

LEVEL 4
LAND DEVELOPMENT CODE
COMPREHENSIVE PLAN
AMENDMENT APPLICATION

Office of Planning and Development
Land Development Division
330 W. Church St.
P.O. Box 9005, Drawer GM03
Bartow, FL 33831-9005
Phone (863) 534-6792
FAX (863) 534-6407

TYPE OF AMENDMENT

Land Development Code ☐ Text ☐ Sub-district

Comprehensive Plan ☐ Text ☐ Large Scale Map ☒ Small Scale Map

Is property in a Selected Area Plan (SAP) ☐ Yes ☒ No

SAP Name _____

Pre Application Project # 2025-121 (Required)

	Owner	Applicant	Contact Person
Name	K&M HOMES INVESTMENTS INC	Palmetto Capital Group, LLC	John B. (Bart) Allen
Work Number		863.808.1320	(863) 683-6511
Fax Number			(863) 682-8031
Mailing Address	1859 Manitoba Court, Kissimmee, Florida 34759	632 E. Main Street Suite 301 Lakeland, FL 33801	PO Box 24628 Lakeland, FL 33802-4628
Email		jeff@palmettocg.com	ballen@petersonmyers.com

If additional contacts, please list on a separate sheet and submit with application.

Brief Description Request *(No more than 250 characters):*

Palmetto Capital Group, LLC is requesting a Small Scale Comprehensive Plan Amendment for future land use change to allow convenience center uses on +/-1.58 acres of land located in Polk County, Florida.

Request **From:** Pre-DRI Land Use/Sub-District
To: Convenience Center (CC) Land Use/Sub-District
Acreage: 1.58

	Range - Township - Section	Subdivision #	-	Parcel #
Parcel ID Number(s):	R 28 ☐ T 28 ☐ S 03 ☐	934760	-	086010
	<i>(Include others on a separate attachment)</i>			
	R T S		-	
	R T S		-	
	R T S		-	

Address and Location of Property:

Mailing Address:
1859 Poinciana, FL 34759-5349

Location: The subject parcel is located at the southeast corner of the intersection of Lake Marion Creek Dr. and Pine St. in Poinciana, Florida.

Water Provider Name and Phone Number: Toho Water Authority (407-944-5042)

Sewer Provider Name and Phone Number: Toho Water Authority (407-944-5042)

() Yes (✓) No Is the property located in the Green Swamp Area of Critical State Concern? *(If yes, a Green Swamp Impact Assessment Statement must be submitted with this application.)*

Identify existing uses and structures on subject and surrounding properties (e.g. vacant, residential # du/ac, commercial approx. square feet, etc.):

Pre-DRI Vacant Commercial	Pre-DRI Vacant Residential	Pre-DRI Single Family Residential
NW	N	NE
Pre-DRI Vacant Residential and Vacant Commercial	Pre-DRI Unplatted Land	Pre-DRI Single Family Residential
W	Subject Property	E
Pre-DRI Vacant Commercial	Pre-DRI Vacant Residential/Common Area	Pre-DRI Single Family Residential and Vacant Residential/Common Area
SW	S	SE

Approval of this application does not waive any other applicable provisions of the Polk County Land Development Code, the Polk County Comprehensive Plan, the Polk County Utility Code which are not part of the request for this application, nor does approval waive any applicable Florida Statutes, Florida Building Code, Florida Fire Prevention Code, or any other applicable laws, rules, or ordinances, whether federal, state or local. The applicant has the obligation and responsibility to be informed of and be in compliance with all applicable laws, rules, codes and ordinances.

I, John B. ("Bart") Allen (print name), the owner of the property which is the subject of this application, or the authorized representative of owner of the property which is the subject of this application, hereby authorize representatives of Polk County to enter onto the property which is the subject of this application to perform any inspections or site visits necessary for reviewing this application. I understand that representatives of Polk County are not authorized to enter any structures dwellings which may be on the property.

CPM is attorney for 107.

Property owner or property owner's authorized representative.

08/07/2025