

## White, Margo

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**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

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**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.



# POLK COUNTY PUBLIC SCHOOLS

## BOARD MEMBERS

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Board Chair  
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**Billy Townsend**  
District 1

**Sarah Fortney**  
District 3

**Sara Beth Reynolds**  
District 4

**Key Fields**  
District 5

**Lynn Wilson**  
District 6

**Lisa Miller**  
District 7

**C. Wesley Bridges, II**  
General Counsel

## ADMINISTRATION

**Jacqueline M. Byrd**  
Superintendent

December 02, 2020

Center State Development LLC  
Attn: Harold Baxter  
4900 Dundee Road  
Winter Haven, FL 33884  
(863) 280-6921

**PCPS # 2020-120207**

Dear Mr. Baxter:

This letter is in response to your request for a **binding school concurrency determination** for the proposed **Windmeadows South**, parcel number(s) **242926-289500-000040**

Please see the table below for concurrency analysis.

Elementary School	Current Enrollment	Concurrency Capacity	Reserved Capacity	Housing Units	Students Generated by Project	Capacity Available
Spessard Holland Elem (Zoned)	744	900	84	835 SF	174	Yes
Highland City Elem (Adjacent)	433	552	53		18	Yes

Middle School	Current Enrollment	Concurrency Capacity	Reserved Capacity	Housing Units	Students Generated by Project	Capacity Available
Bartow Middle (Zoned)	1062	1307	75	835 SF	73	Yes

High School	Current Enrollment	Concurrency Capacity	Reserved Capacity	Housing Units	Students Generated by Project	Capacity Available
Bartow Senior (Zoned)	2216	3113	99	835 SF	120	Yes

Currently there is available capacity between the **zoned** and adjacent elementary, middle, and high schools. **Therefore, this letter is a finding of adequate capacity to serve the proposed development.**

The School Board of Polk County has encumbered the available capacity **pending** the certificate of concurrency from Polk County Land Development. At the time that the Polk County DRC grants concurrency (**approved Level 2**), the seats will be reserved for a period of 18 months in accordance with Section 4.E.2 (a & d) below of the adopted Interlocal Agreement for Public School Facilities Planning.

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Bartow, FL 33830



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Bartow, FL 33831



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4.E.2a. The development must have proceeded to the horizontal construction phase prior to the end of the eighteen (18) month time period for the 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.

4.3.2d. If the 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.

After the eighteen (18) month period, if the governing municipality withdraws, terminates, or suspends the concurrency, then the applicant must reapply for school capacity determination.

Please call Toby Tiller at 863-534-0620 ext. 490 if you need any further assistance.

Sincerely,

Toby Tiller / Senior Coordinator

CC: : Chandra Frederick, Assistant County Manager, Planning & Development – Polk County BoCC  
John Bohde, Land Development Director – Polk County BoCC  
Erik Peterson, Principal Planner, Land Development Division – Polk County BoCC  
Sue Chiodo, Utilities Development Specialist – Polk County Utilities Division



**POLK COUNTY**  
**PUBLIC SCHOOLS**

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---

## Toby Tiller | Senior Coordinator

Planning & Concurrency | Polk County Public Schools

1915 South Floral Avenue, Bartow, FL 33830

T: (863)-534-0620 x490 / [toby.tiller@polkschoolsfl.com](mailto:toby.tiller@polkschoolsfl.com)



*"I have not failed. I've just found 10,000 ways that won't work. Our greatest weakness lies in giving up. The most certain way to succeed is always to try just one more time." (Thomas Edison)*



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#### BOARD MEMBERS

**Sara Beth Wyatt**

*Board Chairman*

District: 4

01/14/22

**Lisa Miller**

*Board Vice-Chairman*

District: 7

Clayton Properties Group

Attn: D. Joel Adams

3020 S. Florida Ave Suite 101

Lakeland, FL 33812

863.619.7103

**William Allen**

District: 1

**Lori Cunningham**

District: 2

Mr. Adams:

**Sarah Fortney**

District: 3

This letter is in response to your application request for a binding school capacity determination for the proposed Touchstone subdivision; parcel number(s)

242923-288000-003900, 242923-288000-004001, 242923-288000-004100, 242923-288000-004200, 242923-288000-005500, 242923-288000-005700, 242923-288000-0005801, 242926-289500-000072, 242923-000000-042020, 242926-000000-031030, 242923-000000-024050, and 242923-000000-024030.

**Kay Fields**

District: 5

**Lynn Wilson**

District: 6

**C. Wesley Bridges, II**

*General Counsel*

Currently, there is available capacity at the zoned middle, and high schools. There is not sufficient capacity at the zoned elementary school; however, there is available capacity within the adjacent elementary schools. Therefore, this letter is a finding of adequate capacity to serve the proposed development.

#### ADMINISTRATION

**Frederick R. Heid**

*Superintendent*

Please see the table below for concurrency analysis:

SCHOOL	CURRENT ENROLLMENT	CONCURRENCY CAPACITY	RESERVED CAPACITY	HOUSING UNITS	STUDENTS GENERATED BY PROJECT	CAPACITY AVAILABLE?
Spessard Holland Elementary (zoned)	730	900	85	562 SF	117	Yes, partial
James E. Stephen Elementary (adjacent)	338	584	0	562 SF	117	Yes, partial
Bartow Middle School (zoned)	1,172	1,329	86	562 SF	49	Yes
Bartow Senior High School (zoned)	2,094	3,165	106	562 SF	82	Yes

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The School Board of Polk County has encumbered the available capacity **pending** the certificate of concurrency from Polk County Land Development. At the time that the Polk County grants concurrency (Level 2), the seats will be reserved for a period of 18 months in accordance with Section 4.E.2 (a & d) below of the adopted Interlocal Agreement for Public School Facilities Planning.

4.E.2a. The development must have proceeded to the horizontal construction phase prior to the end of the eighteen (18) month time period for the 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.

4.3.2d. If the 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.

After the eighteen (18) month period, if the governing municipality withdraws, terminates, or suspends the concurrency, then the applicant must reapply for school capacity determination.

Please call Joshua McLemore at 863-534-0620 ext. 489 if you need any further assistance.

Sincerely,

Joshua McLemore



**Joshua McLemore** | Senior Coordinator

Planning & Concurrency | Polk County Public Schools

1915 South Floral Avenue, Bartow, FL 33830

T: (863)-534-0620 x489 | [Joshua.mclemore@polk-fl.net](mailto:Joshua.mclemore@polk-fl.net)

cc: John Bohde, Land Development Director - Polk County BoCC



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dba HIGHLAND HOMES  
3020 S. FLORIDA AVE. SUITE 101  
LAKELAND, FL 33803

BANK OF CENTRAL FLORIDA  
101 S. FLORIDA AVENUE  
LAKELAND, FL 33801  
63-1626/631

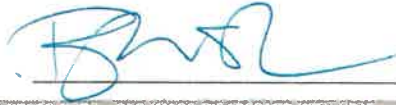
42201

PAY Six Hundred Dollars and 00/100.  
To the  
order of Polk County School Board

DATE AMOUNT  
DEC 16, 2021 \$\*\*\*\*\*600.00

Polk County School Board

VOID AFTER 180 DAYS



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⑈42201⑈ ⑆063116261⑆ 1500026224⑈

CLAYTON PROPERTIES GROUP, INC.

42201

Invoice #	Date	Description	Amount	Discount	Net Due
FEES-12/15/21	12/16/21	Touchstone-School Concurrency	600.00		600.00



FORM 1-A 2-77

OFFICIAL RECEIPT  
(FOR MONEY RECEIVED)

DATE 1/24/ 2022

NO. 570070

Facilities

SCHOOL

RECEIVED FROM Joshua M. / Hunt Club Grove Co. -

(NAME OR ORGANIZATION)

FOR DIRECT COLLECTION INDICATE

FOR Binding Sch. cap. R. E. L. K. Waters

☐ CASH OR CHECK # 1011

FOR DEPOSIT IN General

FUND (S)

HMC # OR SIGNATURE

R. Cohen  
SIGNATURE

WHITE COPY - PAYEE

BLUE COPY - COUNTY OFFICE

PINK COPY - SCHOOL OFFICE



## POLK COUNTY PUBLIC SCHOOLS

### BOARD MEMBERS

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Board Vice-Chairman  
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**Lori Cunningham**  
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**Sarah Fortney**  
District 3

**Kay Fields**  
District 5

**Lynn Wilson**  
District 6

**C. Wesley Bridges, II**  
General Counsel

### ADMINISTRATION

**Frederick R. Heid**  
Superintendent

PCSB #2022-052402

05/24/2022

ECON

Attn: Valerie Wheatley  
6700 South Florida Avenue, Suite #4  
Lakeland, FL 33813  
863.210.9749  
Email: [vwheatley@econsouth.com](mailto:vwheatley@econsouth.com)

Ms. Wheatley,

This letter is in response to your application request for a **binding school capacity determination** for the proposed Crew Lake Haven/Place subdivision located on, parcel number 242923-000000-023040.

Currently, there is sufficient capacity at the **zoned** middle, and high schools. There is insufficient capacity at the zoned elementary school; however, between the available capacity at the zoned elementary and the capacity at an adjacent elementary school there is adequate capacity to fully support this development. Therefore, this letter serves as a **finding of adequate capacity** to serve the proposed development.

Please see the table below for concurrency analysis:

Elementary School	Current Enrollment	Concurrency Capacity	Housing Units	Students Generated by Project	Capacity Available
Spessard L Holland (zoned)	730	900	14 SF	3	Yes

Middle School	Current Enrollment	Concurrency Capacity	Housing Units	Students Generated by Project	Capacity Available
Bartow (zoned)	1,172	1,329	14 SF	1	Yes

Senior High School	Current Enrollment	Concurrency Capacity	Housing Units	Students Generated by Project	Capacity Available
Bartow (zoned)	2,094	3,165	14 SF	2	Yes

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The School Board of Polk County has encumbered the available capacity **pending** the certificate of concurrency from Polk County Land Development. At the time that Polk County grants concurrency (**approved Level 2**), the seats will be reserved for a period of 18 months in accordance with Section 4.E.2 (a & d) below of the adopted Interlocal Agreement for Public School Facilities Planning.

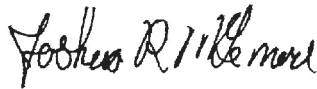
4.E.2a. The development must have proceeded to the horizontal construction phase prior to the end of the eighteen (18) month time period for the reserved capacities and the agreement to remain valid. At a minimum, this construction shall include rough lot grading consistent with an approved Water Management District Stormwater Permit. The construction phase shall exclude model homes.

4.3.2d. If the 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.

After the eighteen (18) month period, if the governing municipality withdraws, terminates, or suspends the concurrency, then the applicant must reapply for school capacity determination.

Please call Joshua McLemore at 863-534-0620 ext. 489 if you need any further assistance.

Sincerely,



**Joshua McLemore** | Senior Coordinator

Planning & Concurrency | Polk County Public Schools

1915 South Floral Avenue, Bartow, FL 33830

T: (863)-534-0620 x489 | [Joshua.mclemore@polk-fl.net](mailto:Joshua.mclemore@polk-fl.net)

cc: John Bohde, Director of Planning & Development- Polk County BoCC

Benjamin Ziskal, Director of Land Development - Polk County BoCC

Erik Peterson, Planning Administrator- Polk County BoCC



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**Bartow, FL 33830**



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# POLK COUNTY PUBLIC SCHOOLS

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**Lynn Wilson**  
District 6

**C. Wesley Bridges, II**  
General Counsel

## ADMINISTRATION

**Frederick R. Heid**  
Superintendent

05/25/2022

PCSB #2022-052503

KB Home Orlando  
Attn: Steve McConn  
9102 Southpark Center Loop, Suite #100  
Orlando, FL 32819  
407.587.3509  
Email: smcconn@kbhome.com

Mr. McConn,

This letter is in response to your application request for a **binding school capacity determination** for the proposed Hancock Crossing Subdivision located on, parcel numbers 242924-0000000-014010, and 242924-885000-000041.

Currently, there is sufficient capacity at the **zoned** elementary, middle, and high schools. Therefore, this letter serves **as a finding of adequate capacity** to serve the proposed development.

Please see the table below for concurrency analysis:

Elementary School	Current Enrollment	Concurrency Capacity	Housing Units	Students Generated by Project	Capacity Available
Spessard Holland (zoned)	730	900	92 SF	19	Yes

Elementary School	Current Enrollment	Concurrency Capacity	Housing Units	Students Generated by Project	Capacity Available
Bartow (zoned)	1,172	1,329	92 SF	8	Yes

Senior High School	Current Enrollment	Concurrency Capacity	Housing Units	Students Generated by Project	Capacity Available
Bartow (zoned)	2,094	3,165	92 SF	13	Yes

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The School Board of Polk County has encumbered the available capacity **pending** the certificate of concurrency from Polk County Land Development. At the time that Polk County grants concurrency (**approved Level 2**), the seats will be reserved for a period of 18 months in accordance with Section 4.E.2 (a & d) below of the adopted Interlocal Agreement for Public School Facilities Planning.

4.E.2a. The development must have proceeded to the horizontal construction phase prior to the end of the eighteen (18) month time period for the 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.

4.3.2d. If the 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.

After the eighteen (18) month period, if the governing municipality withdraws, terminates, or suspends the concurrency, then the applicant must reapply for school capacity determination

Please call Joshua McLemore at 863-534-0620 ext. 489 if you need any further assistance.

Sincerely,



**Joshua McLemore** | Senior Coordinator

Planning & Concurrency | Polk County Public Schools  
1915 South Floral Avenue, Bartow, FL 33830  
T: (863)-534-0620 x489 | [Joshua.mclemore@polk-fl.net](mailto:Joshua.mclemore@polk-fl.net)

cc: John Bohde, Director of Planning & Development- Polk County BoCC  
Benjamin Ziskal, Director of Land Development - Polk County BoCC  
Erik Peterson, Planning Administrator- Polk County BoCC



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Bartow, FL 33830



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Board Vice-Chairman  
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District 2

**Sarah Fortney**  
District 3

**Kay Fields**  
District 5

**Lynn Wilson**  
District 6

**C. Wesley Bridges, II**  
General Counsel

### ADMINISTRATION

**Frederick R. Heid**  
Superintendent

October 17, 2022

PCSB #: 2022-101702

Gadd & Associates LLC  
Attn: Rodney A. Gadd, P.E.  
4685 E. County Road 540A  
Lakeland, FL 33813  
863.940.9979  
Email: [projects@gaddcivil.com](mailto:projects@gaddcivil.com)

Dear Mr. Gadd:

This letter is in response to your request for a **binding school concurrency determination** for the proposed 288 multi-family unit **Retreat at Stuart Crossing**, located on parcel number 252929-000000-042010.

Currently there is available capacity between the zoned and adjacent elementary, middle, and high schools. Therefore, this letter is a finding of adequate capacity to serve the proposed development.

Please see the table below for concurrency analysis.

Elementary School	Current Enrollment	Concurrency Capacity	Housing Units	Students Generated by Project	Capacity Available
Spessard L Holland (Zoned)	730	900	288 MF	56	Yes
Floral Avenue (Adjacent)	583	771	288 MF	56	Yes

Middle School	Current Enrollment	Concurrency Capacity	Housing Units	Students Generated by Project	Capacity Available
Bartow (Zoned)	1,172	1,329	288 MF	14	Yes
Lakeland Highlands (Adjacent)	1,172	1,337	288 MF	14	Yes

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High School	Current Enrollment	Concurrency Capacity	Housing Units	Students Generated by Project	Capacity Available
Bartow Senior (Zoned)	2,094	3,165	288 MF	20	Yes
George Jenkins Senior (Adjacent)	2,299	2,672	288 MF	20	Yes

The School Board of Polk County has encumbered the available capacity **pending** the certificate of concurrency from the City of Bartow. At the time that the City of Bartow Planning Commission grants concurrency (**approved platting**), the seats will be reserved for a period of 18 months in accordance with Section 4.E.2 (a & d) below of the adopted Interlocal Agreement for Public School Facilities Planning.

4.E.2a. The development must have proceeded to the horizontal construction phase prior to the end of the eighteen (18) month time period for the 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.

4.3.2d. If the 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.

After the eighteen (18) month period, if the governing municipality withdraws, terminates, or suspends the concurrency, then the applicant must reapply for school capacity determination.

Please call Joshua McLemore at 863-534-0620 ext. 489 if you need any further assistance.

Sincerely,




**Joshua McLemore** | Senior Coordinator  
Facilities & Operations | Polk County Public Schools  
1909 South Floral Avenue, Bartow, FL 33830  
T: (863)-534-0620 x489 / joshua.mclemore@polk-fl.net

c: Bob Wiegers, AICP, CPM, Planning Director – City of Bartow



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**Bartow, FL 33830**



**P.O. Box 391**  
**Bartow, FL 33831**



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# POLK COUNTY PUBLIC SCHOOLS

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Board Vice-Chairman  
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**William Allen**  
District 1

**Lori Cunningham**  
District 2

**Sarah Fortney**  
District 3

**Kay Fields**  
District 5

**Lynn Wilson**  
District 6

**C. Wesley Bridges, II**  
General Counsel

## ADMINISTRATION

**Frederick R. Heid**  
Superintendent

October 25, 2022

PCSB #: 2022-102501

Meritage Homes  
Attn: Tyler Vansant  
10117 Princess Palm Ave, Suite 550  
Tampa, FL 33610  
813.386.8777  
Email: tyler.vanvant@meritagehomes.com,  
chris.torres@meritagehomes.com

Dear Mr. Vansant:

This letter is in response to your request for a **binding school concurrency determination** for the proposed Stuart Crossing subdivision, on parcel number 252929-000000-042000, 252932-000000-013010, 252932-000000-014030, 252931-000000-011010 and 252932-000000-044190.

Currently there is available capacity at the **zoned** elementary, middle, and high schools. Therefore, this letter serves as a finding of adequate capacity to support this project.

Elementary School	Current Enrollment	Concurrency Capacity	Housing Units	Students Generated by Project	Capacity Available
Spessard Holland (Zoned)	730	900	591 SF	123	Yes

Middle School	Current Enrollment	Concurrency Capacity	Housing Units	Students Generated by Project	Capacity Available
Bartow (Zoned)	1,172	1,329	591 SF	51	Yes

High School	Current Enrollment	Concurrency Capacity	Housing Units	Students Generated by Project	Capacity Available
Bartow Senior High (Zoned)	2,094	3,165	591 SF	85	Yes

The School Board of Polk County has encumbered the available capacity pending

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P.O. Box 391  
Bartow, FL 33831



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the certificate of concurrency from the City of Bartow. At the time that the City of Bartow Planning Commission grants concurrency (**approved platting**), the seats will be reserved for a period of 18 months in accordance with Section 4.E.2 (a & d) below of the adopted Interlocal Agreement for Public School Facilities Planning.

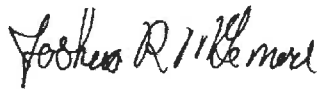
4.E.2a. The development must have proceeded to the horizontal construction phase prior to the end of the eighteen (18) month time period for the reserved capacities and the agreement to remain valid. At a minimum, this construction shall include rough lot grading consistent with an approved Water Management District Stormwater Permit. The construction phase shall exclude model homes.

4.3.2d. If the 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.

After the eighteen (18) month period, if the governing municipality withdraws, terminates, or suspends the concurrency, then the applicant must reapply for school capacity determination.

Please call Joshua McLemore at 863-534-0620 ext. 489 if you need any further assistance.

Sincerely,



**Joshua McLemore** | Senior Coordinator

Facilities & Operations | Polk County Public Schools  
1909 South Floral Avenue, Bartow, FL 33830  
T: (863)-534-0620 x489 / [joshua.mclemore@polk-fl.net](mailto:joshua.mclemore@polk-fl.net)

c: Bob Wiegers, AICP, CPM, Planning Director – City of Bartow



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**Bartow, FL 33830**



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**Bartow, FL 33831**



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# POLK COUNTY PUBLIC SCHOOLS

## BOARD MEMBERS

**Sara Beth Wyatt**  
Board Chairman  
District 4

**Lisa Miller**  
Board Vice-Chairman  
District 7

**William Allen**  
District 1

**Lori Cunningham**  
District 2

**Sarah Fortney**  
District 3

**Kay Fields**  
District 5

**Lynn Wilson**  
District 6

**C. Wesley Bridges, II**  
General Counsel

## ADMINISTRATION

**Frederick R. Heid**  
Superintendent

05/25/2022

PCSB #: 2022-052505

ECON

Attn: Valerie Wheatley  
6700 South Florida Ave, Suite #4  
Lakeland, FL 33813  
(863) 940-2040  
Email: vwheatley@econsouth.com

Dear Ms. Wheatley:

This letter is in response to your request for a **binding school concurrency determination** for the proposed **Thompson Preserve** subdivision, on parcel number 252932-000000-021020.

Currently there is available capacity at the **zoned** elementary, middle and high schools. Therefore, this letter is a **finding of adequate capacity** to serve the proposed development.

Please see the table below for concurrency analysis.

Elementary School	Current Enrollment	Concurrency Capacity	Housing Units	Students Generated by Project	Capacity Available
Spessard L Holland (Zoned)	730	900	77 SF	16	Yes

Middle School	Current Enrollment	Concurrency Capacity	Housing Units	Students Generated by Project	Capacity Available
Bartow (Zoned)	1,172	1,329	77 SF	7	Yes

High School	Current Enrollment	Concurrency Capacity	Housing Units	Students Generated by Project	Capacity Available
Bartow (Zoned)	2,094	3,165	77 SF	11	Yes

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The School Board of Polk County has encumbered the available capacity **pending** the certificate of concurrency from the City of Bartow. At the time that the City of Bartow Planning Commission grants concurrency (**approved platting**), the seats will be reserved for a period of 18 months in accordance with Section 4.E.2 (a & d) below of the adopted Interlocal Agreement for Public School Facilities Planning.

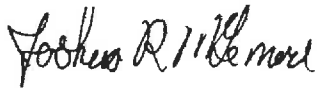
4.E.2a. The development must have proceeded to the horizontal construction phase prior to the end of the eighteen (18) month time period for the reserved capacities and the agreement to remain valid. At a minimum, this construction shall include rough lot grading consistent with an approved Water Management District Stormwater Permit. The construction phase shall exclude model homes.

4.3.2d. If the 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.

After the eighteen (18) month period, if the governing municipality withdraws, terminates, or suspends the concurrency, then the applicant must reapply for school capacity determination.

Please call Joshua McLemore at 863-534-0620 ext. 489 if you need any further assistance.

Sincerely,



**Joshua McLemore** | Senior Coordinator

Facilities & Operations | Polk County Public Schools

1909 South Floral Avenue, Bartow, FL 33830

T: (863)-534-0620 x489 / [joshua.mclemore@polk-fl.net](mailto:joshua.mclemore@polk-fl.net)

c: Bob Wieggers, AICP, CPM, Planning Director – City of Bartow



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**Bartow, FL 33830**



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**Bartow, FL 33831**



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# POLK COUNTY PUBLIC SCHOOLS

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*Board Vice-Chairman*  
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District 2

**Rick Nolte**  
District 3

**Kay Fields**  
District 5

**Justin Sharpless**  
District 6

**Lisa Miller**  
District 7

**C. Wesley Bridges, II**  
*General Counsel*

## ADMINISTRATION

**Frederick R. Heid**  
*Superintendent*

November 28, 2023

PCSB #: 2023-112802

Austin Evans  
Chad Booker, PE  
632 E Main St  
Lakeland, FL 33803  
863.397.1626  
[cbooker@traditions-eng.com](mailto:cbooker@traditions-eng.com)

Dear Mr. Booker:

This letter is in response to your request for a **binding school concurrency determination** for the proposed **James Farms**, on parcel numbers 242936-000000-031010, 242936-000000-031020 and 242936-000000-014030. Currently there is available capacity at the **zoned** elementary, middle, and high schools. **Therefore, this letter is a finding of adequate capacity to serve the proposed development.**

Please see the table below for concurrency analysis.

Elementary School	Current Enrollment	Concurrency Capacity	Committed Capacity	Housing Units	Students Generated by Project	Capacity Available
Spessard Holland (Zoned)	768	900	101	150 SF	31	Yes (+31)

Middle School	Current Enrollment	Concurrency Capacity	Committed Capacity	Housing Units	Students Generated by Project	Capacity Available
Bartow (Zoned)	999	1,329	95	150 SF	13	Yes (+235)

High School	Current Enrollment	Concurrency Capacity	Committed Capacity	Housing Units	Students Generated by Project	Capacity Available
Bartow (Zoned)	2,242	3,494	244	150 SF	22	Yes (+1,008)

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The School Board of Polk County has encumbered the available capacity **pending** the certificate of concurrency from the City of Bartow. At the time that the City of Bartow Planning Commission grants concurrency (**approved platting**), the seats will be reserved for a period of 18 months in accordance with Section 4.E.2 (a & d) below of the adopted Interlocal Agreement for Public School Facilities Planning.

4.E.2a. The development must have proceeded to the horizontal construction phase prior to the end of the eighteen (18) month time period for the 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.

4.E.2d. If the 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.

After the eighteen (18) month period, if the governing municipality withdraws, terminates, or suspends the concurrency, then the applicant must reapply for school capacity determination.

Please call Dulce Rodriguez at 863-534-0620 ext. 883 if you need any further assistance.

Sincerely,

*DRob*



**Dulce Rodriguez** | Senior Coordinator

Facilities Planning & Operations | Polk County Public Schools  
1909 South Floral Avenue, Bartow, FL 33830  
T: (863)-534-0620 x883 / Dulce.Rodriguez@polk-fl.net

c: Bob Wieggers, AICP, CPM, Planning Director - City of Bartow [bwieggers.planning@cityofbartow.net](mailto:bwieggers.planning@cityofbartow.net)



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**Bartow, FL 33831**



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# POLK COUNTY PUBLIC SCHOOLS

## BOARD MEMBERS

**Dr. William Allen**  
Board Chair  
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**Rick Nolte**  
District 3

**Sara Beth Wyatt**  
District 4

**Kay Fields**  
District 5

**Lisa Miller**  
District 7

**C. Wesley Bridges, II**  
General Counsel

ADMINISTRATION  
**Frederick R. Heid**  
Superintendent

April 15, 2024

PCSB: 2024-041503

Heritage Investments/Austin Evans  
Attn: Chad Brooker, P.E.  
35 Don Polston Drive, Suite 115  
Eagle Lake, FL 33839  
(863) 397-1626  
Email:cbrooker@traditions-eng.com

Dear Mr. Brooker:

This letter is in response to your request for a **binding school concurrency determination** for the proposed **Thompson Preserve Phases 2** project located on parcel number 252932-000000-021020. Currently there is available capacity at the **zoned** elementary, middle and high school. **Therefore, this letter is a finding of adequate capacity to serve the proposed development.** Please see the table below for concurrency analysis.

Elementary School	Current Enrollment	Concurrency Capacity	Reserved Capacity	Housing Units	Students Generated by Project	Capacity Available
Spessard Holland (Zoned)	768	900	102	21 SF	5	Yes (+30)

Middle School	Current Enrollment	Concurrency Capacity	Reserved Capacity	Housing Units	Students Generated by Project	Capacity Available
Bartow (Zoned)	976	1,210	93	21SF	2	Yes (+141)

High School	Current Enrollment	Concurrency Capacity	Reserved Capacity	Housing Units	Students Generated by Project	Capacity Available
Bartow (Zoned)	2,242	3,494	200	21 SF	4	Yes (+1,052)

The School Board of Polk County has encumbered the available capacity **pending** the certificate of concurrency from the City of Bartow.

Prior to the city of Bartow's issuance of a final development order (**approved platting**), the seats will be reserved for a period of 18 months in accordance with Section 4.E.2 (a & d) below of the adopted Interlocal Agreement for Public School Facilities Planning.

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Bartow, FL 33831



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Once the final development order has been issued by the city, the development must have proceeded to the horizontal construction phase prior to the end of the eighteen (18) month 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.

4.E.2d. If the 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.

After the eighteen (18) month period, if the governing municipality withdraws, terminates, or suspends the concurrency, then the applicant must reapply for school capacity determination. Please call the facilities planning and real estate department at 863-534-0620 ext. 581 or email at [planning@polk-fl.net](mailto:planning@polk-fl.net) if you need any further assistance.

Sincerely,

*DRol2*



**Dulce Rodriguez** | Senior Coordinator  
Facilities Planning & Real Estate Department | Polk County Public Schools  
1909 South Floral Avenue, Bartow, FL 33830  
T: (863)-534-0620 x883 / [dulce.rodriguez@polk-fl.net](mailto:dulce.rodriguez@polk-fl.net)

c: Bob Wiegers, AICP, CPM, Planning Director – City of Bartow [bwiegers.planning@cityofbartow.net](mailto:bwiegers.planning@cityofbartow.net)



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**Bartow, FL 33830**



**P.O. Box 391**  
**Bartow, FL 33831**



**863-534-0500**



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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)>, [rbeltran72@gmail.com](mailto:rbeltran72@gmail.com) <[rbeltran72@gmail.com](mailto:rbeltran72@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**

---

**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](mailto:brendadalmutawa@gmail.com)>  
Date: Mon, Nov 3, 2025, 12:40 PM  
Subject: Proposed Development for LDPD-2025-9  
To: <[lmschultz21@gmail.com](mailto: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](mailto: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](mailto:merlebishop64@gmail.com) <[merlebishop64@gmail.com](mailto: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

--

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

**Yannone, Lyndsay**

---

**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](mailto: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

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**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](mailto:medsuppliers@yahoo.com)>  
Date: Mon, Nov 3, 2025 at 10:22 AM  
Subject: Case LDPD-2025-9  
To: [Merlebishop64@gmail.com](mailto:Merlebishop64@gmail.com) <[Merlebishop64@gmail.com](mailto: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:** Linda Schultz <lmschultz21@gmail.com>  
**Sent:** Monday, November 3, 2025 10:14 AM  
**To:** Yannone, Lyndsay  
**Subject:** [EXTERNAL]: Fwd: Proposed Highland Club Development - Crews Lake Rd, Lakeland

Another one.

Thank you,

Linda M. Schultz, Esq.  
386-479-8420

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

**From:** Bill Dorman <[bdorman264@gmail.com](mailto:bdorman264@gmail.com)>  
**Date:** Thu, Oct 23, 2025, 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

**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**

