

Yannone, Lyndsay

From: Inglima, Aleya
Sent: Monday, December 1, 2025 2:29 PM
To: Yannone, Lyndsay
Subject: FW: CONCERNS-Updated Staff Report Applicant Conditions-LDSP2025 7

Aleya Perreira
Planner II
Land Development Division
330 W. Church Street
Bartow, FL 33830
(863) 534-6764 Phone
(863) 534-6407 Fax
aleyaperreira@polkfl.gov



From: Tex and Bon Shalof <texbon@hotmail.ca>
Sent: Friday, November 28, 2025 9:18 AM
To: Inglima, Aleya <AleyaPerreira@polkfl.gov>; matthew jsk-consulting.com <matthew@jsk-consulting.com>
Subject: [EXTERNAL]: CONCERNS-Updated Staff Report Applicant Conditions-LDSP2025 7

Aleya,
Thank-you for replying to me.

I am somewhat surprised and disappointed that the Polk County Development Review Committee Staff Report would use a 'cookie cutter' approach to defining conditions that must be met by the applicant. I say this because in your last email, you stated that these conditions in the updated Staff Report *"are worded the same as in any other planned development taken to hearing"*.

This proposed new development is different from other developments because the western boundary of this proposed development abutts SKYVIEW ESTATES private lake, Blue Lake, which we want to ensure is protected.

And furthermore, the conditions in the updated Staff Report do not reflect what Matthew clearly stated in his request for the 2 applicant conditions.

In an email sent to me on Oct 28, the applicant, Matthew Johnson from JSK Consulting, wrote..

"Regarding the Lake. We have no intentions of utilizing the lake in any way. There is a very small portion of the lake on our site (less than ¼ acre) that we intend to leave untouched as open space.

As mentioned, we want to be GREAT neighbors."

Matthew reiterated this in our telephone conversation the next day, and followed that up by an email dated Oct 30, that listed 2 conditions** that should be added to the updated Staff Report. These 2 conditions are not clearly stated in the updated Staff Report. As I said in my last email, if the conditions are not absolutely clear, how can Polk County determine if these conditions are satisfied?

**these are the 2 conditions in the Oct 30 email from Matthew...

We propose the following conditions be added to the County's Staff Recommendations of Approval:

•Provide a 25' wide undisturbed vegetative buffer along the Western Property Boundary. This undisturbed buffer will be incorporated into the landscape buffer along the perimeter of the SWM Pond.

•Prohibit use of Blue Lake (including docks, walking paths, etc.). No access (or any other use) of Blue Lake will be allowed. To help provide additional assurances, we can provide a 6' chain link fence within the undisturbed buffer to help prevent access to Blue Lake

Matthew...

SKYVIEW ESTATES definitely feels the 2 applicant conditions added to the updated Staff Report do not clearly state the extent of the conditions we discussed. As I stated above, if these 2 conditions are not defined clearly on the updated Staff Report, how can they be measured to determine that the conditions are satisfied.

Can we arrange a time to talk about this as soon as possible.

Thank-you,
Bonnie
873 354-5110

From: Inglima, Aleya <AleyaPerreira@polkfl.gov>
Sent: Wednesday, November 26, 2025 2:56:04 p.m.
To: Tex and Bon Shalof <texbon@hotmail.ca>
Cc: Yannone, Lyndsay <LyndsayRathke@polkfl.gov>
Subject: RE: LDSPD-2025-7 (Updated Staff Report)

Bonnie,

The staff report was emailed to Matthew. Staff has reviewed the conditions, and they are worded the same as in any other planned development taken to hearing. If you would like to voice opposition, please compose an email so we can enter it into the record for the commissioners to review.

Have a great Thanksgiving!

Aleya Perreira
Planner II
Land Development Division
330 W. Church Street
Bartow, FL 33830
(863) 534-6764 Phone
(863) 534-6407 Fax
aleyaperreira@polkfl.gov

