

White, Margo

From: Pereira, Ana on behalf of Combee, Neil
Sent: Monday, November 4, 2024 7:59 AM
To: White, Margo
Subject: FW: Grenelefe Resort Development LLC/NC Real Estate Projects LLC #LDCPAL-2024-5

Please see email below.

Thank you,



Ana C. Pereira

Executive Assistant

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

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

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

From: Theresa Soles <tsoles64@msn.com>

Sent: Friday, November 1, 2024 9:03 PM

To: Lindsey, George <GeorgeLindsey@polk-county.net>; Braswell, Bill <BillBraswell@polk-county.net>; Wilson, Rick <RickWilson@polk-county.net>; Santiago, Martha <MarthaSantiago@polk-county.net>; Combee, Neil <NeilCombee@polk-county.net>; Bennett, Chanda <ChandaBennett@polk-county.net>

Cc: Theresa Soles <tsoles64@msn.com>

Subject: [EXTERNAL]: Grenelefe Resort Development LLC/NC Real Estate Projects LLC #LDCPAL-2024-5

Some people who received this message don't often get email from tsoles64@msn.com. [Learn why this is important](#)

My name is Theresa Soles. I currently reside at 9365 West Lake Marion Road in Haines City, FL. My home is just southeast of the steadily decaying Grenelefe Golf Course. My husband and I purchased 10 acres of beautifully wooded property in this somewhat remote area and built our family home in 1999.

We made the choice to live outside the city, free from the noise, traffic, congestion and busyness. We chose to live here, despite the 15-minute drive to the grocery store and knowing our jobs, schools, healthcare, church, and recreational activities were a bit of a drive away as well. And we planned our trips accordingly. We raised our children to enjoy the outdoors. They camped in the backyard, enjoyed bonfires, rode four wheelers, and watched deer, turkey, and other wildlife roam around our home. There was a sense of security out here.

Prior to building our home in 1999, I moved to the Lake Marion area with my parents in the mid-1970s. I saw Grenelefe in its early days, when it was a thriving and beautiful destination resort. I worked there as a teen,

babysitting for families that attended events at the resort. The property has been neglected over the years by previous owners and I will admit it is in desperate need of rehabilitation.

While I am in favor of rehabilitating the golf resort and its amenities, I am opposed to the number of new homes that are being proposed for this project. This great a density will forever ruin the rural character of our area, which is the main reason families such as ours moved to this area. The peace and tranquility we have enjoyed for decades will be lost.

This development would also greatly alter the aesthetics of our area, by replacing much of the tree-covered natural spaces with cookie-cutter style housing with very minimal landscaping. Again, the proposed development is too great in density and in no way compares to the homes and lot sizes of the surrounding communities (except for those located in the existing Grenelefe community). Not only is it not comparable, it is not even a gradual increase in density compared to the homes surrounding Grenelefe, which are mostly custom-built homes on half-acre or larger lots. Any development in this area should complement the neighboring properties of West Lake Marion Road, South Bay Landings, Spring Pines, Sequoia Ridge, and the likes.

The increase in population this development would add to the traffic congestion, traffic accidents, and sound and noise pollution.

With regards to traffic and roads, there are three main roads that go west towards Alternate 27 and Hwy. 27 - SR 544, Kokomo Road, and Hatchineha Road. Of the three roads, only one has a traffic signal and the other two have only stop signs for east and westbound traffic, which would be insufficient to aid in the flow of traffic this development (and others currently in the works) will bring. Further, we have dozens of dump trucks going to and from the SR 544 sand mine daily that tend to slow the flow of traffic, not to mention have caused a great amount of damage to the road surface. Imagine the gridlock that will result once an additional 1700 homes are built and occupied if no improvements being made to these intersections.

Some areas of Polk County are currently facing a problem with flooding. With all the rooftops, parking lots, driveways, sidewalks, roads of overdeveloped areas, and removal of mature trees and vegetation, stormwater cannot seep back into the ground as nature intended. And throughout Florida, there are developers who fully intend on building in areas that are prone to flooding and there are government agencies who are allowing them to do so. By allowing the building to continue at the pace it has in the recent past, flooding stands to occur in not only the new communities, but in the older surrounding communities, causing the unplanned and unexpected expense of rebuilding one's home, or even worse, being forced to relocate.



In conclusion, while I understand the desire and need for the revitalization of the former Grenelefe Golf Resort, I believe the dense housing project that would accompany it would have a detrimental impact on our area and serves only to benefit the developer and their interests, at the detriment of the residents of the surrounding areas. Therefore, I urge you to consider both the pros and cons of this project. I appreciate your time and hope you will consider preserving the peace and tranquility many of the residents moved here for. There aren't many places left like ours.

Sincerely,
Theresa Soles

White, Margo

From: Pereira, Ana on behalf of Combee, Neil
Sent: Monday, November 4, 2024 8:01 AM
To: White, Margo
Subject: FW: [EXTERNAL]: Green Swamp Development Plan

Please see email below.

Thank you,



Ana C. Pereira

Executive Assistant

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

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

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

From: Lori <hancocklaw86@aol.com>
Sent: Sunday, November 3, 2024 8:10 PM
To: Combee, Neil <NeilCombee@polk-county.net>
Subject: [EXTERNAL]: Green Swamp Development Plan

You don't often get email from hancocklaw86@aol.com. [Learn why this is important](#)

Good evening,

As a descendant of one of the families who homesteaded Rockridge Road, we are NOT one of "your neighbors" who are "pushing" for development of Green Swamp.

The Green Swamp is a crucial part of the Florida aquifer and we NEED it for now and the future. The Swamp is 560,000 pivotal wetlands and our future generations needs us to protect it.

John Wetherford and even Dan would not approve of how you are attempting to loosing regulations to encourage development for monetary gain. Our ancestors left us a piece of Untouched paradise which needs us to continue to protect it.

In 1975, after the 1974 decision to protect the land my family lost a large portion of land to SWIFTMUD because of this decision. While it was harsh at the time, we still believe OUR Green Swamp is worth protecting.

Please rethink why exactly you are promoting this new decision. Your neighbors are not for it.

Please contact me if needed.

Gilbert Hancock
310 877 5057

[Sent from AOL on Android](#)

Yannone, Lyndsay

From: White, Margo
Sent: Monday, September 23, 2024 8:14 AM
To: Yannone, Lyndsay
Subject: FW: [EXTERNAL]: Case No. LDCPAL-2024-5

Margo White 
Development Coordinator II
Polk County Board of County Commissioners
Office of Planning & Development | Land Development Division
330 West Church Street
Bartow, FL 33830
863-534-6012
margowhite@polk-county.net



From: GreenAcresRanch@proton.me <GreenAcresRanch@proton.me>
Sent: Thursday, September 19, 2024 2:29 PM
To: White, Margo <MargoWhite@polk-county.net>
Cc: Call, Planner On <PlannerOnCall@polk-county.net>
Subject: [EXTERNAL]: Case No. LDCPAL-2024-5

You don't often get email from greenacresranch@proton.me. [Learn why this is important](#)

UNCLASSIFIED

Ref: Case # LDCPAL-2024-5

Proposed Land Use Designation Change

Country Homes Estates

Request Following Entered Officially into 10/02/2024 Hearing Record:

Country Homes Estates is privately owned and predominantly a retirement community.

I share the sentiment of being inexorably against 2,500 homes built behind our property lines.

The destruction of the natural beauty of this area cannot be tolerated in no uncertain terms.

None of us understand the negative long term effects of this Project.

(sinkhole development, crime, traffic congestion, increased costs.....)

Personally; if any construction equipment, materials or unknown people are seen within an uncomfortable distance from my property, it will be met with whatever resistance deemed necessary.

That is my opinion and stand by it.

Kevin Carnahan

4 Robyn Lane

Haines City, FL 33844

Tel: 850.305.1302

GreenAcresRanch@proton.me

(sent encrypted from a secure mail server)

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