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**BOARD CERTIFICATIONS:**

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

April 4, 2024

John Bohde, Director  
Land Development Division  
Polk County  
330 West Church Street  
Bartow, Florida 33831

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

**Re: Halle Properties L.L.C.  
Application for Planned Development**

Dear John:

Our firm represents is Halle Properties L.L.C. (“**Applicant**”) with respect to its development of an approximately 2.96 acre property identified by Polk County Property Appraiser Parcel Identification Number 272620705500040010 (the “**Property**”) that is presently owned by Plumblin Investors, LLC. This correspondence accompanies our application for Planned Development (“**PD**”) approval for the Property. The following shall serve as an explanation of our request.

**Explanation of Request**

The Applicant has contracted to purchase the Property and wishes to develop it for commercial and retail uses. The Applicant intends to construct a retail tire store on the North portion of the Property and to sell or lease out the South portion of the Property (“**Proposed Use**”). The Applicant requests Planned Development approval to allow the Proposed Use on the Property. The Proposed Use is an appropriate use of the Property, is compatible with surrounding uses, and consistent with the standards set forth in the Comprehensive Plan.

The Property is presently located within an Employment Center-X (“**ECX**”) land use district in the Transit Supportive Development Area (“**TSDA**”) in the North Ridge Selected Area Plan. The Proposed Use will support the significant growing commercial and retail needs of the substantially increased residential population in the vicinity of the Property. The County has advised that a retail tire store is considered Vehicle Service, Mechanical under the Comprehensive Plan. Vehicle Service, Mechanical is permitted as a C-2 Conditional Use under the North Ridge Selected Area Plan. However, the North Ridge Selected Area Plan limits commercial and retail development within contiguous ECX districts to 30% of the overall area of ECX. The County advised the Applicant to seek PD approval under Policy 2.131-

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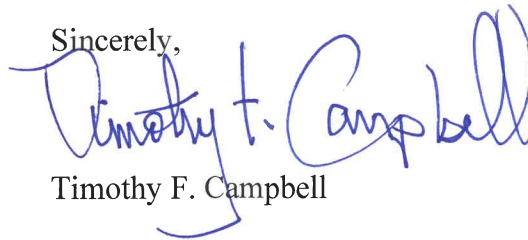
Q4.M(c)(i) of the Comprehensive Plan which allows development that exceeds the 30% threshold through a PD. Pursuant to the allowance in Policy 2.131-Q4.M(c)(i) of the Comprehensive Plan, we are filing an application for PD approval to allow for retail and commercial uses on the Property notwithstanding the fact that commercial and retail development within contiguous ECX districts exceeds 30% of the overall area of ECX.

**Conclusion**

We look forward to working with the County to process the application for Planned Development approval to allow the development of the Applicant's Proposed Use on the Property. 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)