

From: [S Washburn](#)
To: [Kaufman, Angela](#)
Subject: [EXTERNAL]: LDSPD-2023-1
Date: Monday, May 1, 2023 6:30:17 PM

You don't often get email from swashburn56@gmail.com. [Learn why this is important](#)

Planning Commission,

I am writing concerning case LDSPD-2023-1 to voice my desire that you vote no on this piece of property being developed. I have lived in this area for forty-five years and the growth we have been experiencing has been challenging for our roads, schools, and wildlife. Deeson Road and the intersection at Kathleen Road will face hardships if you allow a development on the proposed property.

We moved here because it was a rural area with a lot of wildlife. Over the years we have lost our quail, meadowlarks, killdeer, gophers, fox and bobcat. The property under consideration is a wetland area. A development will have a negative impact.

While I understand growth to be a good thing, another housing development is not. Please vote no on this proposal.

Sincerely,
Susan Washburn
5910 Robbins Road
Lakeland, FL 33810
863-858-6565

From: [S Washburn](#)
To: [Nance, Ivan](#); [Call, Planner On](#); [Kaufman, Angela](#)
Subject: [EXTERNAL]: Opposition to LDSPD-2023-1 (Deeson SPD)
Date: Tuesday, June 6, 2023 4:40:52 PM

Some people who received this message don't often get email from swashburn56@gmail.com. [Learn why this is important](#)

Dear Planning Commission,

I am writing to express my strong opposition to the proposed rezoning and development of the 117 acres on Deeson Road, LDSPD-2023-1 in the North Lakeland/Kathleen area.

This proposed development was denied by the Planning Commission last year, and the denial was then upheld by the County Commissioners during a de novo appeal on July 19, 2022. It was denied with prejudice by the commission.

This proposal should be denied for the same reasons it was denied last year:

Incompatibility: The proposed development is incompatible with the rural nature of other homes in the area. The homes and neighborhoods around Deeson Road are on large, 1 acre+ lots with livestock and gardens. The density of the proposed neighborhood is still incongruent with the surrounding areas.

Safety and Infrastructure: Traffic and the safety of pedestrians are major areas of concern. This proposed development would have increased traffic congestion adding to an already dangerous Deeson Road. Children will be at an increased risk as they wait for school buses on the side of this road.

Local Wildlife: The destruction of natural habitats, driving animals out of the area. We are called to be stewards of the land and nature, and this is not just a luxury of living in a rural area. The negative impacts of overbuilding on the land will have tremendous negative impacts on our ecosystem.

Flooding: The increase of flooding to nearby neighborhoods, including mine, which are downstream from the Deeson Road property. These areas already flood significantly during the rainy season, and any increased runoff could be detrimental to the properties in these neighborhoods.

Financial Hardships: Properties not currently in the flood plain could be negatively impacted by the new drainage patterns, causing financial hardships by needing to obtain increased flood insurance in an already difficult market of increasing homeowner's insurance prices.

Please DO NOT approve this request for rezoning. This community is counting on your committee to uphold the integrity of your position and make decisions based on what is best for the whole, rather than a single developer.

Please make this email part of the public record.

Respectfully,

Susan Washburn
5910 Robbins Road
Lakeland, FL 33810

From: [David Tyre](#)
To: [Kaufman, Angela](#)
Subject: [EXTERNAL]: ID #68
Date: Monday, May 1, 2023 8:46:19 PM

[You don't often get email from david1957tyre@aol.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

I'm opposed to the development of the property on Deeson Rd. I live on Vinson Rd directly across from the property and during the rainy season the water backs up as the drainage cannot handle the water. Also the infrastructure of the area is not sufficient for more development/growth.

Sent from my iPhone

From: [Nance, Ivan](#)
To: [Kaufman, Angela](#)
Subject: FW: [EXTERNAL]: LDSPD-2023-1
Date: Monday, May 1, 2023 8:13:02 AM

Please see below.

Thanks,
Ian

From: Call, Planner On <PlannerOnCall@polk-county.net>
Sent: Monday, May 1, 2023 8:10 AM
To: Nance, Ivan <IvanNance@polk-county.net>
Cc: Hays, Thado <ThadoHays@polk-county.net>
Subject: Fw: [EXTERNAL]: LDSPD-2023-1

Good morning Mr. Ian,

Could you please assist Ms. Terri-Anne (see email below).

Thank you,

A copy of the Land Development Code may be viewed on our website
at https://library.municode.com/fl/polk_county/codes/land_development_code

Kind Regards,

Sheranda Robinson, Planning Technician Office of Planning and Development
Mailing: P. O. Box 9005/Drawer GM01, Bartow, FL 33831-9005
Physical: [330 W. Church Street, Bartow, FL 33830](#) Planner on call phone number
-863.534.6084 | E-mail: planneroncall@polk-county.net <http://www.polk-county.net>

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From: Terri-Anne Crawford <terrianne.crawford@gmail.com>
Sent: Sunday, April 30, 2023 1:10 PM
To: Call, Planner On <PlannerOnCall@polk-county.net>
Subject: [EXTERNAL]: LDSPD-2023-1

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

I am writing in concern of the proposed development on Deeson Road in the North Lakeland/Kathleen area.

This development was denied by the Planning Commission and then the County Commissioners on appeal last year. It was denied with prejudice by the commission.

Now it is scheduled back in front of the Planning Commission on May 3, which in itself is confusing, as the denial with prejudice was supposed to mean they could not present a proposal for this site for 12 months. This De Novo hearing took place on July 19, 2022, so I don't understand why the developers are able to come before the planning commission 2 and 1/2 months earlier than expected. I believe this is an attempt to get the development passed before proposed amendments to the Planned Development Code are put in place.

I understand the developers have made some changes, primarily reducing the number of homes and leaving an additional 30 acres or so of green space. However, leaving green space on the back side of the development does not make this proposal any more compatible with the surrounding area.

Regardless of the timing, this development should still be denied for the same reasons it was denied last year. it is not compatible with the rural area around it and should stay zoned as one residence per five acres. Please share my concerns with the Planning Commission.

Thank you for your consideration.

Terri Crawford
6210 Robbins Road
Lakeland, FL 33810
863-660-1595

From: [Suggs, Kay](#) on behalf of [Wilson, Rick](#)
To: [White, Margo](#); [Kaufman, Angela](#)
Cc: [Pereira, Ana](#)
Subject: FW: [EXTERNAL]: Deeson Road Development
Date: Monday, May 1, 2023 8:45:57 AM

Received by all commissioners.

Thank you,
Kay



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

From: Vicki Sweeney <vjsweeney@yahoo.com>
Sent: Sunday, April 30, 2023 1:14 PM
To: Santiago, Martha <MarthaSantiago@polk-county.net>; Braswell, Bill <BillBraswell@polk-county.net>; Combee, Neil <NeilCombee@polk-county.net>; Wilson, Rick <RickWilson@polk-county.net>; Lindsey, George <GeorgeLindsey@polk-county.net>
Subject: [EXTERNAL]: Deeson Road Development

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

It is with much concern that we again have to come to you concerning the development of the property on Deeson Road. I understand that there is new plan to develop the property again. I would think that the last request should have shown the concern of the homeowners in this area and all of our concerns.

Believe me we are not against development but we are a rural community and do not wish or need a HOA subdivison here.

My main concern is the changes that will be made to the natural flow of water and what that will cause to our homes, which now have flooded several times with the property in question as **vacant land**. The additional traffic to an already very busy two lane road.

The additional burden that this will add to the already stressed Polk County Fire and Rescue department. The Polk County school district will also be impacted. I would like to see a report from both of these areas made by the Fire Department and School district that they would agree with this or why they do not think it would be feasible. That the decision would not be based alone on what the developers show and tell you.

Respectfully,

James and Vicki Sweeney

Sent from Yahoo Mail. [Get the app](#)

From: [Nance, Ivan](#)
To: [Kaufman, Angela](#)
Subject: LDSPD-2023-1
Date: Tuesday, May 2, 2023 3:06:04 PM

Angie,

Ricky Shirah called to log opposition to this case. Among his reasons are the unsafe conditions of Deeson Road , pedestrian safety, and the flooding on that site.

Please add this to the list of opposition.

Thank you,
Ian

From: [Nance, Ivan](#)
To: [Kaufman, Angela](#)
Subject: LDSPD-2023-1
Date: Tuesday, June 6, 2023 12:34:51 PM

Angie,

Ricky Shirah called regarding this project. He is in opposition for reasons of the poor roadway conditions on Deeson.

Thank you,
Ian

From: [Nance, Ivan](#)
To: [Kaufman, Angela](#)
Subject: FW: [EXTERNAL]: Case #LDSPD-2023-1
Date: Monday, May 1, 2023 8:28:41 AM

From: Call, Planner On <PlannerOnCall@polk-county.net>
Sent: Monday, May 1, 2023 8:13 AM
To: michellelcrawford@gmail.com
Cc: Hays, Thado <ThadoHays@polk-county.net>; Nance, Ivan <IvanNance@polk-county.net>
Subject: Fw: [EXTERNAL]: Case #LDSPD-2023-1

I am forwarding your email to Mr. Ian Nance so it could become part of the case file.

If you've any specific questions on this proposed development, feel free to contact the Case Planner, Mr. Ian Nance, at (863) 534-7621

Juana J Bustos, Planning Technician

Office of Planning and Development

Mailing: P. O. Box 9005/Drawer GM01, Bartow, FL 33831-9005

Physical: [330 W. Church Street, Bartow, FL 33830](#)

Planner on call phone number -863.534.6084 | F-863.534.6021

E-mail: planneroncall@polk-county.net <http://www.polk-county.net>

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From: Michelle Crawford <ms.michellelcrawford@gmail.com>
Sent: Sunday, April 30, 2023 4:11 PM
To: Call, Planner On <PlannerOnCall@polk-county.net>
Subject: [EXTERNAL]: Case #LDSPD-2023-1

Dear Planning Commission members,

My name is Michelle Crawford, and my family's farm is adjacent to this planned development (#LDSPD-2023-1). My ancestors first settled here in 1882, and my family has farmed historic Kathleen for more than 120 years. Last year I spoke on behalf of the organized opposition against the previous proposal for this land. In my research, the following policies stood out as important criteria to consider:

- POLICY 2.102-A1 of the Polk County Comprehensive Plan ensures that developments are located in the appropriate location with “contiguous and compact growth” to “conserve land, water, and natural resources.” Rural Kathleen is not the right location for dense development.
- POLICY 2.102-A2 was written to ensure compatibility between adjacent uses. The proposed development is adjacent to active agricultural land, family farms, and homesteads – a high- density, upscale development is incompatible. The fact that it'll have an external sidewalk leading to nowhere shows that it doesn't belong here! We are a rural area and have low to no walkability.
- POLICY 2.102-A3 stresses the need to efficiently utilize “public utility, other community services, and public transit and transportation systems.” It should be noted that public transportation is not available here, nor is public water or sewage.
- POLICY 2.102-A10 makes sure that the planning team considers specific criteria for appropriateness, like how close it is to agricultural land, how far it is from populated areas, how well storm waters are managed, solid waste collection, and environmental factors – all of which are negatively impacted by this proposed development.
- POLICY 2.102-A11 was written to ensure that “Polk County will discourage the proliferation of urban sprawl.” This policy requires that we “protect and conserve natural resources” and “protect adjacent agricultural areas,” like the farms and family homesteads surrounding this proposal on three sides.
- POLICY 2.102-A12 says that redevelopment should only occur when the surrounding area's “character, design, and environmental quality” are not compromised. Unfortunately, this high- end, densely populated development would compromise all three aspects of our community.
- POLICY 2.102-A14 on Polk Vision states that Polk County will work with community residents to implement the Quality Growth Strategy to Preserve Agricultural Lands. Here's your chance.
- POLICY 2.106-A5 was written to ensure we “protect and preserve open space, agricultural and environmentally sensitive lands.” Open, agricultural, and environmentally sensitive are descriptors of the land in question.
- POLICY 2.120-B2 makes sure that suburban planned development projects are not premature. In addition, it highlights consideration of the road condition and adequacy - Deeson Rd needs to be revised for current traffic and cannot handle the additional load proposed here.
- POLICY 2.121-A4 states that “agricultural activities shall be given priority when making land-use decisions within A/RR areas.” This land was A/RR until it was re-zoned early last year and is surrounded by A/RR areas on three sides. Unfortunately, our community did not understand the ramifications of the re-zoning in 2022, or we would have been very outspoken then.

In addition, Florida Statue 163.3162 states that agricultural lands constitute unique and

irreplaceable resources of statewide importance, preserve the landscape and environmental resources, and further the self-sufficiency of the people; the encouragement, development, and improvement of agriculture will result in a general benefit to the health, safety, and welfare of the people.

Based on the Florida Statue and the Polk County Comprehensive Plan, it seems clear that the proposed development is incompatible with the area and inappropriate for the time and place. I implore the committee to vote no on this plan.

Further, with the anticipated amendments to the Planned Development code coming later this year, I strongly recommend that we await their implementation before approving this development. Finally, I would like to see how the planned development scores in the proposed new calculation system and ensure we use our limited resources to support meaningful projects with the right plan in the right place.

I know you have a difficult task in weighing all the evidence, trying to be objective, and making tough decisions. I don't envy your position, but I appreciate your willingness to work hard and stand up for Polk County residents. The Planning Commission made the right choice last year by voting no – I hope you'll do the same.

Thank you for your time and attention. I look forward to seeing you on Wednesday, May 3.

Michelle Crawford
6170 Robbins Rd
Lakeland, FL 33810
863-397-7488

Sent from my iPhone

From: [Nance, Ivan](#)
To: [Kaufman, Angela](#)
Subject: FW: [EXTERNAL]: Reference Case # LDSPD-2023-1
Date: Monday, May 1, 2023 8:29:16 AM

From: Call, Planner On <PlannerOnCall@polk-county.net>
Sent: Monday, May 1, 2023 8:17 AM
To: amyleggett07@gmail.com
Cc: Nance, Ivan <IvanNance@polk-county.net>; Hays, Thado <ThadoHays@polk-county.net>
Subject: Fw: [EXTERNAL]: Reference Case # LDSPD-2023-1

Hello Amy,

I am forwarding your email to Mr. Ian Nance so it could become part of the case file.

If you've any specific questions on this proposed development, feel free to contact the Case Planner, Mr. Ian Nance, at (863) 534-7621

Juana J Bustos, Planning Technician

Office of Planning and Development

Mailing: P. O. Box 9005/Drawer GM01, Bartow, FL 33831-9005

Physical: [330 W. Church Street, Bartow, FL 33830](#)

Planner on call phone number -863.534.6084 | F-863.534.6021

E-mail: planneroncall@polk-county.net <http://www.polk-county.net>

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From: Amy Leggett <amyleggett07@gmail.com>
Sent: Sunday, April 30, 2023 7:14 PM
To: Call, Planner On <PlannerOnCall@polk-county.net>
Subject: [EXTERNAL]: Reference Case # LDSPD-2023-1

[You don't often get email from amyleggett07@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Dear planning commission,

I am writing to express my opposition to the proposal for developing the property on deeson into homes in Lakeland. This land is prone to flooding and was originally farm land. The area already has a high population density, and the roadways are congested, particularly when trains come through, causing long delays. In addition, there is only one way in and out to Kathleen road, which creates significant challenges during accidents.

Developing that property into multiple homes will only exacerbate the existing problems. The increased traffic will create more confusion on the already crowded roadways, causing inconvenience for residents and visitors alike. Furthermore, the proposed development fails to consider the impact on the area's natural floodplain, which serves a vital ecological function in maintaining a healthy ecosystem.

Given the existing challenges and the limited resources in the area, it would be unwise to add more families and homes.

Thank you for considering my concerns.

Amy Leggett
4710 Bridle Path Dr.
Lakeland, FL 33810

From: [Evelyn Smith](#)
To: [Kaufman, Angela](#)
Subject: [EXTERNAL]: Case#LDSPD-2023-1
Date: Monday, May 1, 2023 5:56:05 PM

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

This is concerning a meeting to be held Wed.5/5/2023 on the Deeson Road development. I would really like to attend this meeting but am unable to take off work. We moved to Kathleen in 1985 because we wanted to live in a rural area. This area has built up so much since then. I live off Deeson Road. We have a new subdivision at the corner of Deeson and Kathleen Rd. Traffic is terrible, especially in the evening. It is hard to turn from Llewellyn to Deeson and impossible to turn left from Desson onto Kathleen Rd. We really need a Traffic light and 4-lane Deeson Rd.I don't believe the property developers have a plan for this. The property is behind where we live and I am also concerned with a water and septic system. This property is very wet. I have seen it flooded many times. I don't think it is appropriate for the subdivision they are wanting to build. Thank you for your consideration. TERRY & EVELYN HUNTER

[Sent from Yahoo Mail on Android](#)

From: [Lucille Hood](#)
To: [Kaufman, Angela](#)
Subject: [EXTERNAL]: I'm opposed to any kind of development in a flood basin as we need to have a place to overflow water. I live on Tom Matthews road and black water creek drains shady oak development. Which would backflow our way and flood our pastures. So...
Date: Tuesday, May 2, 2023 8:21:28 AM

[You don't often get email from luci1954@icloud.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Sent from my iPhone

From: [Suggs, Kay](#) on behalf of [Lindsey, George](#)
To: [White, Margo](#); [Kaufman, Angela](#)
Subject: FW: [EXTERNAL]: No More Home Building On Deeson Rd.
Date: Tuesday, May 2, 2023 9:31:33 AM

From: Audrey <akch777@gmail.com>
Sent: Monday, May 1, 2023 4:04 PM
To: Lindsey, George <GeorgeLindsey@polk-county.net>
Subject: [EXTERNAL]: No More Home Building On Deeson Rd.

You don't often get email from akch777@gmail.com. [Learn why this is important](#)

Please oppose the new 147 home project on Deeson Road where cow pasture is. Don't want any more Traffic, People, or the Flooding that will come with this project on Deeson Road. Please! Please Vote NOOOO!!!

Thank You,
Audrey Harrell
863-816-9151

From: [Suggs, Kay](#) on behalf of [Wilson, Rick](#)
To: [White, Margo](#); [Kaufman, Angela](#)
Subject: FW: [EXTERNAL]: Public Hearing ID #102 ("Must Be Read Into Record")
Date: Friday, June 2, 2023 7:58:47 AM

From: Audrey <akch777@gmail.com>
Sent: Thursday, June 1, 2023 9:09 PM
To: Wilson, Rick <RickWilson@polk-county.net>
Subject: [EXTERNAL]: Public Hearing ID #102 ("Must Be Read Into Record")

You don't often get email from akch777@gmail.com. [Learn why this is important](#)

Please oppose the new 147 home project on Deeson Road where cow pasture is. Don't want or need any more Traffic, People, or the Flooding that will come with this project on Deeson Road. Please! Please Vote NOOOO!!!

Thank You,
Audrey Harrell
863-816-9151

From: [Nance, Ivan](#)
To: [Kaufman, Angela](#)
Subject: FW: [EXTERNAL]: Case #LDSPD-2023-1
Date: Monday, May 1, 2023 8:29:00 AM

From: Call, Planner On <PlannerOnCall@polk-county.net>
Sent: Monday, May 1, 2023 8:15 AM
To: jarrettbenavides@gmail.com
Cc: Hays, Thado <ThadoHays@polk-county.net>; Nance, Ivan <IvanNance@polk-county.net>
Subject: Fw: [EXTERNAL]: Case #LDSPD-2023-1

Hello Jarrett,

I am forwarding your email to Mr. Ian Nance so it could become part of the case file.

If you've any specific questions on this proposed development, feel free to contact the Case Planner, Mr. Ian Nance, at (863) 534-7621

Juana J Bustos, Planning Technician

Office of Planning and Development

Mailing: P. O. Box 9005/Drawer GM01, Bartow, FL 33831-9005

Physical: [330 W. Church Street, Bartow, FL 33830](#)

Planner on call phone number -863.534.6084 | F-863.534.6021

E-mail: planneroncall@polk-county.net <http://www.polk-county.net>

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From: Jarrett Benavides <jarrettbenavides@gmail.com>

Sent: Sunday, April 30, 2023 4:34 PM

To: Call, Planner On <PlannerOnCall@polk-county.net>

Subject: [EXTERNAL]: Case #LDSPD-2023-1

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

Dear Planning Commission members,

My name is Jarrett Benavides, and I live with my family on a farm adjacent to #LDSPD-2023-1. Based on the policies included in the Polk County Comprehensive Plan, the proposed planned development (#LDSPD-2023-1) is wildly inappropriate and highly incompatible for the area.

As public servants of our community, I hope you work with the residents to preserve our agricultural lands – once they are destroyed by development they cannot be brought back.

Thank you. I look forward to seeing you on 5/3/23.

--

Jarrett Benavides
863-832-8990

From: [Janet crawford](#)
To: [Kaufman, Angela](#)
Subject: [EXTERNAL]: Reference case#LDSPD-2023-1
Date: Tuesday, May 2, 2023 4:18:44 PM

You don't often get email from janetcrawford92@gmail.com. [Learn why this is important](#)

Im OPPOSED to the Development Deason Road can not handle the Traffic ts not compatible with the surrounding rural area Than You Janet Crawford

From: [Amelie Beytell](#)
To: [Kaufman, Angela](#)
Subject: [EXTERNAL]: Deeson Rd project
Date: Tuesday, May 2, 2023 6:12:08 PM

You don't often get email from amelie.beytell7@gmail.com. [Learn why this is important](#)

This is a very unwise development plan. The waterways and limited road access will cause havoc in environmental and traffic management. Polk County needs to upgrade the infrastructure before they even think about anything remotely re development. The waterway is a permanent problem that has already been negatively affected by development and should not be worsened.

Sincerely
Amelie Beytell

From: [Rick Crawford](#)
To: [Kaufman, Angela](#)
Subject: [EXTERNAL]: LDSPD-2023-1
Date: Wednesday, May 3, 2023 9:15:24 AM

You don't often get email from buckskin79@yahoo.com. [Learn why this is important](#)

Polk Planning Commission

I am writing to have my opposition to this proposed development added to the record.

This development was denied last year due to incompatibility with the surrounding rural area and the changes the developer has made do not make this any more compatible with the predominate rural surroundings. Most homes in the area are on much larger lots than this development has designed.

The land is currently zoned at 1 residence per 5 acres and it should stay that way. This development is proposing to build homes on lots so small that there will be about 8 homes on a acre of developed land. This is entirely out of place with the larger homesites surrounding this property.

Thank you for your consideration

Richard Crawford
6210 Robbins Road
Lakeland, FL 33810

From: [Denise Grace](#)
To: [Kaufman, Angela](#)
Subject: [EXTERNAL]: Opposition to LDSPD-2023-1 (Deeson SPD)
Date: Sunday, June 4, 2023 10:28:26 PM

[You don't often get email from denise.grace8@icloud.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Dear Planning Commission,

I am writing to express my strong opposition to the proposed rezoning and development of the 117 acres on Deeson Road, LDSPD-2023-1 in the North Lakeland/Kathleen area.

This proposed development was denied by the Planning Commission last year, and the denial was then upheld by the County Commissioners during a de novo appeal on July 19, 2022. It was denied with prejudice by the commission.

This proposal should be denied for the same reasons it was denied last year:

Incompatibility: The proposed development is incompatible with the rural nature of other homes in the area. The homes and neighborhoods around Deeson Road are on large, 1 acre+ lots with livestock and gardens. The density of the proposed neighborhood is still incongruent with the surrounding areas.

Safety and Infrastructure: Traffic and the safety of pedestrians are major areas of concern. This proposed development would have increased traffic congestion adding to an already dangerous Deeson Road. Children will be at an increased risk as they wait for school buses on the side of this road.

Local Wildlife: The destruction of natural habitats, driving animals out of the area. We are called to be stewards of the land and nature, and this is not just a luxury of living in a rural area. The negative impacts of overbuilding on the land will have tremendous negative impacts on our ecosystem.

Flooding: The increase of flooding to nearby neighborhoods, including mine, which are downstream from the Deeson Road property. These areas already flood significantly during the rainy season, and any increased runoff could be detrimental to the properties in these neighborhoods.

Financial Hardships: Properties not currently in the flood plain could be negatively impacted by the new drainage patterns, causing financial hardships by needing to obtain increased flood insurance in an already difficult market of increasing homeowner's insurance prices.

Please DO NOT approve this request for rezoning. This community is counting on your committee to uphold the integrity of your position and make decisions based on what is best for the whole, rather than a single developer.

Please make this email part of the public record.

Respectfully,

Denise Grace
4408 Hammockview Drive
Lakeland, Florida 33810

From: [Caroline Gay](#)
To: [Nance, Ivan](#); [Kaufman, Angela](#); [Call, Planner On](#)
Subject: [EXTERNAL]: Opposition to LDSPD-2023-1 (Deeson SPD)
Date: Sunday, June 4, 2023 11:59:30 AM

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

Dear Planning Commission,

I am writing to express my strong opposition to the proposed rezoning and development of the **117 acres on Deeson Road, LDSPD-2023-1** in the North Lakeland/Kathleen area.

This proposed development was denied by the Planning Commission last year, and the denial was then upheld by the County Commissioners during a de novo appeal on July 19, 2022. It was denied with prejudice by the commission.

This proposal should be denied for the same reasons it was denied last year:

1. **Incompatibility:** The proposed development is incompatible with the rural nature of other homes in the area. The homes and neighborhoods around Deeson Road are on large, 1 acre+ lots with livestock and gardens. The density of the proposed neighborhood is still incongruent with the surrounding areas.
2. **Safety and Infrastructure:** Traffic and the safety of pedestrians are major areas of concern. This proposed development would have increased traffic congestion adding to an already dangerous Deeson Road. Children will be at an increased risk as they wait for school buses on the side of this road.
3. **Local Wildlife:** The destruction of natural habitats, driving animals out of the area. We are called to be stewards of the land and nature, and this is not just a luxury of living in a rural area. The negative impacts of overbuilding on the land will have tremendous negative impacts on our ecosystem.
4. **Flooding:** The increase of flooding to nearby neighborhoods, including mine, which are downstream from the Deeson Road property. These areas already flood significantly during the rainy season, and any increased runoff could be detrimental to the properties in these neighborhoods.
5. **Financial Hardships:** Properties not currently in the flood plain could be negatively impacted by the new drainage patterns, causing financial hardships by needing to obtain increased flood insurance in an already difficult market of increasing homeowner's insurance prices.

Please DO NOT approve this request for rezoning. This community is counting on your committee to uphold the integrity of your position and make decisions based on what is best for the whole, rather than a single developer.

Please make this email part of the public record.

Respectfully,

Caroline Gay
4940 Maple Drive
Lakeland, FL 33810

From: [April Scheehle](#)
To: [Nance, Ivan](#); [Kaufman, Angela](#); [Call, Planner On](#)
Subject: [EXTERNAL]: LDSPD-2023-1 on Deeson Road
Date: Saturday, June 3, 2023 2:47:25 PM

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

I am writing in concern of the proposed development, LDSPD-2023-1 on Deeson Road. This development was denied by the Planning Commission last summer and again denied (with prejudice) by the County Commissioners during a De Novo appeal on July 19, 2022. I understand that it will be back in front of the Planning Commission Wednesday, June 7. I was born and raised on Payne Rd. When I tell you that I have seen my fair share of flooding here, it is an understatement! I know they have "plans" to control this, but the truth is, it will only make it worse no matter how many retention ponds they build. When you build land up it will wash out those below.

Now let's talk about the rural area surrounding. How long will it be before we are forced to give up our way of life because it does not sit well with these new property owners?

Will I be forced to sell my livestock that are merely feet from this new development?

I own registered dairy goats, chickens, and ducks. I am also registered with the USDA and Florida Department of Agriculture as a dairy farm. How long will it be before the residents of this new, very close, development get tired of hearing livestock and start complaining?

How long will it be before I am forced to change my way of living and providing for my family?

For me and many others, this is home. Finding a new more rural area is not an option. My grandfather built this home with his own two hands, brick by brick. So just how long will it be before I am forced to make a tough decision between my family home and my way of life that I choose for myself and my family?

This development should again be denied for the same reasons it was denied last year. It is not compatible with the rural area around it and no material changes have been made to the original plan that make it any more compatible. This property should stay zoned as one residence per five acres without an increase in density. Please share my concerns with the Planning Commission.

This development does not fit this area, it is simply not compatible with the surrounding rural area and the neighbors and taxpayers are opposed to the development. The road infrastructure cannot handle this level of traffic and there are many concerns about floodwater management. This is not the right time nor place for this type of development.

This email should be made part of the public record and considered by the planning commission as they render their votes.

April Scheehle
5520 Payne Road
Lakeland, FL 33810

From: [Rick Crawford](#)
To: [Nance, Ivan](#); [Kaufman, Angela](#); [Call, Planner On](#)
Subject: [EXTERNAL]: LDSPD-2023-1 - June 7
Date: Saturday, June 3, 2023 1:51:40 PM

You don't often get email from buckskin79@yahoo.com. [Learn why this is important](#)

I am writing in concern of the proposed development, LDSPD-2023-1 on Deeson Road.

This development was denied by the Planning Commission last summer and again denied (with prejudice) by the County Commissioners during a De Novo appeal on July 19, 2022.

I understand that it will be back in front of the Planning Commission Wednesday, June 7.

This development should again be denied for the same reasons it was denied last year. It is not compatible with the rural area around it and no material changes have been made to the original plan that make it any more compatible. This property should stay zoned as one residence per five acres without an increase in density. Please share my concerns with the Planning Commission.

This development does not fit this area, it is simply not compatible with the surrounding rural area and the neighbors and taxpayers are opposed to the development. The road infrastructure cannot handle this level of traffic and there are many concerns about floodwater management. This is not the right time nor place for this type of development.

This email should be made part of the public record and considered by the planning commission as they render their votes.

Ricky Crawford
6210 Robbins Road
Lakeland, FL 33810
863-670-1302

From: [Terri-Anne Crawford](#)
To: [Nance, Ivan](#); [Kaufman, Angela](#); [Call, Planner On](#)
Subject: [EXTERNAL]: LDSPD-2023-1
Date: Saturday, June 3, 2023 1:22:46 PM

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

I am writing in concern of the proposed development, LDSPD-2023-1 on Deeson Road in the North Lakeland/Kathleen area.

This development was denied by the Planning Commission last year and the denial was then upheld by the County Commissioners during a De Novo appeal last year, on July 19, 2022. It was denied with prejudice by the commission.

It is now scheduled back in front of the Planning Commission this coming Wednesday, June 7, following a last minute delay at the meeting on May 3.

The developers did host a neighborhood in April that was attended by many of the concerned neighbors and at that point we learned developers have made some changes from the project proposed last year, primarily reducing the number of homes and leaving an additional 30 acres or so of green space. We also learned that they have increased the lot sizes. However, it is my understanding that this additional green space and lot size increase would be required under the proposed changes to the Land Development Code expected to be adopted this year. Regardless, leaving green space on the back side of the proposed development and increasing lot sizes by a few feet does not make this proposal any more compatible with the surrounding area.

This development should again be denied for the same reasons it was denied last year. It is not compatible with the rural area around it and no material changes have been made to the original plan that make it any more compatible. This property should stay zoned as one residence per five acres without an increase in density. Please share my concerns with the Planning Commission, a commission that has the responsibility to make sure that growth and development does not get out of control. This development does not fit this area, it is simply not compatible with the surrounding rural area, the neighbors are opposed to the development and the infrastructure (road, utilities, traffic safety devices and flood water management) is not able to support the development at this time.

Thank you for your consideration.

Sincerely,
Terri Crawford
6210 Robbins Road
Lakeland, FL 33810
863-660-1595

From: [Nance, Ivan](#)
To: [Kaufman, Angela](#)
Subject: FW: [EXTERNAL]: Opposition to LDSPD 2023-1 (Deeson SPD)
Date: Monday, June 5, 2023 2:36:52 PM

Please see below.

Thank you,
Ian

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

From: Candace Higgins <dixiechic12761@aol.com>
Sent: Monday, June 5, 2023 2:35 PM
To: Nance, Ivan <IvanNance@polk-county.net>
Subject: [EXTERNAL]: Opposition to LDSPD 2023-1 (Deeson SPD)

[You don't often get email from dixiechic12761@aol.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

SUBJECT: Opposition to LDSPD-2023-1 (Deeson SPD)

Dear Planning Commission,

I am writing to express my strong opposition to the proposed rezoning and development of the 117 acres on Deeson Road, LDSPD-2023-1 in the North Lakeland/Kathleen area.

This proposed development was denied by the Planning Commission last year, and the denial was then upheld by the County Commissioners during a de novo appeal on July 19, 2022. It was denied with prejudice by the commission.

This proposal should be denied for the same reasons it was denied last year:

Incompatibility: The proposed development is incompatible with the rural nature of other homes in the area. The homes and neighborhoods around Deeson Road are on large, 1 acre+ lots with livestock and gardens. The density of the proposed neighborhood is still incongruent with the surrounding areas.

Safety and Infrastructure: Traffic and the safety of pedestrians are major areas of concern. This proposed development would have increased traffic congestion adding to an already dangerous Deeson Road. Children will be at an increased risk as they wait for school buses on the side of this road.

Local Wildlife: The destruction of natural habitats, driving animals out of the area. We are called to be stewards of the land and nature, and this is not just a luxury of living in a rural area. The negative impacts of overbuilding on the land will have tremendous negative impacts on our ecosystem.

Flooding: The increase of flooding to nearby neighborhoods, including mine, which are downstream from the Deeson Road property. These areas already flood significantly during the rainy season, and any increased runoff could be detrimental to the properties in these neighborhoods.

Financial Hardships: Properties not currently in the flood plain could be negatively impacted by the new drainage patterns, causing financial hardships by needing to obtain increased flood insurance in an already difficult market of increasing homeowner's insurance prices.

Please DO NOT approve this request for rezoning. This community is counting on your committee to uphold the integrity of your position and make decisions based on what is best for the whole, rather than a single developer.

Please make this email part of the public record.

Respectfully,

Candace Higgins
5099 Elm Dr
Lakeland FL 33810

From: [Gordon Higgins](#)
To: [Kaufman, Angela](#)
Subject: [EXTERNAL]: Fwd: Opposition to LDSPD 2023-1 (Deeson SPD)
Date: Monday, June 5, 2023 4:24:18 PM

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

Subject: Opposition to LDSPD 2023-1 (Deeson SPD)

SUBJECT: Opposition to LDSPD-2023-1 (Deeson SPD)

Dear Planning Commission,

I am writing to express my strong opposition to the proposed rezoning and development of the 117 acres on Deeson Road, LDSPD-2023-1 in the North Lakeland/Kathleen area.

This proposed development was denied by the Planning Commission last year, and the denial was then upheld by the County Commissioners during a de novo appeal on July 19, 2022. It was denied with prejudice by the commission.

This proposal should be denied for the same reasons it was denied last year:

Incompatibility: The proposed development is incompatible with the rural nature of other homes in the area. The homes and neighborhoods around Deeson Road are on large, 1 acre+ lots with livestock and gardens. The density of the proposed neighborhood is still incongruent with the surrounding areas.

Safety and Infrastructure: Traffic and the safety of pedestrians are major areas of concern. This proposed development would have increased traffic congestion adding to an already dangerous Deeson Road. Children will be at an increased risk as they wait for school buses on the side of this road.

Local Wildlife: The destruction of natural habitats, driving animals out of the area. We are called to be stewards of the land and nature, and this is not just a luxury of living in a rural area. The negative impacts of overbuilding on the land will have tremendous negative impacts on our ecosystem.

Flooding: The increase of flooding to nearby neighborhoods, including mine, which are downstream from the Deeson Road property. These areas already flood significantly during the rainy season, and any increased runoff could be detrimental to the properties in these neighborhoods.

Financial Hardships: Properties not currently in the flood plain could be negatively impacted by the new drainage patterns, causing financial hardships by needing to obtain increased flood insurance in an already difficult market of increasing homeowner's insurance prices.

Please DO NOT approve this request for rezoning. This community is counting

on your committee to uphold the integrity of your position and make decisions based on what is best for the whole, rather than a single developer.

Please make this email part of the public record.

Respectfully,

Gordon Higgins
5099 Elm Dr
Lakeland FL 33810

From: [David Morris](#)
To: [Nance, Ivan](#); [Kaufman, Angela](#); [Call, Planner On](#)
Subject: [EXTERNAL]: SUBJECT: Opposition to LDSPD-2023-1 (Deeson SPD)
Date: Monday, June 5, 2023 6:46:45 PM

You don't often get email from morrisds73@yahoo.com. [Learn why this is important](#)

Dear Planning Commission,

This email is to voice my opposition to the planned development of property on Deeson Rd. I am a resident of the area and reside less than 2000' from the entrance to the proposed development. The proposed development is not compatible with the area's zoning. The density of this design is way to high to be considered feasible and should not be considered.

The rural area of Kathleen has been under attack since the housing and warehouse boom and needs to be stopped or at least paused to allow for the county to catch up with everything the developers have been allowed to put in. As a contractor who does work for Polk County utilities and who has benefited from the growth in the area, I think it is time to stop before the way of life of the life long residences of the area have love for so long, is completely gone.

I currently own 2 parcels of land within the 2000' range of the proposed development, zoned DOR 6003 and 6004 (pasture with MH). These parcels are adjoining and total 8 acres which is small by the standards of this development, but approx. 1 year ago I decided to allow my daughter to establish her home on a small corner of the property. This would make it 2 MH for 8 acres or 1 dwelling per 4 acres. I had to go jump through multiple hoops to get this approved, deed the 2 parcels of land together, show the new MH as farm workers quarters and sign a sworn affidavit that she was family and have it recorded the same day to get 1 dwelling per 4 acres approved. Approval of the proposed LDSPD-2023-1 would appear to me that the planning commission, building divisions, county commissioners and Polk County are for sale to the highest bidder and not concerned with the multi generational family's that made this area a desired spot to live.

The infrastructure of the county goes further than water and sewer lines that most people think of first. There has been numerous times I have called the animal control division about dogs loose and aggressive in our neighborhood and have been told we don't have the man power to respond. We were also told if you can catch the dog let us know and we will come pick it up. These animals have chased and harassed my cattle and come into my yard and attacked my dogs.

Another bit of infrastructure that cant keep up with the growth is code enforcement. On the street I live there are multiple houses that have junk cars with no tags, temp shelters that are flying hazard when the next storm comes through, property zone DOR 0803 (multiple residences SRF and MH) that is running a manufacturing facility, the next block down from me there are tractor trailers parked in the ditch that hasn't moved in month's, people in multiple locations in this area living in campers with no septic hooks ups. When calling code enforcement we were told they probably wouldn't make it out to check. Its hard to Keep Polk County beautiful with no help from the county.

As planners and commissioners you beat your chest and tout the good work you

are doing to help generate revenue for the county but you are creating the same problems that the people from New York, New Jersey, Tampa, Orlando and South Florida are running from, OVER POPULATION.

Please, I urge you to take a step back from the build, build, build mentality. Although this will not bring back the orange groves and all the cow pasture that was once a proud legacy of the area it will at least keep a small portion of the area rural and your name from being cemented as the one's that killed Kathleen.

Please read this email and record it as public record.

Respectfully,

David Morris

5260 William Clark Rd

Lakeland FL, 33810

From: [Kristie Morris](#)
To: [Nance, Ivan](#); [Kaufman, Angela](#); [Call, Planner On](#)
Subject: [EXTERNAL]: Re: Opposition to LDSPD-2023-1 (Deeson SPD)
Date: Monday, June 5, 2023 6:43:03 PM

[You don't often get email from mkristie49@yahoo.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

> Dear Planning Commission,

>

> I'm writing expressing my strong opposition and concerns to proposed development of housing complex off Deeson Road in Kathleen/North Lakeland. I've lived in the neighborhood directly across from this proposed site for 25 years in addition to other family members with separate properties that have lived in this neighborhood over 42 years. The ONLY proposed entrance and exit for that future subdivision on Deeson Road is directly across from Greenfield Acres Road which is my neighborhood access road per the site plan. On a daily basis the traffic from this access point on Deeson Road to Kathleen Road is dangerous enough with heavy traffic including tractor trailers, dump trucks, speeding vehicles, racing motorcycles, pedestrians and bicycles using the same roadway as there aren't sidewalks. Of those individuals using the roadway without a vehicle a lot of them have wagons, unauthorized motorized scooters, packages/objects, etc. and use the wrong side of the road creating hazards for those operating vehicles not taking into account my safety and the safety of others. There are 4 different residents on this block that own and operate full size tractor trailers and there are 3 dump trucks that use Greenfield Road access point to Deeson Road multiple times a day. Their daily use of this access road to Deeson Road to travel to Kathleen Road causes deteriorating of the roadways and traffic jams on these two lane roads. Not to mention there is a weight limit on the bridge on Deeson Road in front of proposed site that is not adhered to currently as these semi tractor trailers and dump trucks are in and out daily carrying full loads. This intersection is also frequent with stray dogs and cats and quite often goats and cows are loose at this intersection due to poor maintenance of fencing for those animals by the residence that live at the exact corner of Greenfield Acres Road and Deeson Road. I have been chased in my own yard by aggressive dogs belonging to negligent neighbors or while trying to walk around the block for exercise. I've contacted 911 and animal control on several occasions only to be told the Sheriff Dept. will send a referral for animal control and animal control calls saying they don't have enough man power to come out. Animal control deputies instruct residents in this area to capture the animal yourself then call them to see if they have someone available and another option is they will send a letter to the problem resident over the issue letting them know someone made a report. These are not isolated incidents and this has happened to other neighbors and family members on this block. This obviously proves their isn't enough assistance for this area. This rural block is also where disgraceful individuals dump their animals leaving residents to deal with over population of cats and dogs. Code enforcement is unable to keep up with problems on this block right now as there are people living in campers, junk and unregistered vehicles and trailers in yards, trash, old furniture and appliances in yards that have been reported. The only time it was addressed in the last several years is when the FBI and law enforcement raided 5 acres on the block, making several arrests over time from that property and finally running enough squatters and drug users out of campers and run down inhabitable mobile home there. That extreme circumstance was the beginning of cleaning up what had been reported for over 10 years. This block is still a constant of roaming homeless people and drug addicts that walk/ride bikes and scooters between another residence on Deeson Road less than a half a mile to this area. This area is directly in front of the Deeson Road proposed development these individuals travel between. There are a few residents that remain on this block that have been or currently under police investigation for drug and illegal activity that continue to attract unwanted individuals. There isn't enough law enforcement to handle the constant drug problem in this area, We as residents are feed up and have exhausted efforts to combat the issues. We remain on guard 24 hours a day to protect our families and properties right now, everyday and for you all to bring more dismay, disrupt our quality of living, add to the hazards that are currently out of control is maddening and we as a community do not support it. Years ago this was a Neighborhood Watch Community with signs posted but now those signs have been torn down, vandals constantly taking, damaging and shooting street signs. Our multi family properties keep up with the livestock, maintenance of land and care for their future as we have generations invested in this block alone. We demand you consider this proposed development incompatible with this area and the surrounding areas. Please DO NOT approve rezoning as this only hurts the economics of our current community.

Please make this email part of the public record.

Respectfully,
Kristie Morris
5260 William Clark Road
Lakeland, FL 33810
> Sent from my iPad

From: shelolly@aol.com
To: [Kaufman, Angela](#)
Subject: [EXTERNAL]: Fwd: Opposition to LDSPD-2023-1 (Deeson SPD)
Date: Monday, June 5, 2023 10:38:17 PM

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

From: shelolly@aol.com
To: Planneroncall@polk-county.net
Sent: 6/5/2023 10:35:52 PM Eastern Standard Time
Subject: Opposition to LDSPD-2023-1 (Deeson SPD)

Dear Planning commission,

I am writing to strongly express my opposition to the proposed rezoning and development of the 117 acres on Deeson Rd, LDSPD-2023-1, in the Kathleen North Lakeland area.

This proposed development was denied last year by the Planning Commission and an appeal was upheld with prejudice by the County Commissioners.

This proposal should be denied again this year for the same reasons it was denied last year. This proposed development is way different from the rural nature of the other homes in the area . Most homes now are on larger 1+ acre lots with livestock and or gardens. Are the new people going to like having cows and chickens and goats for neighbors? OR, how long before they are demanding neighbors get rid of their noisy farm animals? Again, this is a rural area, with livestock and even some natural wild life that will most likely be displaced if this is approved

Traffic and safety of pedestrians is another major concern. An increase in traffic will be creating a more hazardous situation for school bus riders standing on the side of the roadway (no sidewalks) Deeson Rd has a lot of foot traffic and bicycle riders in among the heavy volume of vehicles each and every day also.

This area also has a tendency to FLOOD. It may look nice and dry now, but when its the rainy season or a hurricane it is a whole different story. People that haven't lived in the area do not know this. They drive down Deeson Rd when its dry and think it's fine..... if they only knew what it was like when it rains every day for a week or so.

Please DO NOT approve this request for rezoning

Please make the email part of the public record and considered by the planning board

Sheila Sarvis
5815 Cherry RD
Lakeland FL 33810

From: [Suggs, Kay](#) on behalf of [Wilson, Rick](#)
To: [White, Margo](#); [Kaufman, Angela](#)
Subject: FW: [EXTERNAL]: Public Hearing ID #102 ("Must Be Read Into Record")
Date: Friday, June 2, 2023 7:58:47 AM

From: Audrey <akch777@gmail.com>
Sent: Thursday, June 1, 2023 9:09 PM
To: Wilson, Rick <RickWilson@polk-county.net>
Subject: [EXTERNAL]: Public Hearing ID #102 ("Must Be Read Into Record")

You don't often get email from akch777@gmail.com. [Learn why this is important](#)

Please oppose the new 147 home project on Deeson Road where cow pasture is. Don't want or need any more Traffic, People, or the Flooding that will come with this project on Deeson Road. Please! Please Vote NOOOO!!!

Thank You,
Audrey Harrell
863-816-9151

From: [Audrey](#)
To: [Kaufman, Angela](#)
Subject: [EXTERNAL]: Opposition to LDSPD-2023-1 (Deeson SPD)
Date: Monday, June 5, 2023 6:23:55 PM

Dear Planning Commission, I am writing to express my strong opposition to the proposed rezoning and development of the 117 acres on Deeson Road, LDSPD-2023-1 in the North Lakeland/Kathleen area. This proposed development was denied by the Planning Commission last year, and the denial was then upheld by the County Commissioners during a de novo appeal on July 19, 2022. It was denied with prejudice by the commission. This proposal should be denied for the same reasons it was denied last year:

Incompatibility: The proposed development is incompatible with the rural nature of other homes in the area. The homes and neighborhoods around Deeson Road are on large, 1 acre+ lots with livestock and gardens. The density of the proposed neighborhood is still incongruent with the surrounding areas. **Safety and Infrastructure:** Traffic and the safety of pedestrians are major areas of concern. This proposed development would have increased traffic congestion adding to an already dangerous Deeson Road. Children will be at an increased risk as they wait for school buses on the side of this road. **Local Wildlife:** The destruction of natural habitats, driving animals out of the area. We are called to be stewards of the land and nature, and this is not just a luxury of living in a rural area. The negative impacts of overbuilding on the land will have tremendous negative impacts on our ecosystem. **Flooding:** The increase of flooding to nearby neighborhoods, including mine, which are downstream from the Deeson Road property. These areas already flood significantly during the rainy season, and any increased runoff could be detrimental to the properties in these neighborhoods. **Financial Hardships:** Properties not currently in the flood plain could be negatively impacted by the new drainage patterns, causing financial hardships by needing to obtain increased flood insurance in an already difficult market of increasing homeowner's insurance prices. Please DO NOT approve this request for rezoning. This community is counting on your committee to uphold the integrity of your position and make decisions based on what is best for the whole, rather than a single developer. Please make this email part of the public record. Respectfully, Audrey Harrell
5714 Tillman Rd.
Lakeland, FL 33810

From: [Nance, Ivan](#)
To: [Kaufman, Angela](#)
Subject: FW: [EXTERNAL]: Opposition to LDSPD-2023-1 (Deeson-SPD)
Date: Tuesday, June 6, 2023 9:38:46 AM

Please see below.

Thank you,
Ivan

From: Preciousrose1219 <preciousrose1219@aol.com>
Sent: Tuesday, June 6, 2023 9:31 AM
To: Nance, Ivan <IvanNance@polk-county.net>
Subject: [EXTERNAL]: Opposition to LDSPD-2023-1 (Deeson-SPD)

You don't often get email from preciousrose1219@aol.com. [Learn why this is important](#)

ivannance@polk-county.net
Angelakaufman@polk-county.net
Planneroncall@polk-county.net

SUBJECT: Opposition to LDSPD-2023-1 (Deeson SPD)

Dear Planning Commission,

I am writing to express my strong opposition to the proposed rezoning and development of the 117 acres on Deeson Road, LDSPD-2023-1 in the North Lakeland/Kathleen area.

This proposed development was denied by the Planning Commission last year, and the denial was then upheld by the County Commissioners during a de novo appeal on July 19, 2022. It was denied with prejudice by the commission.

This proposal should be denied for the same reasons it was denied last year:

Incompatibility: The proposed development is incompatible with the rural nature of other homes in the area. The homes and neighborhoods around Deeson Road are on large, 1 acre+ lots with livestock and gardens. The density of the proposed neighborhood is still incongruent with the surrounding areas.

Safety and Infrastructure: Traffic and the safety of pedestrians are major areas of concern. This proposed development would have increased traffic congestion adding to an already dangerous Deeson Road. Children will be at an increased risk as they wait for school buses on the side of this road.

Local Wildlife: The destruction of natural habitats, driving animals out of the area. We are called to be stewards of the land and nature, and this is not just a luxury of living in a rural area. The negative impacts of overbuilding on the land will have tremendous negative impacts on our ecosystem.

Flooding: The increase of flooding to nearby neighborhoods, including mine, which are downstream from the Deeson Road property. These areas already flood significantly during the rainy season, and any increased runoff could be detrimental to the properties in these neighborhoods.

Financial Hardships: Properties not currently in the flood plain could be negatively impacted by the new drainage patterns, causing financial hardships by needing to obtain increased flood insurance in an already difficult market of increasing homeowner's insurance prices.

Please DO NOT approve this request for rezoning. This community is counting on your committee to uphold the integrity of your position and make decisions based on what is best for the whole, rather than a single developer.

Please make this email part of the public record.

Respectfully,

Rose Boatwright
5132 Walnut Circle E
Lakeland, FL 33810

[Sent from AOL on Android](#)

From: [Daniel Gay](#)
To: [Nance, Ivan](#); [Kaufman, Angela](#); [Call, Planner On](#)
Subject: [EXTERNAL]: Opposition to LDSPD-2023-1 (Deeson SPD)
Date: Tuesday, June 6, 2023 9:30:44 AM

Dear Planning Commission,

I am writing to express my strong opposition to LDSPD-2023-1 (Deeson SPD).

This proposal should be denied for the same reasons it was denied last year by the County Commissioners:

1. The proposed development is still incompatible with the rural nature of other homes in the area. The homes around Deeson Rd are on large, 1 acre+ lots.
2. Children will be at risk as they wait for school buses. Traffic and the safety of pedestrians are major areas of concern as the proposed development would have increased congestion adding to an already dangerous area.
3. The destruction of natural habitats, driving animals out of the area. We are called to be stewards of the land and nature, and the overbuilding on the land will have tremendous negative impacts on our local ecosystem.
4. The increase of flooding to nearby neighborhoods that are downstream from the property. These areas already flood significantly during the rainy season, and increased runoff could be detrimental to these neighborhoods.
5. Nearby properties will be negatively impacted by new drainage patterns, causing financial hardships by needing to obtain increased flood insurance in an already difficult market insurance prices.

Please DO NOT approve this request for rezoning. Please make this email part of the public record.

Respectfully,
Concerned Citizen

Daniel Gay

From: [Mary L Johnson](#)
To: [Nance, Ivan](#)
Cc: [Kaufman, Angela](#)
Subject: [EXTERNAL]: opposition to LDSPD-2023-1 (Deeson SPD)
Date: Tuesday, June 6, 2023 12:02:38 PM

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

Dear Planning commission,

I am writing to strongly express my opposition to the proposed rezoning and development of the 117 acres on Deeson Rd, LDSPD-2023-1, in the Kathleen North Lakeland area.

This proposed development was denied last year by the Planning Commission and an appeal was upheld with prejudice by the County Commissioners.

This proposal should be denied again this year for the same reasons it was denied last year. This proposed development is different from the rural nature of the other homes in the area . Most homes now are on larger 1+ acre lots with livestock and or gardens. Do these new prospective homeowners know they will soon be living in an area where they will likely also have cows and chickens and goats for neighbors? OR, how long before they are demanding that the property owners who HAVE BEEN THERE for a while get rid of their noisy farm animals? Again, this is a rural area, with livestock and even some natural wild life that will most likely be displaced if this is approved

Traffic and safety of pedestrians is another major concern. An increase in traffic will be creating a more hazardous situation for school bus riders standing on the side of the roadway (no sidewalks) Deeson Rd has a lot of foot traffic and bicycle riders in among the heavy volume of vehicles each and every day. Deeson Road, a two lane road, with a small bridge ,that is not equipped to handle the influx of more traffic. The Deeson Rd development would make this problem extremely worse.

This area also has a tendency to FLOOD. It may look nice and dry now, but when its the rainy season or a hurricane it is a whole different story. People that haven't lived in the area do not know this. They drive down Deeson Rd when its dry and think it's fine..... if they only knew what it was like when it rains every day for a week or so. I have lived in this area since 1964. I know what it is like.

Please DO NOT approve this request for rezoning

Please make this email part of the public record and considered by the planning board.

Mary L Johnson
5715 Cherry Rd
Lakeland FL 33810
.

From: [Tracy Moore](#)
To: [Nance, Ivan](#); [Kaufman, Angela](#); [Call, Planner On](#)
Subject: [EXTERNAL]: OPPOSITION TO LDSPD-2023-1 (Deeson SPD)
Date: Tuesday, June 6, 2023 3:08:45 PM

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

I am writing to express my strong opposition to the proposed rezoning and development of the 117 acres on Deeson Road in the North Lakeland/Kathleen area. This proposed development was previously denied by the Planning Commission last year, the denial was upheld by the County Commissioners during a de novo appeal on July 19th, 2022 and was denied with prejudice by the commission.

This proposal should be denied again for the same reasons it was denied previously as no significant changes have been made to the proposal and nothing about the compatibility of the area as changed either. Those of us who have worked hard for what we own in this area, purchased in this rural area for a reason and we desire to keep our area as it is today so that we can continue to experience the life we dreamed of at time of purchase. I own a total of 12+ combined acres that adjoins my son's almost 3 acres. I have horses along with many other animals and I love the farm/country life. I don't feel that those of us who have worked so hard for the life we desire should loose this lifestyle to the hands of greed by those who have had it handed to them through inheritance. NOTHING about this proposed development is compatible with our area.

Has anyone taken into consideration the safety of those walking/riding bikes/etc. along Deeson Road? Has anyone taken into consideration the reliability of the bridge on Deeson Road? Traffic along Deeson Road and Kathleen Road is already at an all time high and safety is definitely a concern or should be.

While I realize that across our county there is no concern for our wildlife – it is definitely a concern of those of us who live in this area and enjoy our wildlife. To experience the joy of our deer grazing in our pastures, drinking from the creek, all while they seem so at ease because they know they are safe – is really a beauty all it's own. Continued development robs our wildlife of their homes and robs all of us of the life we have worked so hard to achieve.

Flooding is an issue!! The proposed retention ponds of this development are a joke when it comes to containing the water that this property holds during the rainy season or during natural disasters. This will cause increase flooding to the nearby neighborhoods and any property downstream from this development – which included my property. I have seen a significant increase in water on my property just with the construction of 4 new homes to the north of my back pasture fence – one home has a drain field that is higher than my fence – what does that tell you about the potential for problems??

I ask that you DO NOT approve this request for rezoning. I ask that you place yourself in the situation you will be placing all of us under as homeowners impacted by this proposed development. This community is counting on you to make the right decision.

I ask that my email be read into the record!!

Thank you!

Tracy D. Moore

5235 Paul Brown Road

Lakeland, FL 33810

From: [Call, Planner On](#)
To: [Harvey Shirah](#); [Kaufman, Angela](#)
Subject: Re: [EXTERNAL]: Opposition to LDSPD-2023-1 (Deeson SPD)
Date: Tuesday, June 6, 2023 2:58:25 PM

Hello Angela,

Please see the below email and add it to the record for LDSPD-2023-1.

Thado “Nick” Hays, C.P.M.

Development & Customer Service Manager

Polk County BoCC | Office of Planning & Development | 330 West Church Street |

P.O. Box 9005 | Drawer GM03 | Bartow, FL 33830 |

(863) 534-6093 Work | (863) 534-6471 Fax

DISCLAIMER

The “Planner on Call” service is provided as a courtesy to our customers. Please be advised that none of the information provided shall be construed to supersede any requirement of the Polk County Comprehensive Plan or Polk County Land Development Code. A more formal determination regarding land use entitlements or the use of land can be obtained through a request for a Land Use Verification Letter.

From: Harvey Shirah <shirahhks22@gmail.com>
Sent: Tuesday, June 6, 2023 2:37 PM
To: Call, Planner On <PlannerOnCall@polk-county.net>
Subject: [EXTERNAL]: Opposition to LDSPD-2023-1 (Deeson SPD)

You don't often get email from shirahhks22@gmail.com. [Learn why this is important](#)

Dear Planning Commission

I am writing to express my strong opposition to the proposed rezoning and development of the 117 acres on Deeson Road, LDSPD-2023-1 in the North Lakeland/Kathleen area.

This proposed development was denied by the Planning Commission last year, and the denial was then upheld by the County Commissioners during a de novo appeal on July 19, 2022. It was denied with prejudice by the commission.

This proposal should be denied for the same reasons it was denied last year:

Incompatibility: The proposed development is incompatible with the rural nature of other homes in the area. The homes and neighborhoods around Deeson Road are on large, 1 acre+ lots with livestock and gardens. The density of the proposed neighborhood is still incongruent with the surrounding areas.

Safety and Infrastructure: Traffic and the safety of pedestrians are major areas of concern. This proposed development would have increased traffic congestion adding to an already dangerous Deeson Road. Children will be at an increased risk as they wait for school buses on

the side of this road and the kids that have to walk to school (Kathleen Middle) because a bus is not provided for they live within a 2 mile radius.

The bridge on Deeson road has weight restrictions that is already traveled by trucks that aren't supposed to be going over it that the law is not enforced. When you take the heavy equipment that will be needed to develop this property is going to put the bridge at a higher risk of a collapse, this is just the equipment (bull dozer, front end loaders etc. by their self not counting the weight of a lowboy that would be needed to carry said equipment to the property.

Local Wildlife: The destruction of natural habitats, driving animals out of the area. We are called to be stewards of the land and nature, and this is not just a luxury of living in a rural area. The negative impacts of overbuilding on the land will have tremendous negative impacts on our ecosystem.

Flooding: The increase of flooding to nearby neighborhoods, including mine, which are downstream from the Deeson Road property. These areas already flood significantly during the rainy season, and any increased runoff could be detrimental to the properties in these neighborhoods.

PLEASE DO NOT approve this request for rezoning. This community is counting on your committee to uphold the integrity of your position and make decisions based on what is best for the whole, rather than a single developer.

Please make this email part of the public record.

Respectfully,
Harvey K Shirah
4901 Maple Dr
Lakeland, Florida 33810

From: [Nance, Ivan](#)
To: [Kaufman, Angela](#)
Subject: FW: [EXTERNAL]: Opposition to LDSPD-2023-1 (Deeson SPD)
Date: Tuesday, June 6, 2023 2:48:28 PM

Please see below.

Ian

From: Call, Planner On <PlannerOnCall@polk-county.net>
Sent: Tuesday, June 6, 2023 2:47 PM
To: momabyers@aol.com; White, Margo <MargoWhite@polk-county.net>; Nance, Ivan <IvanNance@polk-county.net>
Subject: Re: [EXTERNAL]: Opposition to LDSPD-2023-1 (Deeson SPD)

Hello Margo,

Please see the below email and add it to the record for LDSPD-2023-1.

Thado “Nick” Hays, C.P.M.

Development & Customer Service Manager

Polk County BoCC | Office of Planning & Development | 330 West Church Street |
P.O. Box 9005 | Drawer GM03 | Bartow, FL 33830 |
(863) 534-6093 Work | (863) 534-6471 Fax

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From: momabyers@aol.com <momabyers@aol.com>
Sent: Tuesday, June 6, 2023 2:26 PM
To: Call, Planner On <PlannerOnCall@polk-county.net>
Subject: [EXTERNAL]: Opposition to LDSPD-2023-1 (Deeson SPD)

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

Dear Planning Commission

I am writing to express my strong opposition to the proposed rezoning and development of the 117 acres on Deeson Road, LDSPD-2023-1 in the North Lakeland/Kathleen area.

This proposed development was denied by the Planning Commission last year, and the denial was then upheld by the County Commissioners during a de novo appeal on July 19, 2022. It was denied with prejudice by the commission.

This proposal should be denied for the same reasons it was denied last year:

Incompatibility: The proposed development is incompatible with the rural nature of other homes in the area. The homes and neighborhoods around Deeson Road are on large, 1 acre+ lots with livestock and gardens. The density of the proposed neighborhood is still incongruent with the surrounding areas.

Safety and Infrastructure: Traffic and the safety of pedestrians are major areas of concern. This proposed development would have increased traffic congestion adding to an already dangerous Deeson Road. Children will be at an increased risk as they wait for school buses on the side of this road and the kids that have to walk to school (Kathleen Middle) because a bus is not provided for they live within a 2 mile radius.

The bridge on Deeson road has weight restrictions that is already traveled by trucks that aren't supposed to be going over it that the law is not enforced. When you take the heavy equipment that will be needed to develop this property is going to put the bridge at a higher risk of a collapse, this is just the equipment (bull dozer, front end loaders etc. by their self not counting the weight of a lowboy that would be needed to carry said equipment to the property. I have knowledge in this area of equipment for I used to drive a lowboy with said equipment and can supply you with weights of all trucks, lowboys, and equipment if needed. This being said they cannot drive this type of equipment through wetlands either to get to the property to be developed.

Local Wildlife: The destruction of natural habitats, driving animals out of the area. We are called to be stewards of the land and nature, and this is not just a luxury of living in a rural area. The negative impacts of overbuilding on the land will have tremendous negative impacts on our ecosystem.

Flooding: The increase of flooding to nearby neighborhoods, including mine, which are downstream from the Deeson Road property. These areas already flood significantly during the rainy season, and any increased runoff could be detrimental to the properties in these neighborhoods. I've lived on Deeson Road all my Life and can remember our yard be flooded so bad that my parents had to park their cars on the road, or pushing our vehicles that caught stuck in the yard.

PLEASE DO NOT approve this request for rezoning. This community is counting on your committee to uphold the integrity of your position and make decisions based on what is best for the whole, rather than a single developer.

Please make this email part of the public record.

Respectfully,

Elizabeth A Byers
5576 Meadow Glen Rd
Lakeland, Fl. 33810

From: [Chad Tidwell](#)
To: [Kaufman, Angela](#)
Subject: [EXTERNAL]: SUBJECT: Opposition to LDSPD-2023-1 (Deeson SPD)
Date: Tuesday, June 6, 2023 8:41:56 PM

You don't often get email from chadtidwell2423@gmail.com. [Learn why this is important](#)

SUBJECT: Opposition to LDSPD-2023-1 (Deeson SPD)

Dear Planning Commission,

I am writing to express my strong opposition to the proposed rezoning and development of the 117 acres on Deeson Road, LDSPD-2023-1 in the North Lakeland/Kathleen area.

This proposed development was denied by the Planning Commission last year, and the denial was then upheld by the County Commissioners during a de novo appeal on July 19, 2022. It was denied with prejudice by the commission.

This proposal should be denied for the same reasons it was denied last year:

Incompatibility: The proposed development is incompatible with the rural nature of other homes in the area. The homes and neighborhoods around Deeson Road are on large, 1 acre+ lots with livestock and gardens. The density of the proposed neighborhood is still incongruent with the surrounding areas.

Safety and Infrastructure: Traffic and the safety of pedestrians are major areas of concern. This proposed development would have increased traffic congestion adding to an already dangerous Deeson Road. Children will be at an increased risk as they wait for school buses on the side of this road.

Local Wildlife: The destruction of natural habitats, driving animals out of the area. We are called to be stewards of the land and nature, and this is not just a luxury of living in a rural area. The negative impacts of overbuilding on the land will have tremendous negative impacts on our ecosystem.

Flooding: The increase of flooding to nearby neighborhoods, including mine, which are downstream from the Deeson Road property. These areas already flood significantly during the rainy season, and any increased runoff could be detrimental to the properties in these neighborhoods.

Financial Hardships: Properties not currently in the flood plain could be negatively impacted by the new drainage patterns, causing financial hardships by needing to obtain increased flood insurance in an already difficult market of increasing homeowner's insurance prices.

Please DO NOT approve this request for rezoning. This community is counting on your committee to uphold the integrity of your position and make decisions based on what is best for the whole, rather than a single developer.

Please make this email part of the public record.

Respectfully,

Chad Tidwell
5625 payne rd
Lakeland, FL, 33810

From: [Jimmie Watson Jr](#)
To: [Nance, Ivan](#); [Kaufman, Angela](#); [Call, Planner On](#)
Subject: [EXTERNAL]: Opposition to LDSPD-2023-1 (Deeson SPD)
Date: Tuesday, June 6, 2023 8:11:44 PM

[Some people who received this message don't often get email from jimmie.watson@martinmarietta.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Dear Planning Commission,

> I am writing to express my strong opposition to the proposed rezoning and development of the 117 acres on Deeson Road, LDSPD-2023-1 in the North Lakeland/Kathleen area.

>

> This proposed development was denied by the Planning Commission last year, and the denial was then upheld by the County Commissioners during a de novo appeal on July 19, 2022. It was denied with prejudice by the commission.

>

> This proposal should be denied for the same reasons it was denied last year:

>

> Incompatibility: The proposed development is incompatible with the rural nature of other homes in the area. The homes and neighborhoods around Deeson Road are on large, 1 acre+ lots with livestock and gardens. The density of the proposed neighborhood is still incongruent with the surrounding areas.

>

> Safety and Infrastructure: Traffic and the safety of pedestrians are major areas of concern. This proposed development would have increased traffic congestion adding to an already dangerous Deeson Road. Children will be at an increased risk as they wait for school buses on the side of this road.

>

> Local Wildlife: The destruction of natural habitats, driving animals out of the area. We are called to be stewards of the land and nature, and this is not just a luxury of living in a rural area. The negative impacts of overbuilding on the land will have tremendous negative impacts on our ecosystem.

>

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>

> Financial Hardships: Properties not currently in the flood plain could be negatively impacted by the new drainage patterns, causing financial hardships by needing to obtain increased flood insurance in an already difficult market of increasing homeowner's insurance prices.

>

> Please DO NOT approve this request for rezoning. This community is counting on your committee to uphold the integrity of your position and make decisions based on what is best for the whole, rather than a single developer.

>

> Please make this email part of the public record.

>

>

> Respectfully,

>

> Jimmie Watson

4319 Viola Rd

> Lakeland, FL 33810

> Also owner of

> 5530 Payne Rd

> Lakeland, FL 33810

From: [Kenneth Gilliard](#)
To: ivannace@polk-county.net
Cc: [Kaufman, Angela](#)
Subject: [EXTERNAL]: Opposition To LDSPD-2023-1
Date: Tuesday, June 6, 2023 10:56:49 PM

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

Dear Planning Commission,

I am sending the following email expressing my strong opposition to the proposed rezoning and development of the 117 acres on Deeson Road, LDSPD-2023-1 in the north Lakeland/Kathleen area. This proposed area for development is not capable or feasible to handle the additional traffic that a new subdivision would create, there is no room to improve the infrastructure, the stress it would put on our natural resources and obviously flooding issues. The area proposed for development is a natural wetland, I thought Polk County was about preserving our natural wetlands and resources. If you have never been to this part of Polk County, I strongly recommend you make the trip out here to see for yourself. I think you will agree that this proposed property should remain agricultural. Thank you for your time,

Kenneth Gilliard
5660 Payne Rd
Lakeland FL

From: kaykate86@aol.com
To: [Nance, Ivan](#); [Kaufman, Angela](#); [Call, Planner On](#)
Subject: [EXTERNAL]: Opposition to LDSPD-2023-1 (Deeson SPD)
Date: Tuesday, June 6, 2023 11:26:31 PM

You don't often get email from kaykate86@aol.com. [Learn why this is important](#)

Dear Planning Commission,

I am writing to express my strong opposition to the proposed rezoning and development of the 117 acres on Deeson Road, LDSPD-2023-1 in the North Lakeland/Kathleen area.

This proposed development was denied by the Planning Commission last year, and the denial was then upheld by the County Commissioners during a de novo appeal on July 19, 2022. It was denied with prejudice by the commission.

I have lived on Payne road for 36 years which is my entire life. I moved as an adult next door to my parents. My property backs the field where the proposed plan would be. On a normal rainy Florida day my yard stands in water. During Irma I flooded so bad we had a car that was totaled due to being flooded and I was 7 months pregnant wading through water up to almost my hips to get into my house. The water was touching the bottom of my meter box. My well was completely submerged in water, my shed floated from the back yard to the side yard. My air conditioning unit was under water and all the duct work under my house had to be replaced because of mold.

Not only would this flood me more, that many houses do not fit this rural area. We have live stock and our children are being raised to know how to grow food and take care of animals. Just 2 days ago my kids help deliver a baby goat from our family across the street.

This will increase traffic on an already narrow road that has people walking and bike riding 24/7. Traffic is already bad on Deeson road and this will be awful to add to that. Our road ways and properties cannot handle the influx of structures and people. The local schools are already full with not enough teachers. Adding that many houses adds that many more kids to our zoned schools who are at capacity as it is.

This proposal should be denied for the same reasons it was denied last year:

Incompatibility: The proposed development is incompatible with the rural nature of other homes in the area. The homes and neighborhoods around Deeson Road are on large, 1 acre+ lots with livestock and gardens. The density of the proposed neighborhood is still incongruent with the surrounding areas.

Safety and Infrastructure: Traffic and the safety of pedestrians are major areas of concern. This proposed development would have increased traffic congestion adding to an already dangerous Deeson Road. Children will be at an increased risk as they wait for school buses on the side of this road.

Local Wildlife: The destruction of natural habitats, driving animals out of the area. We are called to be stewards of the land and nature, and this is not just a luxury of living in a rural area. The negative impacts of overbuilding on the land will have tremendous negative impacts

on our ecosystem.

Flooding: The increase of flooding to nearby neighborhoods, including mine, which are downstream from the Deeson Road property. These areas already flood significantly during the rainy season, and any increased runoff could be detrimental to the properties in these neighborhoods.

Financial Hardships: Properties not currently in the flood plain could be negatively impacted by the new drainage patterns, causing financial hardships by needing to obtain increased flood insurance in an already difficult market of increasing homeowner's insurance prices.

Please DO NOT approve this request for rezoning. This community is counting on your committee to uphold the integrity of your position and make decisions based on what is best for the whole, rather than a single developer.

Please make this email part of the public record.

Respectfully,

Katrina and Daniel Mills
5513 Payne Road
Lakeland FL 33810

Katrina Mills
863-255-8529

From: [Jon Cezar](#)
To: [Nance, Ivan](#); [Kaufman, Angela](#); [Call, Planner On](#)
Cc: [Wendy Cezar](#)
Subject: [EXTERNAL]: Opposition to LDSPD-2023-1 (Deeson SPD)
Date: Tuesday, June 6, 2023 4:34:49 PM

You don't often get email from jon@headleyinsurance.net. [Learn why this is important](#)

Dear Planning Commission,

I am writing to express my strong opposition to the proposed rezoning and development of the 117 acres on Deeson Road, LDSPD-2023-1 in the North Lakeland/Kathleen area.

This proposed development was denied by the Planning Commission last year, and the denial was then upheld by the County Commissioners during a de novo appeal on July 19, 2022. It was denied with prejudice by the commission.

This proposal should be denied for the same reasons it was denied last year:

Incompatibility: The proposed development is incompatible with the rural nature of other homes in the area. The homes and neighborhoods around Deeson Road are on large, 1 acre+ lots with livestock and gardens. The density of the proposed neighborhood is still incongruent with the surrounding areas.

Safety and Infrastructure: Traffic and the safety of pedestrians are major areas of concern. This proposed development would have increased traffic congestion adding to an already dangerous Deeson Road. Children will be at an increased risk as they wait for school buses on the side of this road.

Local Wildlife: The destruction of natural habitats, driving animals out of the area. We are called to be stewards of the land and nature, and this is not just a luxury of living in a rural area. The negative impacts of overbuilding on the land will have tremendous negative impacts on our ecosystem.

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Financial Hardships: Properties not currently in the flood plain could be negatively impacted by the new drainage patterns, causing financial hardships by needing to obtain increased flood insurance in an already difficult market of increasing homeowner's insurance prices.

Please DO NOT approve this request for rezoning. This community is counting on your committee to uphold the integrity of your position and make decisions based on what is best for the whole, rather than a single developer.

Please make this email part of the public record.

Respectfully,

Jonathan D. Cezar
5321 Greenbriar Rd
Lakeland, FL 33810

Thank You

Jonathan D. Cezar

Associate Agent / Personal Lines Sales Manager Headley Insurance Agency / Compare Florida Rates
3544 South Florida Ave.

Lakeland, FL 33803
Phone 863-701-7411
Fax 863-701-7417

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Google My Business – [Headley Insurance](#)

Check us out on the web www.headleyinsurance.net

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From: [S Washburn](#)
To: [Kaufman, Angela](#)
Subject: [EXTERNAL]: LDSPD-2023-1
Date: Monday, May 1, 2023 6:30:17 PM

You don't often get email from swashburn56@gmail.com. [Learn why this is important](#)

Planning Commission,

I am writing concerning case LDSPD-2023-1 to voice my desire that you vote no on this piece of property being developed. I have lived in this area for forty-five years and the growth we have been experiencing has been challenging for our roads, schools, and wildlife. Deeson Road and the intersection at Kathleen Road will face hardships if you allow a development on the proposed property.

We moved here because it was a rural area with a lot of wildlife. Over the years we have lost our quail, meadowlarks, killdeer, gophers, fox and bobcat. The property under consideration is a wetland area. A development will have a negative impact.

While I understand growth to be a good thing, another housing development is not. Please vote no on this proposal.

Sincerely,
Susan Washburn
5910 Robbins Road
Lakeland, FL 33810
863-858-6565