

Planning Commission Oppositon/Support Call Log

Case #: LDCU-2023-42 **Hearing Date:** 7-Feb-24

Name: Jayne Bates Residential property owner and Citrus grower in this area.

Address: 5400 Trask Rd., Ft. Meade

Comment: Opposed to the placement of a farm worker housing barracks in this location due to it's remote location. These workers will not have anywhere to go or anything to do during their down time. There

Opposition is no place to shop or recreational activities for these people.

Name: Mark Bates Residential property owner and Citrus grower in this area.

Address: 5400 Trask Rd., Ft. Meade

Comment: Opposed to the placement of a farm worker housing barracks in this location due to it's remote location. These workers will not have anywhere to go or anything to do during their down time. There

Opposition is no place to shop or recreational activities for these people.

Name:

Address:

Comment:

Support or

Opposition

Name:

Address:

Comment:

Support or

Opposition

From: [White, Margo](#)
To: [Kaufman, Angela](#)
Subject: FW: Contesting a conditional use Case: LDCU-2023-42
Date: Tuesday, November 14, 2023 10:15:46 AM

From: Suggs, Kay <KaySuggs@polk-county.net> **On Behalf Of** Lindsey, George
Sent: Tuesday, November 14, 2023 10:12 AM
To: White, Margo <MargoWhite@polk-county.net>
Subject: FW: Contesting a conditional use Case: LDCU-2023-42

From: Lee Farnsworth <LFarnsworth@fmcpcas.com>
Sent: Tuesday, November 14, 2023 10:01 AM
To: Combee, Neil <NeilCombee@polk-county.net>
Cc: Lindsey, George <Georgelindsey@polk-county.net>; Wilson, Rick <RickWilson@polk-county.net>; Braswell, Bill <BillBraswell@polk-county.net>
Subject: [EXTERNAL]: Contesting a conditional use Case: LDCU-2023-42

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

Gentlemen:

My wife and I would like to contest changes requested in the referenced, #2 near Lake Buffum for an approximate 70 person barracks.

First my wife and I bought this property in 2021 to move the country and enjoy the peace of country living.

As it stands right now, there are approximately 12 residences directly facing Lake Buffum Road West. Based on my knowledge of given residences and guessing at a few others, there may be approximately 33 people included in these homes. I believe that an additional 70 persons living nearby and accessing Lake Buffum Road West would create an inordinate amount of traffic, rendering the road very hazardous. While maybe not correct, I see local youth riding go-karts and atv's up and down Lake Buffum Road. Mixing an additional 70 persons would definitely increase the dangers of country living.

Also, the Lake Buffum Road is not overly wide and often occupied with moving farm vehicles, tractors and semi-tractor-trailers in the ag industry. Again, I think the inclusion of an additional 70 persons would endanger all the residents using this roadway.

While Mr. Compton has spoken about transients and the safety of our neighbors, for which I agree, I would not think this locale is good because such persons have no easy access to purchase food, clothing and other needs. Another locale to better serve their needs would be more appropriate.

Finally, as I have spoken to another commissioner on several occasions, the infrastructure of this area may not adequate for such an increase.

Sincerely,

Danita and Lee Farnsworth
2180 Lake Buffum Road West,
Ft Meade, FI

(863) 648-6110

jmsmokey@windstream.net

From: [White, Margo](#)
To: [Kaufman, Angela](#)
Subject: FW: [EXTERNAL]: contesting a conditional use Case: LDCU-2023-42
Date: Monday, November 13, 2023 12:19:36 PM
Attachments: [image001.png](#)

From: Pereira, Ana <AnaPereira@polk-county.net> **On Behalf Of** Combee, Neil
Sent: Monday, November 13, 2023 12:15 PM
To: White, Margo <MargoWhite@polk-county.net>
Subject: FW: [EXTERNAL]: contesting a conditional use Case: LDCU-2023-42

Good afternoon,

Please see email below.

Thank you,



Ana C. Pereira

Executive Assistant

Polk County Board of County Commissioners

330 W. Church St. , PO Box 9005, Drawer BC01

Bartow, FL 33831-9005

Phone: 863-534-6049; 863-534-6422

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

From: keywestcasey <keywestcasey@protonmail.com>
Sent: Monday, November 13, 2023 11:23 AM
To: Combee, Neil <NeilCombee@polk-county.net>
Cc: Lee Farnsworth <LFarnsworth@fmcpcas.com>; Lindsey, George <Georgelindsey@polk-county.net>; Wilson, Rick <RickWilson@polk-county.net>; Braswell, Bill <BillBraswell@polk-county.net>
Subject: [EXTERNAL]: contesting a conditional use Case: LDCU-2023-42

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

Gentlemen,

We would like to contest the changes requested in the attached, #2 near Lake Buffum. We live here, and this would be a major departure from the rise in rural dwellings, along with the property values for the area. While there is a need for farm related dwellings, a 70 unit barracks is

extremely destructive to the property values in the area. This is a primary road leading to the Lake, which is residential in nature. A more appropriate venue could be found for such housing, rather than this locale.

More and more rural homes are being built, in fact the area has been subdivided into 5 and 10 acre parcels only a few steps away from this proposed change. Residences provide far better tax revenue for the county than would an agricultural 70 unit barracks. This would dramatically affect literally hundreds of property values in the area. We have already seen an increase in poaching and trespassing within the area, and an increase in theft. While transients are not to be lumped together for these, transient farm housing does not add additional safety to the area.

Everyone who has mentioned this to me in the area is adamantly against such a use. I have also copied Lee Farnsworth on this email, as he is also a locally affected resident in opposition to this change. He may email you directly.

Casey and Mariela Compton
Lake Buffum Road West

Sent with [Proton Mail](#) secure email.

NOTICE OF PUBLIC HEARINGS ON CONDITIONAL USES, AMENDMENTS TO THE POLK COUNTY COMPREHENSIVE PLAN, LAND DEVELOPMENT CODE AND OTHER ORDINANCES

PUBLIC NOTICE IS HEREBY GIVEN THAT ON **WEDNESDAY, DECEMBER 6, 2023, at 9:00 a.m.**, or as soon thereafter as the particular case may be heard, in the Board Room, County Administration Building, 330 West Church Street, Bartow, Florida, the **Planning Commission** will hold a Public Hearing on the following cases:

1. Case File LDCU-2023-40

Elevation Ridgewood LLC, owner, Bart Allen of Peterson & Myers, P.A., applicant, request a Conditional Use (CU) approval of a carwash and self-storage facility within a Professional Institutional-X (PIX) Land Use district on 10.32 +/- acres. The subject site is located at 40990 Highway 27, south of Holly Hill Ramp Road 1, north of Sand Hill Road, west of Ridgewood Lakes Boulevard, east of FDC Grove Road, east of the city of Davenport in Section 30, Township 26, Range 27.

2. Case File LDCU-2023-42

Enrique Fernandez, owner, Nora Frayre, applicant, request a Conditional Use (CU) approval of a Barrack Style Farmworker Dormitory serving 70 workers in an Agricultural Residential Rural (A/RR) district on 12.11 +/- acres. The subject site is located west of Doc Lindsey Road, north of Lake Buffum Road South, south of Murray Road, east of Lake Buffum Road West, east of the city of Fort Meade in Section 23, Township 31, Range 26.

3. Case File LDCU-2023-47

Heifer Hill Inc., owner, Timothy Campbell of Clark, Campbell, Lancaster, Workman & Airth, P.A., applicant, request a Conditional Use (CU) approval for a Fly-In Community consisting of three (3) lots on approximately 159.80 +/- acres within an Agricultural Residential Rural-X (A/RRX) Land Use district. The subject property is located at 292 Water Hole Road, south of T S Willson Road, west of Rucks Dairy Road, east of Old Avon Park Road, north of Oak Island Road, south of the city of Frostproof in Section 14, Township 32, Range 28.

4. Case File LDPD-2023-19

GGAJ I Investments LLC, owner, and Chirag Kikani of Terravest Global Engineering Services LLC, applicant, request a Planned Development (PD) approval for increased density for a townhome development for 44 townhomes in Residential Low (RL) and Commercial Activity Center (CAC) Land Use districts and Transit Supportive Development Area (TSDA) and Transit Corridors and Centers Overlay (TCCO) on 6.37 +/- acres. The subject site is located east of US Highway 98, south of Daughtery Road and Olender Drive, west of Sands Point Dice and north of Princeton Street, east and north of the city of Lakeland in Section 24, Township 27, Range 23.

5. Case File LDPD-2023-29

Poinciana Parkway SPE LLC, owner, and John Adams of RJ Whidden and Associates, applicant, is requesting a modification to PUD 71-10 in Poinciana Village 6 Neighborhood 3 NW to allow 909 single-family attached units. The request includes 40-foot-wide lots and establishes setbacks in the Poinciana Development of Regional Impact (DRI) and the Rural Development Area (RDA) on 335.93 +/- acres. The subject property is located east of Marigold Avenue, north of Lake Hatchineha Road, south of Palmetto Street, southwest of the Osceola County Line, east of Haines City in Section 01,

From: [MELANIE BONTRAGER](#)
To: [Little, Amy](#); [Irizarry, Lisa](#); [Nance, Ivan](#); [Kaufman, Angela](#); [Wilson, Rick](#)
Subject: [EXTERNAL]: Case File LDCU-2023-43
Date: Sunday, November 19, 2023 7:50:48 AM

[You don't often get email from mmb0825@aol.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

I am writing to you in opposition of the request in the aforementioned case. As a longtime resident and property owner in the Lake Buffum area, I do not want to see the zoning changed from one dwelling per five acres. The proposal to allow barrack style, dormitory housing in an Agricultural Residential Rural (A/RR) district is not what I want in the neighborhood where I live.

Thank you for your time and consideration in making a decision on this issue.

Melanie Bontrager

From: [White, Margo](#)
To: [Kaufman, Angela](#)
Subject: FW: [EXTERNAL]: Lake Buffum - NO ZONING CHANGES
Date: Monday, November 20, 2023 8:16:23 AM
Attachments: [image001.png](#)

From: Pereira, Ana <AnaPereira@polk-county.net> **On Behalf Of** Combee, Neil
Sent: Monday, November 20, 2023 8:14 AM
To: White, Margo <MargoWhite@polk-county.net>
Subject: FW: [EXTERNAL]: Lake Buffum - NO ZONING CHANGES

Please see email below.

Thank you,



Ana C. Pereira

Executive Assistant

Polk County Board of County Commissioners

330 W. Church St. , PO Box 9005, Drawer BC01

Bartow, FL 33831-9005

Phone: 863-534-6049; 863-534-6422

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

From: T Owens <luv2ride33841@yahoo.com>
Sent: Monday, November 20, 2023 7:40 AM
To: Lindsey, George <Georgelindsey@polk-county.net>; Wilson, Rick <RickWilson@polk-county.net>; Braswell, Bill <BillBraswell@polk-county.net>; Santiago, Martha <MarthaSantiago@polk-county.net>; Combee, Neil <NeilCombee@polk-county.net>
Subject: [EXTERNAL]: Lake Buffum - NO ZONING CHANGES

You don't often get email from luv2ride33841@yahoo.com. [Learn why this is important](#)

Good morning,

I own 3 acres located at 855 Campbell Road, Fort Meade, FL. My Grandparents and parents owned this property before I and I now plan on letting my son and grandchildren inherit this homestead and property when it is time. We choose this rural community because we wanted a small country setting with few people and few amenities. I am asking that you vote NO on LDCU-2023-42 and "Please do not change our neighborhoods."

Myself, my husband, family and friends will be there on 12/6 to voice our opinion and stand firm in asking to please squash this issue before it even gets started.

Thank You,

Dawn Tanya Smith
855 Campbell Road, Fort Meade, FL 33841
863-581-7683

From: cloud8ranch@aol.com
To: [Ziskal, Benjamin](#); [Little, Amy](#); [Irizarry, Lisa](#); AngelicSims@polk-county.net; olecowpoke@gmail.com; lmschultz21@gmail.com; mike@hickmanhomes.com; [Heath, Rennie](#); RobertBeltran@polk-county.net; SeanHarper@polk-county.net; [Wilson, Rick](#); TommyAddison@polk-county.net; [Nance, Ivan](#); [Kaufman, Angela](#); BrookAgnini@polk-county.net; DavidDalton@polk-county.net
Subject: [EXTERNAL]: Opposition to LDCU-2023-42
Date: Tuesday, November 21, 2023 2:26:08 AM

You don't often get email from cloud8ranch@aol.com. [Learn why this is important](#)

Dear Sir/Madam,

I would like to express my strong opposition to Case File LDCU-2023-42 for approval of construction of a Barracks Style Farmworker Dormitory serving 70 workers on Doc Lindsey Road near Lake Buffum.

I will not be able to attend the hearing on Wednesday, December 6, 2023, but wanted to express my concerns.

There are numerous families living in the immediate area. No one with children wants 70 men to move into their neighborhood. There is bound to be increased traffic and increased noise.

Doc Durrence Rd is a deadend street. All traffic ingress/egress would be on Lake Buffum Rd South.

There are no nearby grocery stores or medical facilities. Will the county health department be responsible for making sure health and safety standards are met?

Mr. Fernandez owns another 12.19acre parcel of land on Lake Buffum West. Why not build the facility there? Maybe because that's where the Fernandez family resides? If it's good enough for our neighborhood, why isn't it ok for theirs? This property is surrounded by farmland, not people. I know because I drove around and looked at both properties.

What happens when the new structure is occupied?

Farmworkers in this area who would require housing are usually migrant workers. The current state of the country has allowed thousands of illegal aliens into the country, including people from Mexico as well as Central and South American countries. Equally concerning are the aliens from China, Iran and other countries not considered friendly to the US.

Without sounding paranoid, a labor camp in this rural area would be the ideal place for terrorists to live. Also, a perfect place for a meth lab or trafficking of fentanyl.

I checked My Florida License.com and found Fernandez & Sons Harvesting LLC. I

know they are a legitimate business with no apparent complaints.

Would the residents in the barracks be vetted for clean criminal histories? Even the Fernandez family has a son convicted of the rape of a minor and probation violations. This information is public record and was easy to find. The son's address is the same as the business address, 3825 Lk Buffum Rd W. I am not faulting Mr. Fernandez for his son's actions; things happen in the best of families. But I am concerned that the son would be spending time in the area.

There are bound to be issues among 70 people who have to work together all day then live together in their downtime.

Thank you for your time in reading this email.

Sincerely,

Rebecca Hall

1866 Buffum Lake Trail

Fort Meade, FL 33841

863 528-9756

From: [White, Margo](#)
To: [Kaufman, Angela](#)
Subject: FW: Resident Against LDCU-2023-42 (Proposed Farmworker Housing Project in the Fort Meade/Lake Buffum area)
Date: Tuesday, November 21, 2023 2:37:29 PM
Attachments: [image001.png](#)

From: Pereira, Ana <AnaPereira@polk-county.net>
Sent: Tuesday, November 21, 2023 2:32 PM
To: Wilson, Rick <RickWilson@polk-county.net>
Cc: White, Margo <MargoWhite@polk-county.net>; Suggs, Kay <KaySuggs@polk-county.net>
Subject: Resident Against LDCU-2023-42 (Proposed Farmworker Housing Project in the Fort Meade/Lake Buffum area)

Ms. Sylvia Bone (863-234-9563; 2690 Doc Lindsey Road, Fort Meade) called your office to let you know that she and her husband are against LDCU-2023-42 (Proposed Farmworker Housing Project in the Fort Meade/Lake Buffum area). She says that the area is not compatible with this type of development and is asking for you to vote no for this case.

Thank you,



Ana C. Pereira

Executive Assistant

Polk County Board of County Commissioners
330 W. Church St. , PO Box 9005, Drawer BC01
Bartow, FL 33831-9005

Phone: 863-534-6049; 863-534-6422

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

From: [White, Margo](#)
To: [Kaufman, Angela](#)
Subject: FW: LDCU-2023-42 Farmworker Housing
Date: Monday, December 18, 2023 4:29:34 PM

From: Suggs, Kay <KaySuggs@polk-county.net>
Sent: Monday, December 18, 2023 3:23 PM
To: White, Margo <MargoWhite@polk-county.net>
Subject: LDCU-2023-42 Farmworker Housing

Jennifer Humphrey (tel: 863-398-1570) called Commissioner Braswell's office to voice opposition for LDCU-2023-42.



Kay M. Suggs
Executive Assistant
Polk County Board of County Commissioners
330 W. Church St. , PO Box 9005, Drawer BC01
Bartow, FL 33831-9005
Phone: 863-534-6450; 863-534-6434; 863-534-6050
KaySuggs@polk-county.net www.polk-county.net

From: [Gary Joyner](#)
To: [Kaufman, Angela](#)
Subject: [EXTERNAL]: LDCU-2023-42
Date: Friday, February 2, 2024 12:53:21 PM

You don't often get email from garyjoyner1@aol.com. [Learn why this is important](#)

Dear Ms. Kaufman,

I am writing in opposition to LDCU-2023-42. This is not compatible with our current zoning and neighborhood.

I would like my opposition to LDCU-2023-42 recorded as part of the official record. Thank you.

Sincerely,

Gary L Joyner

[Sent from AOL on Android](#)

From: [Nancy Oakes](#)
To: [Kaufman, Angela](#)
Cc: ronnieheath@polk-county.net; [Little, Amy](#); daviddalton@polk-county.net; Tommyaddison@polk-county.net; Robertbeltran@polk-county.net; lmschultz21@gmail.com
Subject: [EXTERNAL]: LDCU-2013-42 - Contesting
Date: Friday, February 2, 2024 2:53:45 PM

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

Ms. Kaufman,

My husband and I recently purchased (Sept23) a parcel of land on Lake Buffum Rd S. Our intent is to homestead the 80+ acres. We are just in the very beginning stages. We just found out about this hearing and would like this publicly recorded that we would like to contest the requested changes

This application is not compatible with current zoning in the area. As a new property owner in the Lake Buffum area, We do not want to see the zoning changed from one dwelling per five acres. The proposal to allow barrack style, dormitory housing in an Agricultural Residential Rural (A/RR) district is not what we want in the neighborhood where we plan on moving to.

Thank you for your time and consideration in the matter.

Derren and Nancy Oakes