



CLARK, CAMPBELL, LANCASTER,  
WORKMAN & AIRTH, P.A.  
— ATTORNEYS AT LAW —

**TIMOTHY F. CAMPBELL**

Board Certified Real Estate Attorney  
Board Certified City, County & Local Government Attorney  
Land Use and Zoning | Commercial Real Estate | Corporate Law

[tcampbell@clarkcampbell-law.com](mailto:tcampbell@clarkcampbell-law.com)

H. ADAMS AIRTH, JR., LL.M.  
KEVIN R. ALBAUM<sup>4</sup>  
TIMOTHY F. CAMPBELL<sup>1,3</sup>  
CHASE CHANIN, LL.M.  
MEGAN E. CHARITY  
SABRINA L. CHIANESE  
RONALD L. CLARK<sup>1</sup>  
KYLE H. JENSEN  
EDWARD B. KERR  
JOHN J. LANCASTER, LL.M.<sup>2</sup>  
ELLIOTT V. MITCHELL  
PETER J. MUNSON  
MADISON R. NEWBERG  
MICHAEL E. WORKMAN<sup>1</sup>

BOARD CERTIFICATIONS:  
1. REAL ESTATE 2. TAX LAW  
3. CITY, COUNTY & LOCAL GOVERNMENT  
4. ELDER LAW

February 5, 2026

Benjamin Dunn, Director  
Polk County Office of Planning and Development  
330 W. Church Street  
Bartow, Florida 33830

**Transmitted by Email**  
[BenjaminDunn@polk-county.net](mailto:BenjaminDunn@polk-county.net)

**Re: IT Land Investments LLC (Floyd) / Real Estate Matter (4002 E State Rd 540) | Comprehensive Plan Amendment**

Dear Ben:

Our firm represents IT Land Investments, LLC (the “**Applicant**”) with respect to the proposed development of approximately 1.35 acres of property identified as Polk County Property Appraiser Parcel Identification Number 242914282500006006 (the “**Property**”). This correspondence accompanies our application for a Comprehensive Plan Amendment for the Property. The following shall serve as an explanation of our request.

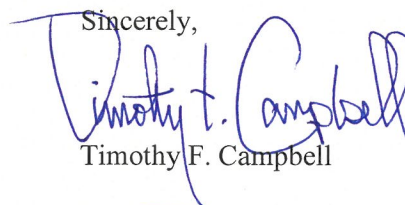
**Explanation of Request**

The Property presently has a land use classification of Residential Suburban X (“**RSX**”), is located within the U.S. Highway 98 Selected Area Plan and lies within a Suburban Development Area (“**SDA**”). At the recommendation of County planning staff, the Applicant requests a Comprehensive Plan Amendment to change the land use for the Property to an Office Center (“**OC**”) future land use designation (the “**Request**”). The Request is compatible with surrounding uses, and consistent with the standards set forth in the Land Development Code.

**Conclusion**

We look forward to working with the County to process the application for a Comprehensive Plan Amendment. Please also let us know if we can address any questions or provide any additional supportive information.

Thank you very for your time and consideration.

Sincerely,  
  
Timothy F. Campbell

Copy: Client (transmitted by email)