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March 11<sup>th</sup>, 2026

Erik Peterson  
Polk County Land Development Division – Office of Planning and Development  
330 W. Church Street  
Bartow, FL 33830

**RE: U.S. Hwy 27 Big Box Retail Center – Conditional Use Amendment**

Dear Mr. Peterson,

On behalf of our client, we are submitting this request to amend Conditional Use Permit LDCU-2024-25 – U.S. HWY 27 Big Box Retail Center. A summary of the requested changes is provided below and tabularized in Appendix A.

**Background**

Approved by the Planning Commission in October 2024, LDCU-2024-25 proposed the development of 489,500 cumulative square feet of retail, personal service, and restaurant uses as well as two gas stations in an ECX district within the North Ridge Selected Area Plan. LDCU-2024-25 also includes approval of a project sign plan which this amendment seeks to modify. The approved signage plans are included in Appendix B.

To date, two retail buildings totaling 368,616 square feet and one fuel station have received Level 2 approval and are currently under construction. The retail centers and fuel station are anticipated to be completed in early 2027.

**Summary of Changes**

This amendment proposes to modify the approved sign height and area for the monument sign at the project driveway connection to Holly Hill Grove Road 2. To support the addition of fuel readers, the sign height and area are requested to change from 11’ and 91 square feet to 12.5’ and 114 square feet. Refer to Appendix C for the revised project signage plan.

Additionally, this amendment serves to correct a discrepancy between the originally submitted project sign plan and the final staff report. The southernmost sign along US-27, the Sam’s Club pylon sign, should have an approved area of 313 square feet rather than 288 square feet as shown on page 10 of the LDCU-2024-25 staff report. There are no changes proposed to the dimensions of the sign by this amendment, only clarification of the area originally submitted.

**Closing**

We respectfully request your approval of this conditional use amendment. Please do not hesitate to contact us should you require any additional information.

Sincerely,  
CPH



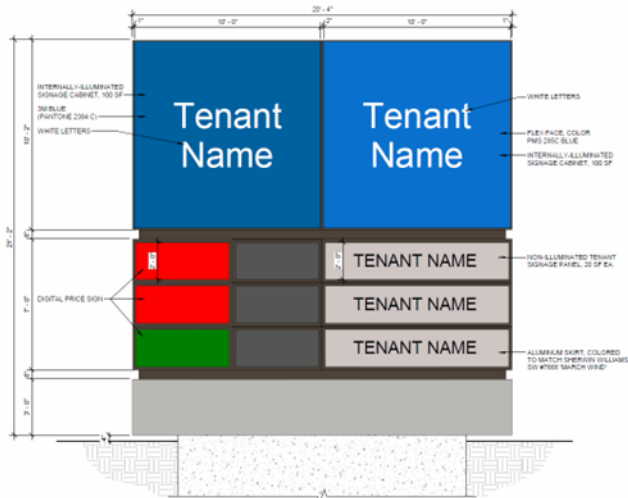
**APPENDIX A  
SUMMARY OF CHANGES**

±56.71 acres ECX 2 parcels > 5 acres 8 parcels < 5 acres	<b>Approved in LDCU-2024-25: Staff Report Table 2<sub>1</sub></b>	<b>Proposed in Amendment</b>
<b>Multi-Tenant</b>		
Height	21', 15', 15', 11' & 11'	21', 15', 15', <b>12.5'</b> & 11'
Face Area	370, 136, 136, 91 & 91 sq ft	370, 136, 136, <b>114</b> & 91 sq ft
Number	5	5
<b>Free Standing Sign (on parcels &gt;5 acres)</b>		
Height	25'	25'
Face Area	288 & 225 sq ft	<b>313</b> & 225 sq ft <sub>2</sub>
Number	2	2
<b>Free Standing Sign (on parcels &lt;5 acres)</b>		
Height	0'	0'
Face Area	0 sq ft	0 sq ft
Number	0	0
<b>Monument Signs</b>		
Height	0'	0'
Face Area	0 sq ft	0 sq ft
Number	0	0
<sub>1</sub> Refer to Page 10 of LDCU-2024-25 Staff Report. <sub>2</sub> No change; correction of discrepancy. <sub>3</sub> Proposed modifications shown in red.		



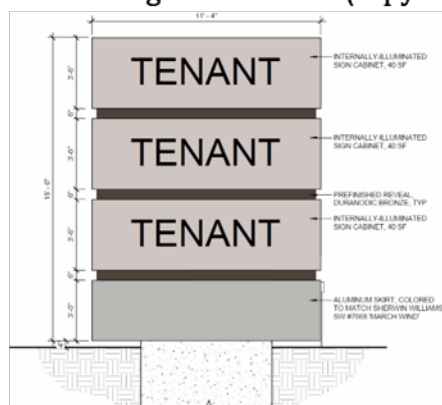
**APPENDIX B**  
**APPROVED PROJECT SIGNAGE PLANS – LDCU-2024-25**  
**STAFF REPORT EXHIBITS 7 AND 8**



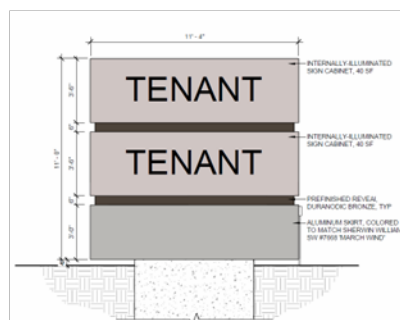


1 Plaza Sign A  
**Plaza Sign A (Multi-Tenant)**  
 21' 2" high x 20.4' wide (copy = 370 SF)

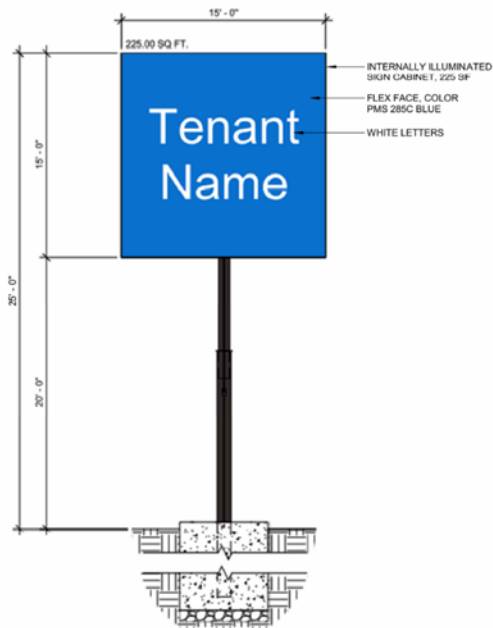
# Proposed Sign Plan Measurements By Type



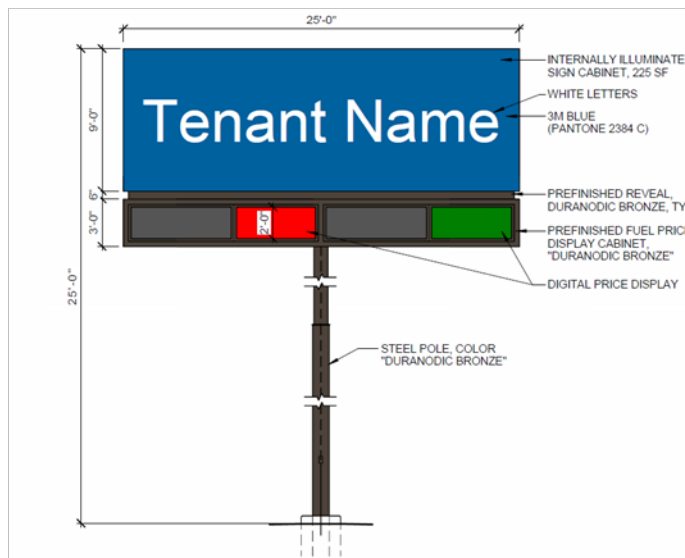
2 Monument Sign B  
**Monument Sign B (Multi-Tenant)**  
 15' high x 11.4' wide (copy = 136 SF)



3 Monument Sign C  
**Monument Sign C (Multi-Tenant)**  
 11' high x 11.4' wide (copy = 91 SF)



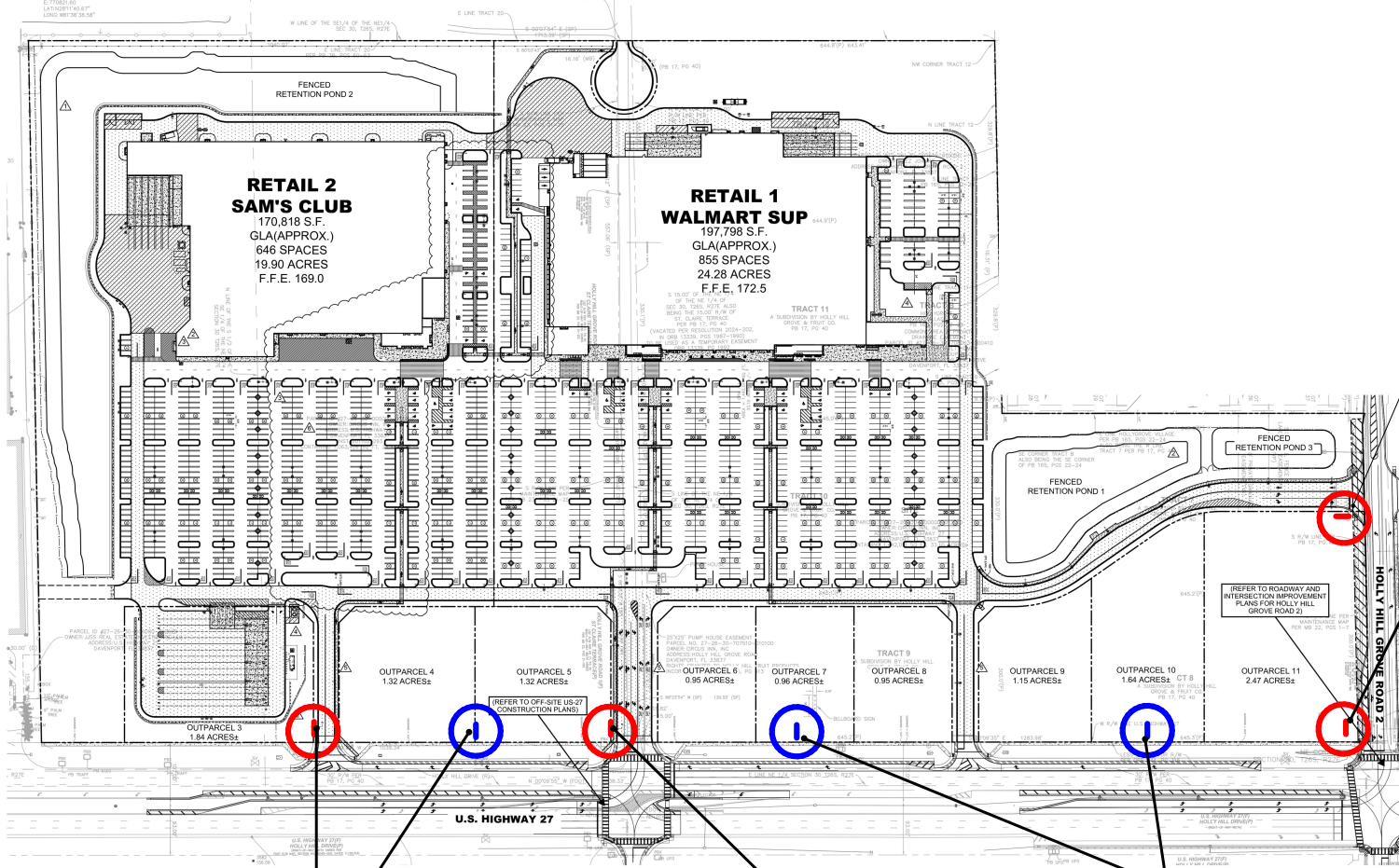
4 Pylon Sign D  
**Pylon Sign D (Free-Standing)**  
 25' high x 15' wide (copy = 225 SF)



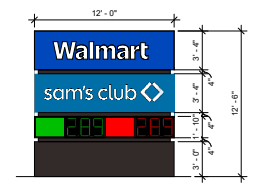
5 Pylon Sign E  
**Pylon Sign E (Free-Standing)**  
 25' high x 25' wide (copy = 288 SF)



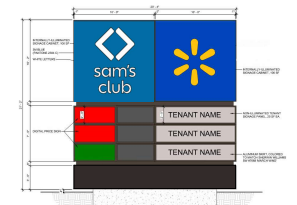
**APPENDIX C  
PROPOSED PROJECT  
SIGNAGE PLANS**



WALMART AND SAM'S CLUB MONUMENT SIGN WITH FUEL READERS



WALMART AND SAM'S CLUB MONUMENT SIGN WITH FUEL READERS

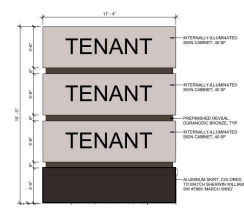
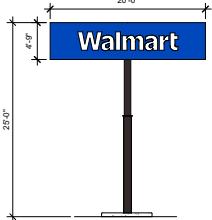
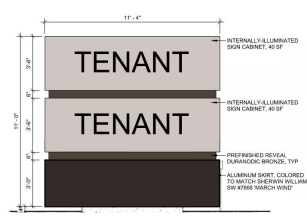
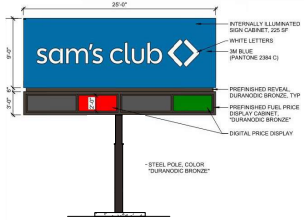


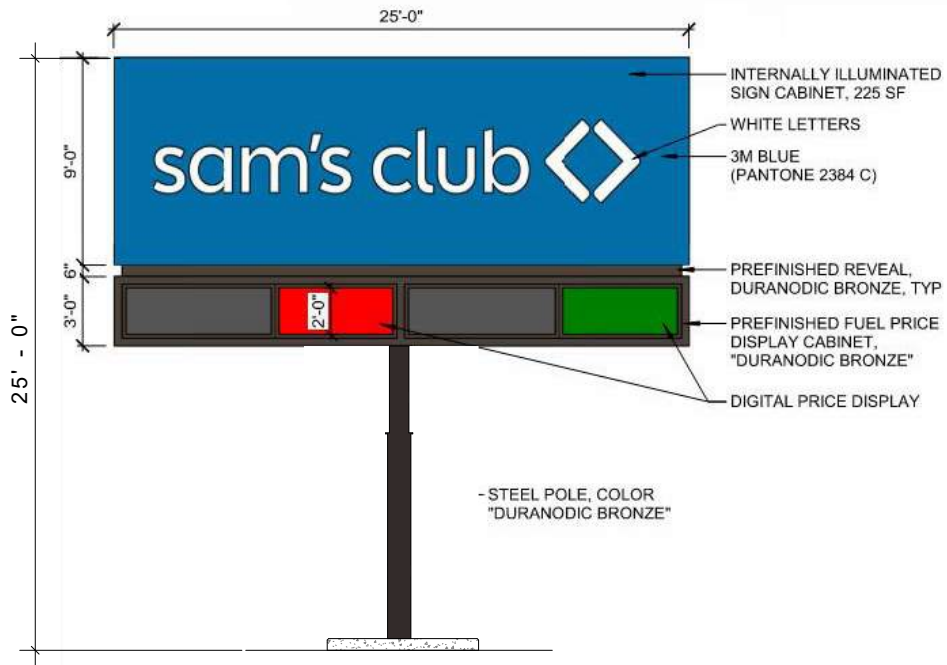
SAM'S CLUB PYLON SIGN

TENANT MONUMENT SIGN

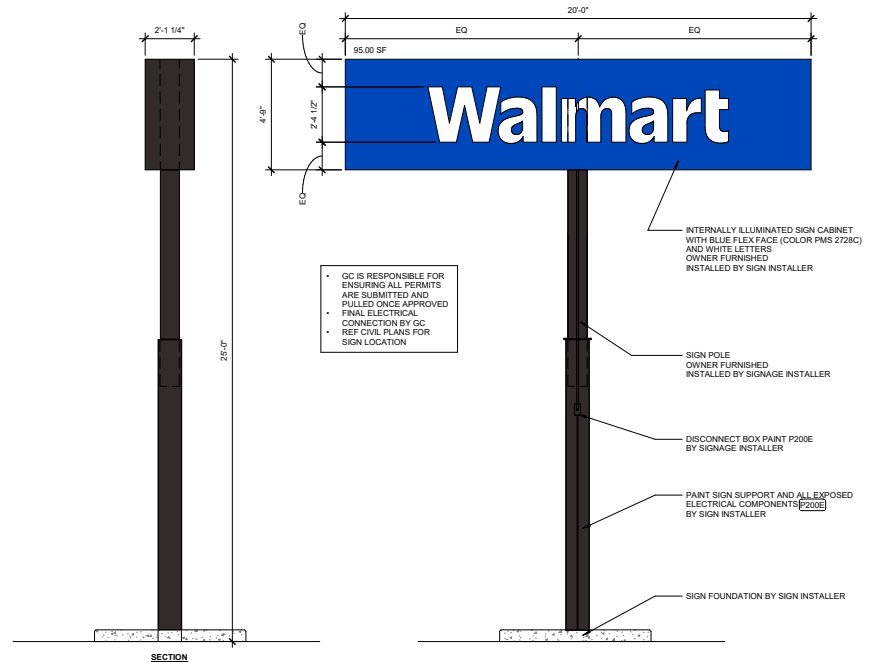
WALMART PYLON SIGN

TENANT MONUMENT SIGN

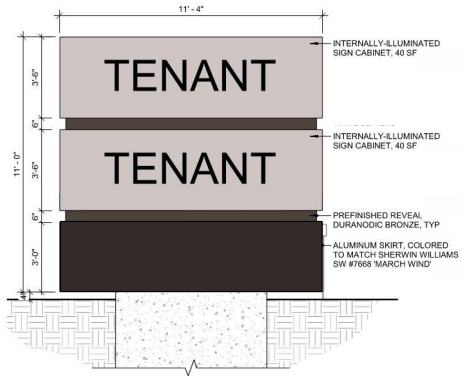




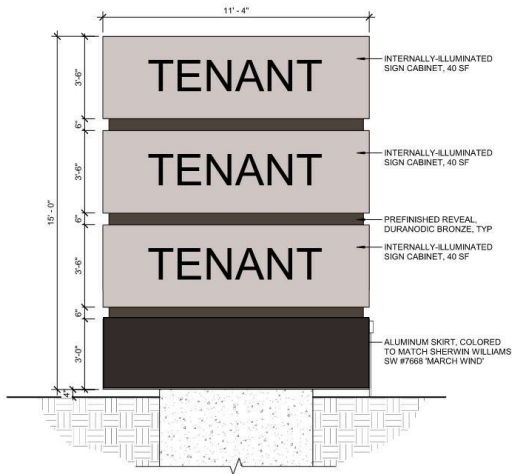
2 25'-0" PYLON SIGN  
3/8" x 1'-0"



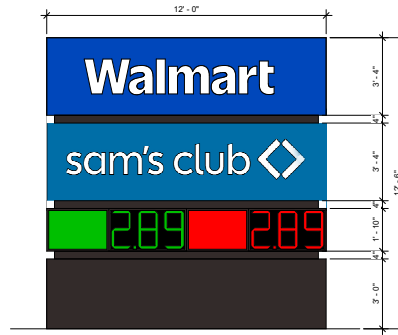
1 25'-0" PYLON SIGN  
3/8" x 1'-0"



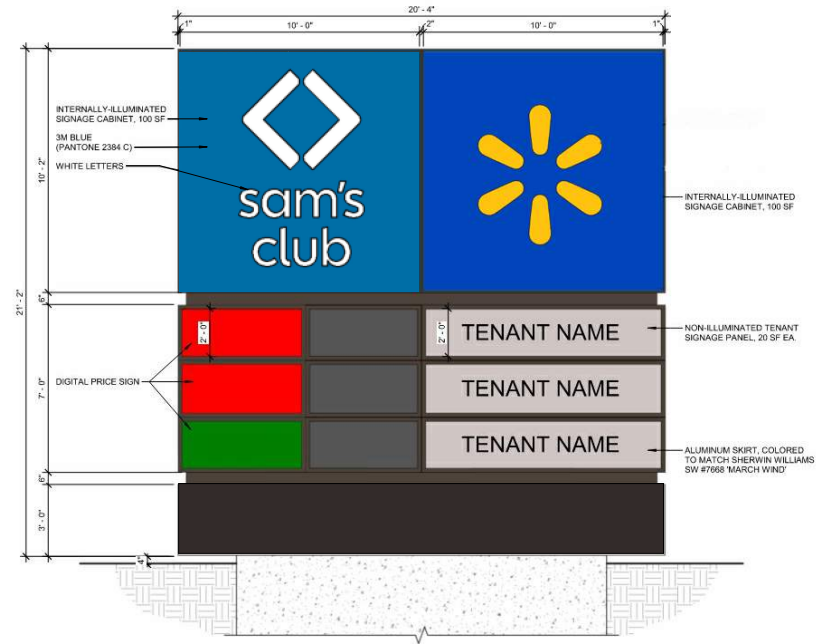
**4 TENANT MONUMENT SIGN**  
3/8" = 1'-0"



**3 TENANT MONUMENT SIGN**  
3/8" = 1'-0"



**2 MONUMENT SIGN**  
3/8" = 1'-0"



**1 MONUMENT SIGN**  
3/8" = 1'-0"