13-25	4	REVISED LOT FOOTPRINT
06-13-25	5	REVISED LOT FOOTPRINT
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06-13-25	99	REVISED LOT FOOTPRINT
06-13-25	100	REVISED LOT FOOTPRINT

## OVERALL PD CONCEPT PLAN

HIGHLAND CLUB  
CREWS LAKE DRIVE  
POLK COUNTY, FL

**E/ITE**  
2900 SOUTH FLORIDA AVENUE  
LAKELAND, FLORIDA 32832

SHEET  
**20**

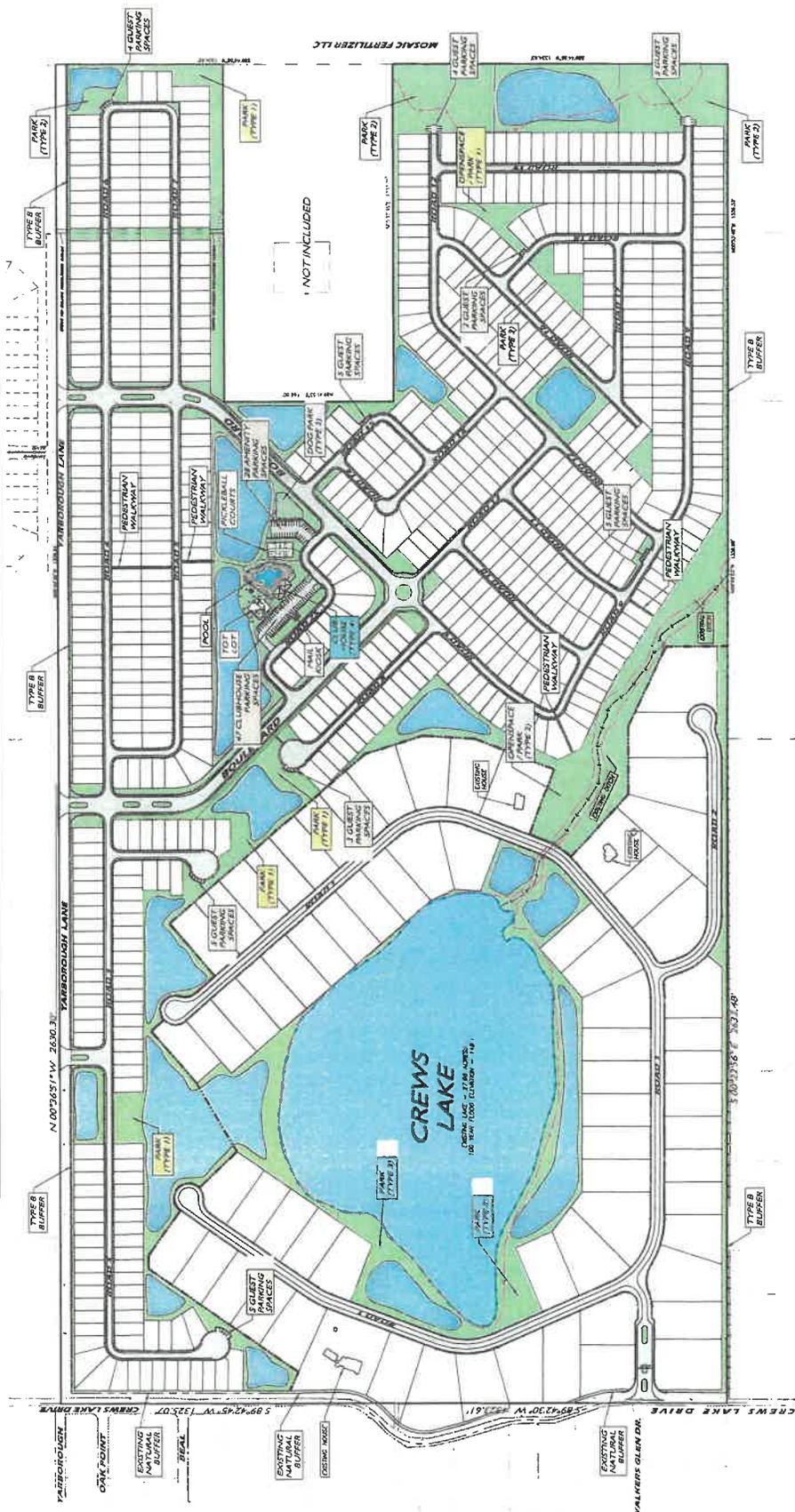


LOT SUMMARY			
AREA	MINIMUM LOT SIZE	NO. LOTS	%
A	50' x 120' LOTS	98	2.2%
B	50' x 120' LOTS	98	2.2%
C	50' x 120' LOTS	113	2.5%
D	50' x 120' LOTS	85	1.9%
E	50' x 120' LOTS	85	1.9%
<b>TOTAL LOTS</b>			<b>747</b>
			<b>100.0%</b>

C:\Users\johndmiller\Documents\Projects\Highland Club\Highland Club - Active\Crews Lake\0610\Crews Lake Concept Plan.dwg 10/10/25 12:43 PM John Miller



# HIGHLAND CLUB



**PARKING SUMMARY**

NUMBER	DESCRIPTION	TOTAL PARKING SPACES
38	GUEST PARKING SPACES	38
75	CLUBHOUSE & AMENITY PARKING SPACES	75
	<b>TOTAL SPACES PROVIDED</b>	<b>113</b>

**\* NOTE: \* ALL LOTS ARE WITHIN 1,300 FEET OF PROPOSED PARKS.**

**AMENITY TYPE SUMMARY TABLE**

BACH AMENITY TYPE	NUMBER OF EACH	AMENITY TYPE	AMENITY POINTS PER TYPE
TYPE 1	1	TYPE 1 - 100 POINTS PER LOCATION	100
TYPE 2	1	TYPE 2 - 100 POINTS PER LOCATION	100
TYPE 3	1	TYPE 3 - 100 POINTS PER LOCATION	100
		<b>TOTAL POINTS PROVIDED</b>	<b>300</b>

\* NOTE: 676 LOTS SMALLER THAN 80 FEET = 676 AMENITY POINTS REQUIRED. \*

**REVISIONS**

DATE	NO.	REVISIONS
06/12/23	1	ISSUE FOR PERMIT
06/12/23	2	ISSUE FOR PERMIT
06/12/23	3	ISSUE FOR PERMIT
06/12/23	4	ISSUE FOR PERMIT
06/12/23	5	ISSUE FOR PERMIT
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06/12/23	94	ISSUE FOR PERMIT
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06/12/23	97	ISSUE FOR PERMIT
06/12/23	98	ISSUE FOR PERMIT
06/12/23	99	ISSUE FOR PERMIT
06/12/23	100	ISSUE FOR PERMIT

**OVERALL AMENITY PLAN**

HIGHLAND CLUB  
CREWS LAKE DRIVE  
POLK COUNTY, FL

**EITE DIGN**  
6200 SOUTH FLORIDA AVENUE  
SUITE 9  
LAKELAND, FLORIDA 33813

C:\Users\lms\OneDrive\Work\Projects\Highland Club\CREWS LAKE\CONCEPT PLAN\10/9/2023 12:44 PM.dwg

# HIGHLAND CLUB



OPEN SPACE AREAS:	
EXISTING CREWS LAKE AREA:	27.56 ACRES ± 9.3%
RETENTION AREA:	23.47 ACRES ± 7.6%
OPEN SPACE / RECREATION / PARK:	68.85 ACRES ± 23.0%
TOTAL EXISTING LAKE, OPEN SPACE/RECREATION, PARK & RETENTION:	120.38 ACRES ± 40.2%

DATE	NO.	REVISIONS
08-18-23	0	ORIGINAL DESIGN
08-24-23	1	REVIEW LOT LAYOUT
08-24-23	2	REVIEW LOT LAYOUT
08-24-23	3	REVIEW LOT LAYOUT
08-24-23	4	REVIEW LOT LAYOUT, FINISHED BY PLAN

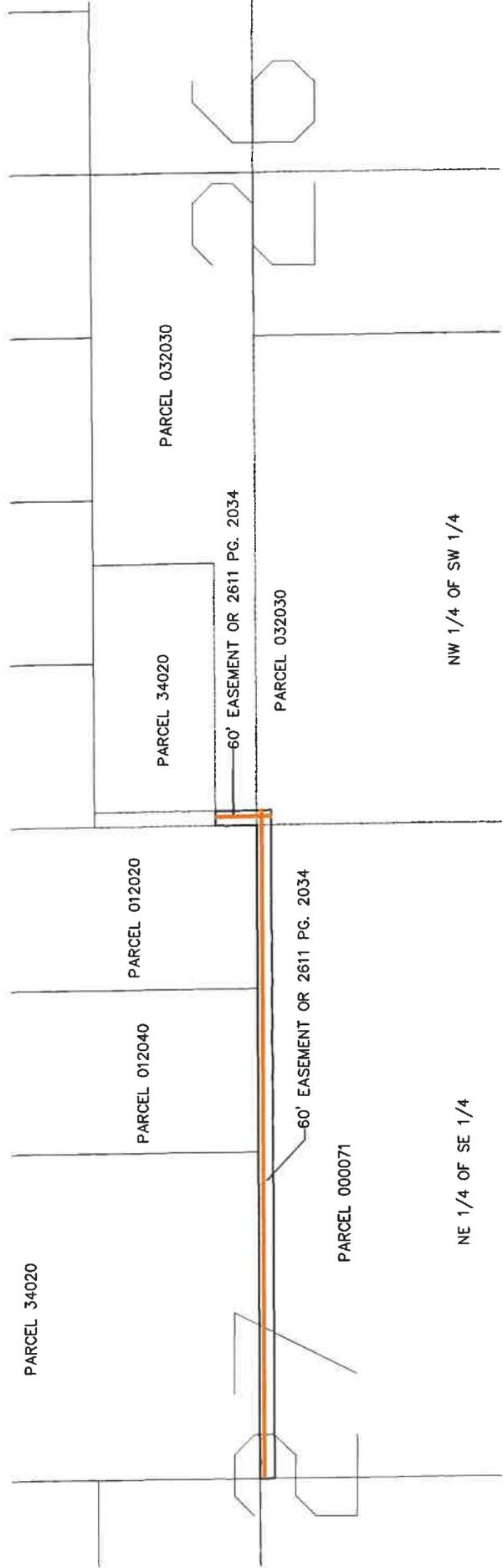
**JAG**  
 CONSULTING  
 1770 VOYLES LOOP ROAD  
 FOLK COUNTY, FL 32838  
 386-441-1133

**HIGHLAND CLUB**  
 CREWS LAKE DRIVE  
 FOLK COUNTY, FL  
**OPEN SPACE PLAN**

**E/ITE**  
 6100 SOUTH FLORIDA AVENUE  
 LAKELAND, FLORIDA 33813

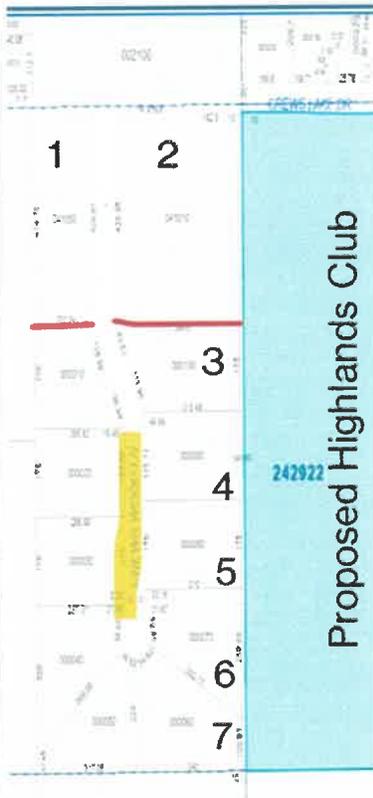
**SHEET 05**

C:\Users\jambro\OneDrive\Documents\LEON\JAGS\SHRUBS - Active\CREWS LAKE\_CONCEPT PLAN.dwg, 10/18/2023 12:04 PM, John Grogan



8

QUESTIONS REGARDING THE POLK COUNTY DEVELOPMENT REVIEW COMMITTEE STAFF REPORT

Page/Note	Staff Report Language	Request Validation	Impact												
3	LDPD-2025-9 is a request for a Planned Development (PD) for 747 single-family units on approximately 300 acres. Minimum lot sizes will be 6,000 sq. ft. The proposed density is 2.49 dwelling units per acre (DU/AC).	The report states 2.49 dwelling units per acre (DU/AC). That's true numerically, but the distribution is uneven: Area A = 0.57 DU/AC Areas B-E = 3.8 DU/AC	Clarity for Planning Commission and Citizens  Alters the understanding of actual scaling intensity												
4	Per POLICY 2.119-A7 of the Comprehensive Plan, the Residential-Low maximum density within the Transit Supportive Development Area allows up to seven (7) dwelling units per acre.	With an incomplete sidewalk network and a transit bus stop 1.9 miles or a 42-minute walk, does this project qualify for TSDA?	Allows density <b>without</b> a reasonable distance bus stop or a complete sidewalk system. SEE 14												
9	<p><b>Table 1 Northwest</b> Surrounding Land Use Designations and Current Land Use Activity</p> <p>The subject property is currently undeveloped and is mainly used for cattle. The following table provides a reference point for notable and pertinent Future Land Use Map districts and existing land uses upon them:</p> <table border="1" data-bbox="267 735 779 945"> <thead> <tr> <th>Northwest:</th> <th>North:</th> <th>Southwest:</th> </tr> </thead> <tbody> <tr> <td>RE-2 &amp; RE-1 Crews Lake Woods Subdivision 17 single-family homes ±47,000 sq. ft. - ±62,500 sq. ft. lots ±10.3 acres</td> <td>RE-1 Walkers Glen Planned Subdivision &amp; various single-family homes ±19,000 sq. ft. - ±9 acres</td> <td>RE-1 Highlands Crossings Phase 1 &amp; 2 Subdivision 116 single-family homes ±19.3 acres</td> </tr> <tr> <td>West: RE-1 Troywood Subdivision (PD-04-1-1) &amp; vacant pasture ±10,000 sq. ft. - ±21,000 sq. ft. lots ±7.0-11 acres</td> <td>Subject Property: RE-1 &amp; RE-2 Vacant pasture &amp; 3 single-family residences ±300 ± acres</td> <td>East: RE-1 &amp; RE-2 Touchstone Residential (LDPD-2021-17) ±92 single-family homes ±1,600 sq. ft. - ±12,000 sq. ft. ±1.57 acres</td> </tr> <tr> <td>Southwest: PM Former phosphate mining ±16" ±2 acres</td> <td>South: PS4 Former phosphate mining ±16" ±2 acres</td> <td>Southwest: A, RR, &amp; Barrens City Limit Wind Meadows South PD 815 single-family homes ±6,750 sq. ft. - ±9,100 sq. ft.</td> </tr> </tbody> </table> <p><small>Source: Polk County Geographical Information System and site visit by Cawley staff</small></p>	Northwest:	North:	Southwest:	RE-2 & RE-1 Crews Lake Woods Subdivision 17 single-family homes ±47,000 sq. ft. - ±62,500 sq. ft. lots ±10.3 acres	RE-1 Walkers Glen Planned Subdivision & various single-family homes ±19,000 sq. ft. - ±9 acres	RE-1 Highlands Crossings Phase 1 & 2 Subdivision 116 single-family homes ±19.3 acres	West: RE-1 Troywood Subdivision (PD-04-1-1) & vacant pasture ±10,000 sq. ft. - ±21,000 sq. ft. lots ±7.0-11 acres	Subject Property: RE-1 & RE-2 Vacant pasture & 3 single-family residences ±300 ± acres	East: RE-1 & RE-2 Touchstone Residential (LDPD-2021-17) ±92 single-family homes ±1,600 sq. ft. - ±12,000 sq. ft. ±1.57 acres	Southwest: PM Former phosphate mining ±16" ±2 acres	South: PS4 Former phosphate mining ±16" ±2 acres	Southwest: A, RR, & Barrens City Limit Wind Meadows South PD 815 single-family homes ±6,750 sq. ft. - ±9,100 sq. ft.	<p>Crews Lake Woods is 12.3 acres platted with <b>10 lots and has 8 houses</b>; existing CLW homeowners own the remaining 2 lots</p> <ul style="list-style-type: none"> <li>• Lots 1 and 2 were not platted as part of CLW.</li> <li>• Lot 1 - 1.9 acres</li> <li>• Lot 2 - 3.77 acres</li> <li>• Lots 3 &amp; 7 - 1.4 acres</li> <li>• Lots 4, 5, &amp; 6 - 1.2 acres</li> </ul> 	Clarity for Planning Commission and Citizens
Northwest:	North:	Southwest:													
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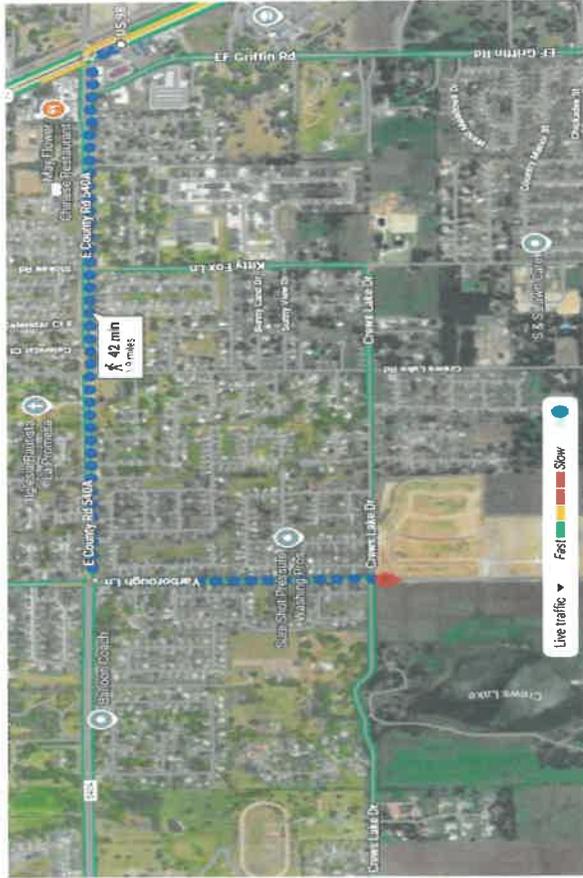
QUESTIONS REGARDING THE POLK COUNTY DEVELOPMENT REVIEW COMMITTEE STAFF REPORT

12	New sidewalks are available along Yarborough Lane, and a mass transit stop <b>is about one mile</b> to the east of the site on US 98.	Google Maps indicates a 1.9-mile walk, or a 42-minute walk, from Yarborough and Crews Lake Drive to US/98 Bus Stop 699.	Correction to distance, crosswalks, and sidewalk gaps remain, and exceed the Transit Center 1-mile boundary. SEE 14
14	"There are sidewalks along both sides of CR 540A, which allows pedestrian traffic to reach the nearby retail shops and elementary school."	<p><b>Sidewalk gap</b> from the corner of 540A/ Yarborough to the corner of Yarborough / Crews Lake Drive</p> <p><b>Sidewalk gap</b> from the corner of 540A/ Crews Lake Rd to the corner of Crews Lake Drive/Crews Lake Road.</p> <p><b>Sidewalk gap</b> from the end of Touchstone development to the corner of Crews Lake Drive and Crews Lake Road.</p> <p><b>Sidewalk gap</b> from Crews Lake Drive /Mcall to Crews Lake Drive /Yarborough</p>	
16	"Yarborough to reach CR 540A because it is likely the fastest route of travel, and there are <u>no commercial uses such as grocery, services, or employment immediately west</u> on Crews Lake Drive. The closest grocery is on Clubhouse and US Highway 98 at the Highland City Town Center, just over two (2) miles to the north."	<p>(Measure: Entrance Crews Lake Drive/Walker's Glen Area A)</p> <ul style="list-style-type: none"> <li>• <b>2.1 miles</b> to Publix, UPS Store, Walgreens, and CVS on 540A</li> </ul> <p>(Measure: Corner of Crews Lake Drive/ Yarborough Area B-F)</p> <ul style="list-style-type: none"> <li>• <b>2.2 miles</b> to Publix Highland City and restaurants on US 98</li> </ul>	Correction to the fact that an equal distance to shopping, with more diverse shopping located <b>west</b> at 540a/ Lakeland Highlands Rd, increases the probability of westbound traffic
17 and 18	<p>The nearest mass transit route is the Citrus Connection Transit Route stop (Route 22XL "Silver Express"), with the closest stop being Stop #699, <b>approximately 1.3 miles</b> from the subject site. The existing sidewalk network along CR 540A allows for pedestrian traffic from the proposed PD to access the Citrus Connection transit network.</p> <p>Per POLICY 2.119-A7 of the Comprehensive Plan, the Residential-Low maximum density within the Transit Supportive Development Area allows up to seven (7) dwelling units per acre.</p>	<p>Google Maps shows a <b>1.9-mile</b> or 42-minute walk from Crews Lake Drive to US/98 Bus Stop 699.</p> <p>Transit Corridor = within <math>\frac{1}{4}</math> mile of fixed-route transit Transit Center = within <b>1 mile</b>; Transit Center Core = within <math>\frac{1}{4}</math> mile of the point of access.</p> <p>The Comp Plan (Policies <b>2.124-A3, A7, A9</b>) requires direct, safe pedestrian access and transit amenities <b>in exchange for the added density</b>. <b>Policy: 2.124-A3</b> (direct, safe pedestrian connections), <b>Policy: 2.124-A7</b> (pedestrian infrastructure + transit amenities), <b>Policy: 2.124-A9</b> (eliminate sidewalk gaps),</p>	<p>Correction to the distance, and inform the area has sidewalk gaps impacting safe passage</p> <p>One-quarter mile and one-half mile distances represent a 5–10-minute walk time. A typical walk time of 5 to 10 minutes in moderate climates could be cut in half in Florida's climate extremes. Recommendation: enhance the walking environment or shorten walking trip lengths.</p> <p><u>A Framework for Transit-Oriented Development in Florida</u> Prepared for:</p>



One-quarter mile and one-half mile distances represent a 5- to 10-minute walk time, which is the amount of time most people are willing to walk to a destination. A typical walk time of 5 to 10 minutes in moderate climates could be cut in half in Florida's climate extremes. Recommendation: enhance the walking environment or shorten walking trip lengths.

**A Framework for Transit-Oriented Development in Florida Prepared for:** Florida Department of Transportation and Department of Community Affairs, March 2011



### Silver Line – Citrus Connection Stop 699

- It is **1.9 miles** (42-minute walk). Is 1.3 miles a straight-line measurement?
- Missing marked crosswalks
- There are sidewalk gaps and lighting
  - Corner of 540a /Crews Lake Road to Crews Lake Drive
  - Corner of 540a/Yarborough Rd to Crews Lake Drive
  - End of Touchstone on Crews Lake Drive to the Corner of Crews Lake Road
- Crews Lake Rd may require pedestrian rails near the drainage

### Are TSDA Comprehensive Plan policies being met to qualify for density?

- Policy: 2.124-A3 (direct, safe pedestrian connections),
- Policy: 2.124-A7 (pedestrian infrastructure + transit amenities),
- Policy: 2.124-A9 (eliminate sidewalk gaps),
- Policy 2.124-A10 (County capital funding priority)

Validate: Polk County Development Review Staff Report: Page 16 states "no commercial use such as grocery... immediately west"

## Shopping Centers

### From Yarborough and Crews Lake Drive

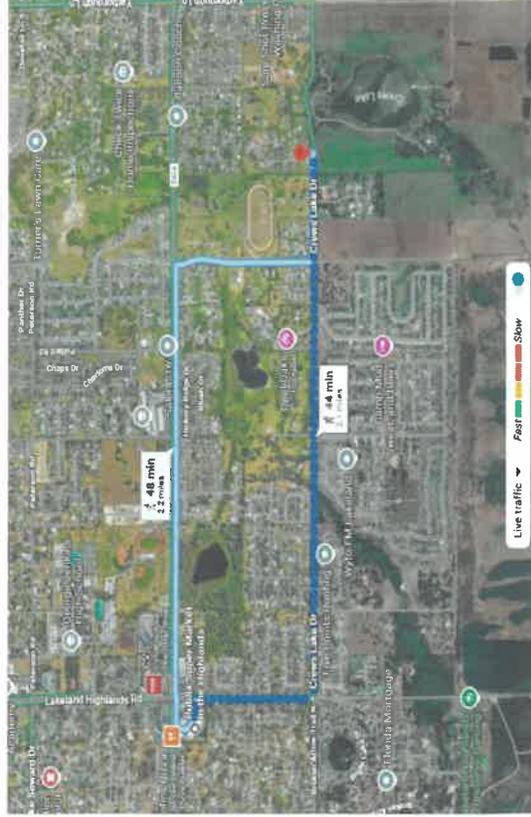
- 2.2 miles or 47-minute walk to Publix Highland City and restaurants on US 98

### From Crews Lake Drive/Walker's Glen

- 2.1 miles or 44-minute walk to Publix, UPS Store, Walgreens, and CVS on 540a

## WHY DOES THIS MATTER?

- Area A neighborhood, high probability will travel west on Crews Lake Drive
- **Wind Meadows CDD** February Meeting Minutes state they will **open a secondary exit** to Yarborough



## White, Margo

---

**From:** Suggs, Kay  
**Sent:** Monday, November 17, 2025 8:25 AM  
**To:** White, Margo; Yannone, Lyndsay  
**Cc:** Pereira, Ana  
**Subject:** FW: no more home communities

Received on behalf of Commissioner Troutman.

Thank you,  
Kay



**Kay M. Suggs**  
Executive Assistant  
Polk County Board of County Commissioners  
330 W. Church St. , PO Box 9005, Drawer BC01  
Bartow, FL 33831-9005  
863-534-6450; 863-534-6434; 863-534-6050  
[KaySuggs@PolkFL.gov](mailto:KaySuggs@PolkFL.gov) [www.PolkFL.gov](http://www.PolkFL.gov)

**From:** Valerie Peterson <[dvmkpeterson@msn.com](mailto:dvmkpeterson@msn.com)>  
**Sent:** Sunday, November 16, 2025 1:34 PM  
**To:** Troutman, Becky <[beckytroutman@polkfl.gov](mailto:beckytroutman@polkfl.gov)>  
**Subject:** [EXTERNAL]: no more home communities

You don't often get email from [dvmkpeterson@msn.com](mailto:dvmkpeterson@msn.com). [Learn why this is important](#)

Just read another article online about 747 homes approved between lakeland and bartow. This expansion needs to stop as the roads and schools cant handle it. We are losing valuable natural environments for more congestion. We need the natural environments for the animals and our health. Instead of more people and strain on our community, why don't we focus on more professional jobs. Alot of warehouses are built but that doesn't help with the jobs.

One of the many reasons of the I4 congestion is because of the commuters that have to travel to tampa and orlando. If we had a mini version of tampa and orlando and movated companies to open office jobs in Polk County it could help everyone in the county.

I came to polk county because it wasnt tampa and orlando. Sadly its turning into them.

Please save our county. Less homes - more professional jobs for all the amazing people that live here that struggle to support themselves or who have to sit on I4 traffic.

Valerie Peterson

Lakeland FL

## White, Margo

---

**From:** Pereira, Ana  
**Sent:** Monday, January 5, 2026 8:28 AM  
**To:** White, Margo; Yannone, Lyndsay  
**Subject:** FW: Concerns regarding Highlands Club Development

Thanks,  
Ana



**Ana C. Pereira**  
Executive Assistant to the Board  
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@PolkFL.gov](mailto:AnaPereira@PolkFL.gov) [www.PolkFL.gov](http://www.PolkFL.gov)

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---

**From:** Brian Riedmiller <[rmiller517@gmail.com](mailto:rmiller517@gmail.com)>  
**Sent:** Saturday, January 3, 2026 10:50 AM  
**To:** Santiago, Martha <[MarthaSantiago@polkfl.gov](mailto:MarthaSantiago@polkfl.gov)>  
**Subject:** Concerns regarding Highlands Club Development

You don't often get email from [rmiller517@gmail.com](mailto:rmiller517@gmail.com). [Learn why this is important](#)

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Dear Commissioners,

As a resident of Polk County, I am writing to express my concerns regarding the proposed high-density development known as Highlands Club, located at Crews Lake Drive and Yarborough Road, in anticipation of the upcoming County Commission Meeting scheduled for January 6th.

The proposed density does not align with the established character of our community. The transition from one-acre lots to 6,000 sq. ft. lots is not a transition—it's an overwhelming shift that threatens our local infrastructure, school capacity, and road safety.

I respectfully request that the Commission deny the Highlands Club proposal as submitted.

Thank you for your consideration and for your service to our community.

Brian Riedmiller  
Hartford Estates Phase 2

## White, Margo

---

**From:** Pereira, Ana  
**Sent:** Monday, January 5, 2026 8:27 AM  
**To:** White, Margo; Yannone, Lyndsay  
**Subject:** FW: Concerns regarding Highlands Club Development

Thanks,  
Ana



**Ana C. Pereira**  
Executive Assistant to the Board  
Polk County Board of County Commissioners  
330 West Church St. , P.O. Box 9005, Drawer BC01  
Bartow, FL 33831-9005  
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[AnaPereira@PolkFL.gov](mailto:AnaPereira@PolkFL.gov) [www.PolkFL.gov](http://www.PolkFL.gov)

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**From:** Terri Heacox <[theacox2@yahoo.com](mailto:theacox2@yahoo.com)>  
**Sent:** Saturday, January 3, 2026 10:35 AM  
**To:** Santiago, Martha <[MarthaSantiago@polkfl.gov](mailto:MarthaSantiago@polkfl.gov)>  
**Subject:** Concerns regarding Highlands Club Development

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I respectfully request that the Commission deny the Highlands Club proposal as submitted.

Thank you for your consideration and for your service to our community.

Terri Laferriere

## White, Margo

---

**From:** Pereira, Ana  
**Sent:** Monday, January 5, 2026 8:26 AM  
**To:** White, Margo; Yannone, Lyndsay  
**Subject:** FW: Concerns regarding Highlands Club Development

Thanks,  
Ana



**Ana C. Pereira**  
Executive Assistant to the Board  
Polk County Board of County Commissioners  
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-----Original Message-----

**From:** Tiffany Nance <[billsrnofun@icloud.com](mailto:billsrnofun@icloud.com)>  
**Sent:** Friday, January 2, 2026 7:31 PM  
**To:** Santiago, Martha <[MarthaSantiago@polkfl.gov](mailto:MarthaSantiago@polkfl.gov)>  
**Subject:** Concerns regarding Highlands Club Development

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I respectfully request that the Commission deny the Highlands Club proposal as submitted.

Thank you for your consideration and for your service to our community.

Tiffany Nance  
2829 Seymore St  
Lakeland, FL 33813  
Sent from my iPhone

## White, Margo

---

**From:** Pereira, Ana  
**Sent:** Monday, January 5, 2026 8:23 AM  
**To:** White, Margo; Yannone, Lyndsay  
**Subject:** FW: Concerns regarding Highlands Club Development

Thanks,  
Ana



**Ana C. Pereira**  
Executive Assistant to the Board  
Polk County Board of County Commissioners  
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---

**From:** Eric Grambo <[erock4488@icloud.com](mailto:erock4488@icloud.com)>  
**Sent:** Friday, January 2, 2026 6:32 PM  
**To:** Santiago, Martha <[MarthaSantiago@polkfl.gov](mailto:MarthaSantiago@polkfl.gov)>  
**Subject:** Concerns regarding Highlands Club Development

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Dear Commissioners,

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I respectfully request that the Commission deny the Highlands Club proposal as submitted.

Thank you for your consideration and for your service to our community.

Sent from my iPhone

Sent from my iPhone

## White, Margo

---

**From:** Pereira, Ana  
**Sent:** Monday, January 5, 2026 8:23 AM  
**To:** White, Margo; Yannone, Lyndsay  
**Subject:** FW: Concerns regarding Highlands Club Development

Thanks,  
Ana



**Ana C. Pereira**  
Executive Assistant to the Board  
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-----Original Message-----

**From:** Joseph Dipietro <josephdipietro@yahoo.com>  
**Sent:** Friday, January 2, 2026 5:49 PM  
**To:** Wilson, Rick <RickWilson@polkfl.gov>; Braswell, Bill <BillBraswell@polkfl.gov>; Santiago, Martha <MarthaSantiago@polkfl.gov>; Scott, Michael <michaelscott@polkfl.gov>  
**Subject:** Concerns regarding Highlands Club Development

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I respectfully request that the Commission deny the Highlands Club proposal as submitted.

Thank you for your consideration and for your service to our community.

Joseph DiPietro

## White, Margo

---

**From:** Pereira, Ana  
**Sent:** Friday, January 2, 2026 3:30 PM  
**To:** White, Margo; Yannone, Lyndsay  
**Subject:** FW: Concerns regarding Highlands Club Development

Thanks,  
Ana



**Ana C. Pereira**  
Executive Assistant to the Board  
Polk County Board of County Commissioners  
330 West Church St. , P.O. Box 9005, Drawer BC01  
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---

**From:** Casey Brabbs <[Hello@caseybrabbs.com](mailto:Hello@caseybrabbs.com)>  
**Sent:** Friday, January 2, 2026 1:05 PM  
**To:** Santiago, Martha <[MarthaSantiago@polkfl.gov](mailto:MarthaSantiago@polkfl.gov)>  
**Subject:** Concerns regarding Highlands Club Development

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I respectfully request that the Commission deny the Highlands Club proposal as submitted.

Thank you for your consideration and for your service to our community.

## White, Margo

---

**From:** Yannone, Lyndsay  
**Sent:** Tuesday, November 4, 2025 10:32 AM  
**To:** White, Margo  
**Subject:** FW: [EXTERNAL]: Fwd: LDPD-2025-9 Highlands Club  
**Attachments:** 13 12 10 Adopted ILA Appendix E.pdf; ILA Sec 4 Concurrency Management.pdf; 20.12.02 Windmeadows South.pdf; 22.1.14 Touchstone.pdf; 22.5.24 Crew Lake Haven Place.pdf; 22.5.25 Hancock Crossing.pdf; 22.10.17 Retreat at Stuart Crossing.pdf; 22.10.25 Stuart Crossing ver2.pdf; 22-5-25 Thompson Preserve 77 SF.pdf; 23.11.28 James Farms.pdf; 24.4.15 Thompson Preserve Phase 2.pdf

Can you print all this please

**From:** Merle Bishop, FAICP <merlebishop64@gmail.com>  
**Sent:** Tuesday, November 4, 2025 10:04 AM  
**To:** Yannone, Lyndsay <LyndsayRathke@polkfl.gov>  
**Subject:** [EXTERNAL]: Fwd: LDPD-2025-9 Highlands Club

FYI

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

**From:** Pam Luce <pamluce@msn.com>  
**Date:** Mon, Nov 3, 2025 at 5:09 PM  
**Subject:** LDPD-2025-9 Highlands Club  
**To:** [anglesimsfl@gmail.com](mailto:anglesimsfl@gmail.com) <[anglesimsfl@gmail.com](mailto:anglesimsfl@gmail.com)>, [brookegj@aol.com](mailto:brookegj@aol.com) <[brookegj@aol.com](mailto:brookegj@aol.com)>, Merle Bishop, FAICP <[merlebishop64@gmail.com](mailto:merlebishop64@gmail.com)>

*I am still waiting to hear back from the County on how to send this to all planning commissioners. I'm sure the information is coming but I wanted to get this out in time for you to read. Yours are the only email addresses I have been able to acquire. You may get this again when I hear back from the County. I'll apologize in advance for the duplication.*

Dear Commissioner,

I apologize for the length of this message, but this information is not being provided to you in your staff report, and it cannot be explained in three minutes at a meeting.

Most of you don't know me so let me introduce myself. I was formerly the ex-officio planning commissioner that sat in the School Board seat on your board. I retired in 2021 from the School Board. I was one of the members of the Planners Working Group who drafted the Interlocal Agreement for School Concurrency (ILA) which was required by statute to be adopted in 2008. I toured the county giving a presentation about school concurrency to the different municipalities to encourage them to adopt the agreement. Every city, town and the county adopted the ILA. Polk County was the first in the state to do so. It was an amazing feat with 17 municipalities!

I was so proud of the work we had done. It meant that capacity in the schools had to be available at the same time as the construction of approved development. I *thought* it meant no more overcrowded schools from

development. That was to be accomplished by either school capacity which was already available at the time of the development review or by the developer entering into a proportionate share mitigation agreement with the municipality and the school board. The law and the agreement were designed to ensure that schools would be in place at the same time as the development.

According to the ILA, the way to determine whether there is capacity for development is determined by the process spelled out in Appendix E of the ILA, (see attached). Please pay special attention to the term reserved capacity.

**Reserved Capacity** – School facility capacity set aside for a development pursuant to a School Concurrency Application. *(this is the number of student stations or “seats” reserved by developments which were approved prior to the current application.)*

The calculation would look something like this:

**School Concurrency Review - Sample Only**

ZONED SCHOOL	CURRENT ENROLLMENT	CONCURRENCY CAPACITY WITH PORTABLES	PLANNED EXPANSION	RESERVATIONS FROM PREV APPR DEVELOP	PROJECTED 5 YEAR UTILIZATION	# SF UNITS	# STUDENTS BY PROJECT SF	AVAILABLE CONCURRENCY CAPACITY
ABC Elementary	809	964	0	177	102%	747	155	-22
DEF Middle	1413	1569	0	314	110%		65	-158
HIJ Senior	3064	3279	0	447	107%		108	-232

**In summary, available capacity is calculated as follows:**

School Capacity – Current Enrollment + Reserved Capacity = Available Concurrency Capacity.

If the zoned school lacks capacity, the School Board must evaluate adjacent schools. If no adjacent schools have available capacity, the developer must either wait for capacity to be available or enter into a proportionate share mitigation agreement, as outlined in Section 4 of the ILA.

Excerpts from Section 4 of the ILA:

*4.E.3 In the event the LOS standards set forth in this Agreement will be exceeded by a proposed development (or developments), proportionate share mitigation measures may be considered. Mitigation measures will be considered by the School Board in concert with the local jurisdiction of authority over the proposed development.*

**4.E.3 h. If, after 90 days, the applicant and the School Board have not reached an agreement on an acceptable form of mitigation, and if no time extension is granted within 10 business days, the School Board will notify the County or non-exempt City in writing of the lack of school concurrency and the County or non-exempt City shall not issue a final development approval for the proposed development.**

The developer doesn't have to enter into a mitigation agreement; they can postpone development until capacity is available or cancel it altogether.

According to Section 4.F.1- the school district will provide comments to the Development Review Committee.

4.F.2 states:

*If a project advances through the Development Review Committee, **detailed School Board comments shall be prepared by the School Board staff for the local government to include within the municipality of jurisdiction's staff report to the LPA.***

In your staff report, there are DRC comments from the School Board which state:

*This project will result in a demand for additional school student stations. Staff encourages the applicant to submit a non-binding concurrency application for the proposed development. If the request is approved, the development will need to apply for a binding school capacity determination letter prior to receiving Level 2 approval.*

There has been no non-binding letter issued at this time unless it is not yet posted on the district's website where all letters are supposed to be available for review.

<https://pcsb.maps.arcgis.com/apps/dashboards/d5e60365a9a04cb798e18c956a2af5d5>

Non-binding letters are simply informational and do not "bind" the school board or the developer. You have not even been given this very basic information.

At the time of my employment at the district, the County planning staff would give the application for a school concurrency determination to the applicant at the end of the development review process. The applicant would send the application to the school board facilities planning department and we would do the analysis and draft a detailed concurrency determination letter and return it to the applicant and the county planning staff. This letter was usually included in the staff report as stated in 4.F.2.

#### **Concern Regarding Case LDPD-2025-9 (Highlands Club PD)**

The staff report for this case lacks any detailed information from the School Board about school availability for this project. Instead, it includes only general statements about current and future rezoning and capital projects. While rezoning discussions are ongoing, they are not yet adopted and therefore **cannot be used** in this concurrency evaluation. You must have accurate, current capacity data to make an informed recommendation.

**This information tells you absolutely nothing** about whether there is space available in the schools. A rezoning can take years, I know, we began working on the rezoning project prior to my retirement in 2021. You need information as to the state of the schools now.

I believe the school district has not provided the information you need on this particular case because they cannot give accurate information to you. Let me tell you why I feel that way:

I live in Bartow. I saw all the development happening in my area of town. I knew there was no way Spessard Holland Elementary could absorb the number of students from these developments, so I began investigating. I contacted the City of Bartow and asked for the school concurrency determination letters they had received from the school district for the projects in this area. When I received them, unfortunately, I saw what I expected.

Following is a summary of the information I received in a table I created. I am attaching each of the letters for your review.

Spessard Holland Capacity (at the time of letter)	Enroll 3-12-25	Date of CD Letter	Development	Units	#Seats needed Est by Impact Fee Study Formula	Seats Reserved in Determ Letters	COs as of 4/25/25	Remaining Lots after COs	Est. Remaining Students Not Yet in Spessard Holland Elem
900	855	12/2/2020	Wind Meadows South	835	174	84	643	192	40
		1/14/2022	Touchstone (BoCC)	562	117	85	0	562	117
		5/24/2022	Crews Lake Haven Place	14	3	0	0	14	3
		5/25/2022	Thompson Preserve 1	77	16	0	71	6	1
		5/25/2022	Hancock Crossing	92	19	0	55	37	8
		10/17/2022	Retreat at Stuart Crossing MF	288	56	0	0	288	56
		10/25/2022	Stuart Crossing	591	123	0	117	474	99
		11/28/2023	James Farm PH I	150	31	101	16	134	28
		5/15/2024	Thompson Preserve 2	23	5	102	6	17	4
<b>TOTAL</b>				<b>2747</b>	<b>567</b>	<b>372</b>	<b>908</b>	<b>1839</b>	<b>379</b>

When I discovered that the reserved seats were being left out of these concurrency determination letters, contrary to the requirements of the ILA, I started researching a little further. I found that during 2022 the reservations were left out in letters for developments across the county; not in all the letters I requested from other cities, but in many. If there are homes which have not yet received a certificate of occupancy, there should still be reserved seats in the queue for the school(s) to which they were encumbered. There certainly should have been reserved seats in letters for schools in the northeast area of Polk County.

I realize this is a level 3 request. Nonetheless, you should have received information letting you know about the current state of the schools which will be affected by this project. You cannot make informed decisions without good data.

All the letters listed in my table where the reserved seats were left off were signed by your ex-officio School Board Planning Commissioner, Josh Mclemore. Please verify with Josh why reservations were left out of the calculations for these developments since it is a requirement in the Interlocal Agreement. When I was in his position, I was pressured to give a pass to developments for which there was no capacity. Maybe he is in the same position?

I reported what I had been asked to do and all I will say is that things became very uncomfortable for me at work. I finally quit.

I have requested updated Certificates of Occupancy data from the City of Bartow and a report from the School District listing all development reservations for the affected schools. The City of Bartow tells me that I will have the CO's tomorrow. I seriously doubt I will receive the information from the school board which I requested. I know the report of reservations for development by school is available. I used to run it all the time. I don't expect it will be provided to me.

## Request

Given the absence of the required School Board concurrency letter and the likelihood of incomplete data, I respectfully request that you **continue Case LDPD-2025-9** until a complete statement is provided. That statement should include:

- Current enrollment, capacity, and reserved seats for Spessard Holland Elementary, Lakeland Highlands Middle, George Jenkins High, and adjacent schools
- Verification that all reserved capacities are included in the calculation
- Confirmation that any rezoning information used reflects **approved**, not proposed, boundaries

Without this information, you do not have the data necessary to make an informed recommendation to the County Commission on November 5.

Thank you for your time and attention to this important issue.

Respectfully,

*Pam Luce*

Former Ex-Officio Planning Commissioner, Polk County School Board  
[pamluce@msn.com](mailto:pamluce@msn.com)

863-205-1222

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**APPENDIX “E”**

**Summary of Capacity Computation, Concurrency Evaluation and  
Proportionate Share Mitigation Process**

Step 1: DETERMINE STUDENT ENROLLMENT BY CONCURRENCY SERVICE AREAS  
Calculate the number of students in the zoned school by school level.

Step 2: DETERMINE CAPACITY FOR EACH CONCURRENCY SERVICE AREA  
Depending on the school level, multiply DOE student stations by the designated utilization factor referenced by SREF.

Step 3: DETERMINE RESERVED SEATS FOR EACH CONCURRENCY SERVICE AREA  
Calculate seats to be reserved for developments currently in progress.

Step 4: DETERMINE AVAILABLE CAPACITY FOR EACH CONCURRENCY SERVICE AREA  
Subtract the results of Step 1 and the results of Step 3 from the results of Step 2.

Step 5: DETERMINE THE NUMBER OF STUDENTS TO BE GENERATED BY A DEVELOPMENT AT EACH SCHOOL LEVEL (elementary, middle, and high)  
Multiply the number of Dwelling Units in the proposed development by the Student Generation Rate for that type of development by school level. The result is the Number of Student Stations by school level needed to serve the proposed development.

Step 6: ASSESS THE NEED FOR MITIGATION  
Compare the available capacity for each school from step 4 to the number of students generated for each school in Step 5. If the result is a negative number, repeat Step 5 for contiguous service areas.

Step 7: Calculating proportionate share mitigation

Needed additional Student Stations from Step 6  
MULTIPLIED BY  
Cost per Student Station  
EQUALS  
Proportionate Share Mitigation Obligation

## **Section 4. Concurrency Management System**

### **4A. Concurrency Management System**

- 4.A.1 All parties to this agreement agree that the Public School Facilities Element adopted into County and non-exempt Cities' Comprehensive Plans and any changes resulting from the adoption of the Public School Facilities Element to their Intergovernmental Coordination and Capital Improvements Elements and School Concurrency Ordinance as outlined in Section 4.A.2 will be the same or consistent with documents adopted by the County and School Board.
- 4.A.2 In 2007, the County and non-exempt Cities held public hearings, transmit and adopted Comprehensive Plan amendments to address school concurrency matters, including:
- a. A Public Schools Facilities Element, pursuant to sections 163.3177 and 163.3180, F.S.
  - b. Changes to each jurisdiction's Intergovernmental Coordination Element necessary to implement school concurrency methodologies and processes, as provided herein.
  - c. Changes to each jurisdiction's Capital Improvements Element necessary to implement school concurrency methodologies and processes, as provided herein.
- 4.A.3 The School Board shall adopt a financially feasible plan as outlined in Section 3.D.
- 4.A.4 Within ninety (90) days following the amendment of the County and non-exempt Cities' Comprehensive Plans, as provided herein, the County and non-exempt Cities did adopt a "School Concurrency Ordinance" and made other necessary changes to their Land Development Codes (LDC) to implement school concurrency consistent with the Comprehensive Plan, state law (sections 163.3180 and 163.3202, F.S.), and the terms of this agreement.
- 4.A.5 School concurrency applies only to residential uses that generate demands for public school facilities and are proposed or established after the effective date of the plan amendment adopting school concurrency provisions. The following residential uses or projects shall be exempted from school concurrency review:
- a. Single family residential development with construction plan and approval and multifamily residential development with unexpired final site plan approval prior to the effective date of the jurisdiction of authority's school concurrency regulations. Subject projects shall be deemed concurrent for school facilities. This concurrency determination will be subject to the provisions of 4.E.2 and shall remain valid for the time period specified based on an effective start date of March 1, 2008.
  - b. Single family subdivisions actively being reviewed as of March 1, 2008 that are determined to be sufficient and approvable by the County [City]. Upon receiving final development approval, subject projects shall be deemed concurrent for school facilities. This concurrency determination will be subject to the provisions of Policy 4.E.2.

- c. Multi-family site plan(s) actively being reviewed as of March 1, 2008 that are determined to be sufficient and approvable by the County [City]. Upon receiving final development approval, subject projects shall be deemed concurrent for school facilities. This concurrency determination will be subject to the provisions of Policy 4.E.2.
- d. Residential developments which have set aside a site for a public school that is found acceptable to the School Board of Polk County and which has agreed to provide site access to roads and necessary utilities, shall be exempt for up to three years from concurrency for the school level (i.e. elementary, middle or high school) to be addressed by the future school. A Development of Regional Impact or DRI which has set aside one or more acceptable school sites and will provide road and utility access shall be exempt for up to five years from concurrency for the school level(s) to be addressed by said future school(s). Any residential or mixed-use DRI with an approved Development Order in effect prior to March 1, 2008 shall be exempt from school concurrency for their current phase or to the extent exempted through the approved development order. Consistent with the provision of Section 39, Chapter 2005-290, Laws of Florida, this provision shall not apply to DRIs for which a development order was issued prior to July 1, 2005, or for which an application was submitted prior to May 1, 2005, unless the developer elects otherwise in writing.
- e. Single family lots of record having received final plat approval or recorded prior to the effective date of the jurisdiction of authority's school concurrency regulations.
- f. Amendments to residential development approvals issued prior to the effective date of the jurisdiction of authority's school concurrency regulations, which do not increase the number of residential units or change the type of residential units proposed or is subject to covenant or deed related long term age restrictions.
- g. Age restricted developments that are subject to deed restrictions prohibiting the permanent occupancy of residents under the age of eighteen (18). Such deed restrictions must be recorded and must be irrevocable for a period of at least thirty (30) years, with revocation conditioned upon the project satisfying school concurrency per this element.
- h. Group quarters including residential type of facilities such as local jails, prisons, hospitals, bed and breakfasts, colleges, motels, hotels, temporary emergency shelters for the homeless, adult halfway houses, firehouse dorms and religious non-youth facilities.
- i. Two-lot split of an exempted parcel in compliance with all other land development regulations. For purposes of this section, a property owner may not divide his property into several developments in order to claim exemption as allowed by this section. In making a determination as to whether a property is exempt under this section, a local government shall consider in addition to the ownership and parcel configuration at the time of the application the ownership as of the date of the adoption of this agreement.

#### **4B. Level of Service and Long Range Planning**

- a. To ensure that the capacity of schools is sufficient to support student growth the LOS standard of 100% of FISH capacity will be in effect for all schools.
- 4.B.1 Pursuant to Section 163.3180(6)(c)), F.S., the level of service (LOS) standards set forth herein shall be applied consistently in Polk County and non-exempt Cities for purposes of implementing school concurrency, including determining whether sufficient school capacity exists to accommodate a particular development proposal, and if the School Board's Five Year Work Plan includes a project within the financially feasible plan that would provide capacity for a development.
- 4.B.2 The LOS standards set forth herein shall be included in the capital improvements element of the County and non-exempt Cities' Comprehensive Plans and shall be applied consistently by the County, non-exempt Cities and the School Board district wide to all schools of the same type.
  - A. Magnet and School of Choice: One hundred percent (100%) of enrollment quota as established by the School Board or court ordered agreements and as adjusted by the school board annually.
  - B. Other: K-8, 6<sup>th</sup> grade centers, 9<sup>th</sup> grade centers, 6-12 are at one hundred percent (100%) of DOE FISH capacity
  - C. Special: Including alternative education or special programmatic facilities will be determined by the type and use of programs for each facility.
  - D. Conversion Charter Schools: The capacity is set during contract negotiations and the School Board has limited or no control over how many students the schools enroll. The School Board is unable to "rezone" students to a conversion charter to maximize utilization. The level of service for conversion charter schools shall be 100% of negotiated enrollment.
- 4.B.3 Long Range Planning is necessary to address school capacity in several of the established 9 Planning Areas over the next ten years. Schools which have been determined to be deficient will be evaluated and addressed in the School Board's financially feasible Five Year Work Plan and Long Range Plan.

#### **4C. Concurrency Service Areas**

- 4.C.1 School Concurrency Service Areas (CSAs) shall be coterminous with the Polk County School Concurrency Service Areas for the 3 levels, elementary, middle, and high. The "spot zones" shall be excluded from the adjacency test. These initial school boundaries are shown on Appendix J attached hereto and incorporated herein by this reference. Maps of the CSAs shall be included within the support documentation of legal documents as deemed appropriate.
- 4.C.2 Establishment and modification of CSA's shall take into account School Board policies to:

- a. Minimize transportation costs,
- b. Limit maximum student travel times,
- c. Achieve socioeconomic, racial and cultural diversity objectives,
- d. Recognize capacity commitments resulting from local governments' development approvals for the CSA, and
- e. Recognize capacity commitments resulting from local governments' development approvals for contiguous CSAs.
- f. Reformulate a school due to requirements of Federal No Child Left Behind directives. This may be done on short notice.
- g. School Board Policy –in reference to School Concurrency.

#### **4D. School Concurrency Service Areas and Re-zoning.**

- 4.D.1 Once a public school site has been acquired and funding identified for construction the capacity for the new public school will be established in order for projected re-zoning of the Concurrency Service Areas to occur. The projected re-zoning will establish a Projected Total Membership (PTM) by assigning existing and anticipated students to the new public school facility and obligating capacity at that facility. Concurrency Service Areas will be adjusted with consideration for actual or anticipated student enrollment from existing, under construction and recently approved residential projects. An estimated remaining or available capacity will be determined during projected re-zoning for a new facility and only that capacity can be utilized to provide concurrency approval for a new development.
- 4.D.2 The completion of projected re-zoning will cause existing public schools to be classified as schools in transition. Existing public schools which have a utilization rate higher than 100% will be evaluated first during the projected rezoning. The school in transition assists with identifying the number of students that will be assigned to the new facility upon opening and the potential for relief from overcrowding of the existing facilities.
- 4.D.3 Available capacity may be created at existing public schools as part of a re-zoning effort. This capacity will only be created to address the need of a previously approved residential project(s) anticipated to impact the existing public school.

#### **4E. Capacity Determinations and Proportionate Share Mitigation**

- 4.E.1 Public school capacity determinations shall be made by the School Board as outlined in Section 4.F, Concurrency Review for Residential Developments, and issued through local government's concurrency approval process, prior to the local government's final development approval for residential projects (as defined by each local government's Land Development Regulations). The determination of whether adequate school capacity exists for a proposed development will be based on the LOS standards, CSAs, and other standards set forth in this Agreement and will include a review of the following:

- a. Total school capacity by school level based upon the LOS standards set forth in Section 4.B,
  - b. Obligated capacity by school level including existing student enrollment and the portion of reserved capacity by school level projected to be developed within three years,
  - c. The portion of previously approved development projected to be developed within three years,
  - d. The estimated demand on schools by school level created by the proposed development,
  - e. If the CSA in which the proposed development is located has available school capacity, based on the formula in Appendix F.
  - f. If the CSA in which the proposed development is located does not have available school capacity, whether one or more contiguous (adjacent) CSA's have available adequate school capacity, based on School Board policies.
  - g. If more than one contiguous CSA has capacity, identify the contiguous CSA most likely to be available to provide capacity considering the **proximity and travel time** to the proposed development and the potential of re-zoning into a school within that area and assigning the demand from the proposed development to that CSA, and
  - h. Reviewing feasible restructuring of public school Concurrency Service Areas, and other district policies on capacity, to ensure that the impacts of the proposed development will not cause the LOS standard in the CSA within which it is located or any other CSA to exceed the LOS standards set forth in this Agreement.
- 4.E.2 Concurrency will be provided for a development for a time period not to exceed eighteen (18) months.
- a. The development must have proceeded to the horizontal construction phase prior to the end of the eighteen (18) month time period for reserved capacities and the agreement to remain valid. At a minimum, this construction shall include rough lot grading consistent with an approved Water Management District Stormwater Permit. The construction phase shall exclude model homes.
  - b. If an applicant donates land for a school facility, then concurrency may be extended for a longer time period subject to approval by the local government and the School Board.
  - c. For mixed use or residential DRIs, school concurrency may be extended for up to 5 years where the DRI has addressed all questions regarding school impacts and the Development Order includes conditions to address mitigation of any school impacts, as agreed to by the School Board including those defined in this Interlocal Agreement.
  - d. If a development does not proceed to construction with the specified period and school concurrency lapses, then the applicant may request the affected local

government to issue a renewed certificate of school concurrency. As part of this request, the applicant must confirm that relevant project information remains the same as previously submitted or provide updated project details. The local government will renew the certificate of school concurrency if the School Board determines that there continues to be adequate school capacity to serve the proposed development subject to the provisions of 4.E.1.

- 4.E.3 In the event the LOS standards set forth in this Agreement will be exceeded by a proposed development (or developments), proportionate share mitigation measures may be considered. Mitigation measures will be considered by the School Board in concert with the local jurisdiction of authority over the proposed development. If it is determined a method of mitigation may be acceptable and can offset the impacts of a proposed development, the following procedure shall be used.
- a. The applicant shall initiate in writing a mitigation negotiation period with the School Board within 90 days of an adverse concurrency determination for any or all school levels. The mitigation negotiation period shall be 90 days in length and the School Board may grant one (1) 90 day extension. The School Board shall consult with and consider the recommendation of the local jurisdiction in evaluating the merits of any time extension within 10 business days after the end of the first 90 day period.
  - b. During this negotiation period an acceptable form of mitigation shall be established pursuant to Section 163.3180(6)(h), F.S., and the County and/or non-exempt Cities' School Concurrency Ordinance.
  - c. Acceptable forms of mitigation may include:
    - i. The donation, construction, or funding of school facilities sufficient to offset the demand for public school facilities to be created by the proposed development; and
    - ii. The creation of mitigation banking based on the construction of a public school facility in exchange for the right to sell excess capacity credits. Credits shall be tracked by the School Board and made available to affected local governments within 5 days of request.
    - iii. Contribution of land in conjunction with the provision of additional school concurrency,
    - iv. Provision of additional student stations through the donation of buildings for use as a primary or alternative learning facility as long as the building meets SREF standards; or
    - v. Provision of additional student stations through the renovation of existing buildings for use as learning facilities as long as the building meets SREF standards; or
    - vi. Construction of permanent student stations or core capacity as long as the building meets SREF standards; or
    - vii. Construction of a charter school designed in accordance with School Board and State Requirements for Educational Facilities standards,

providing permanent capacity to the Board's inventory of student stations. Use of a charter school for mitigation must include provisions for its continued existence, required attendance by students generated by the development, including but not limited to the transfer of ownership of the charter school property and buildings and/or operation of the school to the School Board.

- d. The following standards apply to any mitigation accepted by the School Board:
  - i. Proposed mitigation must be directed toward a permanent school capacity improvement identified in the School Board's financially feasible Five Year Work Plan,
  - ii. Must satisfy the demand(s) created by the proposed development,
  - iii. Relocatable classrooms are not an acceptable method of mitigation, and
  - iv. Mitigation must be, at a minimum, proportionate to the demand for public school facilities to be created by actual development of the property.
- e. The applicant's total proportionate share mitigation obligation to resolve a capacity deficiency shall be based on the following formula:
  - i. By school level multiply the number of new student stations required to serve the new development by the average cost per student station at that level as defined by the Florida Department of Education, Office of Educational Facilities (FDOE/OEF).
  - ii. The average cost per student station shall include both on-site and off-site school facility development costs and land costs.
  - iii. Cost of living multipliers shall be applied to the average cost per student station to offset increasing material, labor and land costs.
  - iv. In the event that actual cost has exceeded DOE averages and the cost of living multipliers and evidence can be provided of the true cost, an adjusted actual cost can be utilized for the purposes of mitigation negotiations.
  - v. Pursuant to Section 163.3180(6)(h)2.b, F.S., the applicant's proportionate share mitigation obligation will be credited toward the school or relevant impact fee imposed by local ordinance for the level or levels of schools, on a dollar-for-dollar basis, at fair market value, after calculation and deduction as relates to the project's absorption of the new capacity created.
- f. For mitigation options provided by the developer, other than by payment of money, the costs associated with the identified mitigation shall be based on the estimated cost of the improvement on the date that the improvement is programmed for construction. Future costs will be calculated using estimated values at the time the mitigation is anticipated to commence.

1. The cost of the mitigation required by the developer shall be credited toward the payment of the school impact fee.
  2. If the developer's required mitigation cost is greater than the school impact fees for the development, the difference between the developer's mitigation costs and the impact fee credit is the responsibility of the developer.
- g. If within 90 days of the initiation of the mitigation negotiation period as defined in Section 4.E.3. the applicant and the School Board reach a mutually acceptable form of mitigation, then a legally binding mitigation agreement shall be executed by the School Board, the County or City, and the applicant, which sets forth the terms of the mitigation, including such issues as the amount, nature, and timing of donations, construction, or funding to be provided by the developer, and any other matters necessary to effectuate mitigation in accordance with this Agreement. The mitigation agreement shall specify the amount and timing of any impact fee credits or reimbursements that will be provided by the School Board or on the School Board's behalf as required by state law. The 90 day period may not include the time needed for noticing and holding official proceedings required to adopt the mitigation agreement but the agreement shall be substantially completed, tentatively approved by legal counsel and scheduled for hearings within this period.
- h. If, after 90 days, the applicant and the School Board have not reached an agreement on an acceptable form of mitigation, and if no time extension is granted within 10 business days, the School Board will notify the County or non-exempt City in writing of the lack of school concurrency and the County or non-exempt City shall not issue a final development approval for the proposed development.
- 4.E.4 Methods for maximizing capacity of educational facilities shall be considered as part of the annual update to the Five Year Work Plan as discussed in Section 3.
- 4.E.5 Following the ninety (90) day negotiating period, a proportionate share mitigation applicant who is substantially affected by a School Board's adequate capacity determination made as part of the School Concurrency Process may appeal such determination through the process provided in Chapter 120, F.S. This shall constitute final agency action by the School Board for purposes of satisfying Chapter 120, F.S.
- 4.E.6 An applicant substantially affected by a local government decision made as part of the School Concurrency Process may appeal such a decision using the process identified in the local government's regulations for appeal of development orders. This shall not apply to any decision subject to the previous paragraph 4.E.5.

#### **4F. Concurrency Review for Residential Developments**

- 4.F.1 The superintendent or their designee will provide initial comments to the County and any City's Development Review Committee when development and redevelopment proposals are submitted which could have a significant impact on student enrollment or school facilities. Agendas and information packets for residential proposals will be provided to this person in the same manner as other Development Review Committee members.
- 4.F.2 If a project advances through the Development Review Committee, detailed School Board comments shall be prepared by the School Board staff for the local government to include within the municipality of jurisdiction's staff report to the LPA. Refer to Appendix "C" Information Request Process.
- 4.F.3 The County and the Cities agree to give the School Board notification of hearings for comprehensive plan amendments, zoning changes, and development proposals pending before them that may affect student enrollment, enrollment projections, or school facilities. Such notice will be provided pursuant to local notice procedures (see typical in Appendix "B"). This notice requirement applies to amendments to the comprehensive plan, re-zonings, developments of regional impact, and other residential or mixed-use development projects.
- 4.F.4 Pursuant to Section 163.3174 (1) Florida Statutes, each municipality and County shall include a representative of the school district appointed by the School Board as a nonvoting member of the local planning agency or equivalent agency to attend those meetings at which the agency considers comprehensive plan amendments and rezonings that would, if approved, increase residential density on the property that is the subject of the application. However, nothing prevents the governing body of the local government from granting voting status to the School Board member.
- 4.F.5 Based on the Department of Education FISH capacity; if sufficient capacity is not available or planned to serve the development at the time of impact, the School Board shall specify how, if financially feasible, it proposes to meet the anticipated student enrollment demand; alternatively, the School Board may enter into mitigation negotiations and reach an agreement as outlined in Section 4.E with a developer to mitigate the impact of the development. Section 4.F outlines the process for review for concurrency.
- 4.F.6 In reviewing and approving all comprehensive plan amendments and development proposals, the County and Cities will consider the following issues, as applicable:
  - a. Providing school sites and facilities within planned neighborhoods.
  - b. Ensuring the compatibility of land uses adjacent to existing schools and reserved school sites.
  - c. The co-location of parks, recreation and community facilities in conjunction with school sites. Refer to Appendix "D", Process for Consideration of Co-location and Joint Use Facilities.
  - d. The linkage of schools, parks, libraries, and other public facilities with bikeways, trails, and sidewalks.

- e. Targeting community redevelopment improvements in distressed neighborhoods near schools.
  - f. Ensuring the development of traffic circulation plans to serve schools and the surrounding neighborhood, including any needed access improvements, sidewalks to schools, off-site signalization or safety-related signage.
  - g. Consider the location of school bus stops and turnarounds in new developments.
  - h. The County, City, and School Board will strongly encourage the private sector to identify and implement creative solutions to developing adequate school facilities in residential developments. This could include private sector cooperative development efforts in which two (2) or more developers/landowners share the burden of providing adequate infrastructure, land, financing, or other tools which allow for educational facilities in addition to other public uses or services. Refer to Section 3.B, Co-location and Shared Use and Appendix “D”.
  - i. The County, City, and School Board will identify and encourage developers or property owners to provide incentives including, but not limited to, donation of site(s), negotiated site(s), reservation or sale of school sites at pre-development prices, construction of new facilities or renovation to existing facilities, and providing transportation alternatives.
  - j. School Board comments on comprehensive plan amendments and other land-use decisions.
  - k. Available school capacity or planned improvements to increase school capacity.
- 4.F.7 The County and non-exempt Cities will approve residential subdivision site plans and final plats, only after the applicant has complied with the terms of the County or non-exempt Cities’ adopted School Concurrency Ordinance.
- a. The School Board may provide to County and non-exempt Cities a non-binding concurrency determination for School Concurrency earlier in the approval process, if requested by the applicant, but this determination is subject to change during final development plan review when an official, binding concurrency determination is required.
  - b. Upon the receipt of a complete application for a Binding School Concurrency Determination, the Developer, County or non-exempt Cities (submission process to be determined by the affected jurisdiction) will transmit the application to the School Board for a determination of whether there is adequate school capacity, for each level of school i.e. elementary, middle, and high, to accommodate the proposed development, based on the Level of Service (LOS) standards, Concurrency Service Areas (CSAs), and other standards set forth herein and in the land development regulations.
  - c. Within thirty (30) days of the initial transmittal from the County or non-exempt Cities, the School Board will review an application for a binding School Concurrency Determination and, based on the standards set forth in Section 4 of this agreement, report in writing to the County:

- i. whether adequate school capacity exists for each level of school, based on the standards set forth in this Agreement; or
      - ii. if adequate capacity does not exist, whether appropriate mitigation can be accepted, and if so, acceptable options for mitigation, consistent with this Agreement.
    - d. If the School Board determines that adequate capacity will not be in place or under actual construction within 3 years after the issuance of final subdivision or site plan approval and mitigation is not an acceptable alternative, the local government will not issue final concurrency or final approval for the development.
    - e. If the School Board determines that adequate capacity does not exist but that mitigation is an acceptable alternative, the development application will remain active pending the conclusion of the mitigation negotiation period
    - f. The County and non-exempt Cities shall issue a Certificate of School Concurrency only upon:
      - i. the School Board's written determination that adequate school capacity will be in place or under actual construction within 3 years after the issuance of final subdivision or site plan approval for each level of school without mitigation; or
      - ii. the execution of a legally binding mitigation agreement between the applicant and the School Board and the local government, as provided by this Agreement.
- 4.F.8 If a proposed development does not meet school concurrency requirements and is not issued a Certificate of School Concurrency, then the School Board will place this development into a queue of pending projects for a period of eighteen (18) months. If conditions change such that adequate capacity becomes available to serve a pending project, then the applicant will be issued a determination of adequate school capacity.