

**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 # \_\_\_\_\_ (Required)

|                 | Owner                                        | Applicant                            | Contact Person                          |
|-----------------|----------------------------------------------|--------------------------------------|-----------------------------------------|
| Name            | J. EVERETT ALLEN & SONS, INC.                | Palmetto Capital Group, LLC          | John ("Bart") Allen                     |
| Work Number     |                                              |                                      | (863) 683-6511                          |
| Fax Number      |                                              |                                      | (863) 682-8031                          |
| Mailing Address | 1501 S. FLORIDA AVENUE<br>LAKELAND, FL 33803 | PO BOX 2184<br>THOMASVILLE, GA 31799 | PO Box 24628<br>Lakeland, FL 33802-4628 |
| Email           |                                              |                                      | ballen@petersonmyers.com                |

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

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

Applicant is requesting a CPA text amendment to Appendix 2.135 and a LDC text amendment to Appendix E to add property specific references relating to a request for a Small Scale Future Land Use change to Convenience Center (CC) (LDCPAS-2025-17).

Request From: RL-1 & RL-4 Land Use/Sub-District  
 To: CC Land Use/Sub-District  
 Acreage: +/-7.9 acres

|                                                                                                                                                                                                                | Range - Township - Section                                                                | Subdivision # | - | Parcel # |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------|---------------|---|----------|
| <b>Parcel ID Number(s):</b><br><br>This lists only four (4) of the eight (8) parcels involved in this request.<br>For a complete list of all parcels within this proposed request see attached Parcel ID List. | R 25 <input type="checkbox"/> T 27 <input type="checkbox"/> S 28 <input type="checkbox"/> | 000000        | - | 043020   |
|                                                                                                                                                                                                                | <i>(Include others on a separate attachment)</i>                                          |               |   |          |
|                                                                                                                                                                                                                | R 25 <input type="checkbox"/> T 27 <input type="checkbox"/> S 28 <input type="checkbox"/> | 000000        | - | 043180   |
|                                                                                                                                                                                                                | R 25 <input type="checkbox"/> T 27 <input type="checkbox"/> S 28 <input type="checkbox"/> | 000000        | - | 043190   |
|                                                                                                                                                                                                                | R 25 <input type="checkbox"/> T 27 <input type="checkbox"/> S 28 <input type="checkbox"/> | 000000        | - | 043200   |

**Address and Location of Property:**

The property is located north of Braddock Road, west of Berkley Road, and east of Polk Parkway.  
 See Location Map attached.

Water Provider Name and Phone Number: City of Auburndale

Sewer Provider Name and Phone Number: City of Auburndale

( ) 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.):

|                                                                                             |                                                                                        |                                                                                                      |
|---------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------|
| Multiple Residences SFR and MH<br>Future Land Use: RL-1<br><br><b>NW</b>                    | M.H. (RP) & Multiple Residences<br>SFR and MH<br>Future Land Use: RL-1<br><br><b>N</b> | Single Family Residential<br>Future Land Use: RL-2<br><br><b>NE</b>                                  |
| M.H. (RP) & Single Family<br>Residential<br>Future Land Use: RL-1 & RL-4<br><br><b>W</b>    | Unplatted<br>Future Land Use: RL-1 & RL-4<br><br><b>Subject Property</b>               | Vacant Residential<br>City of Auburndale Future Land<br>Use: Low Density Residential<br><br><b>E</b> |
| Vacant Residential & Single<br>Family Residential<br>Future Land Use: RL-1<br><br><b>SW</b> | Single Family Residential<br>Future Land Use: RL-1<br><br><b>S</b>                     | Cropland w/ Residential<br>Future Land Use: RL-1<br><br><b>SE</b>                                    |

*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 ("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.

  
Property owner or property owner's authorized representative.

08/07/2025  
Date: