ORDINANCE NO. ____

PROPOSED ORDINANCE NO. 26-033

AN ORDINANCE RELATING TO THE VOLUNTARY ANNEXATION OF PROPERTY; INCLUDING WITHIN THE TERRITORIAL LIMITS OF THE CITY OF LAKELAND, FLORIDA 9.66 ACRES OF PROPERTY LOCATED SOUTH OF OLD TAMPA HIGHWAY, EAST OF BROWNING ROAD, AND WEST OF AIRPORT ROAD; FINDING COMPLIANCE WITH CHAPTER 171, FLORIDA STATUTES; MAKING FINDINGS; FINDING CONFORMITY WITH THE COMPREHENSIVE PLAN; PROVIDING AN EFFECTIVE DATE.

WHEREAS, Timothy Bauer, Progressive Development Group, Inc., on behalf of 3740 Old Tampa Hwy, LLC, owner of that certain real property located south of Old Tampa Highway, east of Browning Road and west of Airport Road (the "Property"), has requested that the Property be annexed by and included within the corporate limits of the City of Lakeland, Florida; and

WHEREAS, the City Commission finds that the Property meets the criteria set forth in Chapter 171, Florida Statutes, for annexation into the City of Lakeland and that it otherwise furthers the public health, safety and welfare for the Property to be annexed into the City of Lakeland;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF LAKELAND, FLORIDA:

SECTION 1. The foregoing findings are true and correct and are incorporated herein by reference and made a part hereof.

SECTION 2. The Property, as more particularly described on Attachment "A" and graphically depicted on Attachment "B," attached hereto and made a part

hereof, being reasonably compact and contiguous to the corporate limits of the City of Lakeland, and otherwise complying with the requirements of Chapter 171, Florida Statutes, is hereby annexed into and included within the corporate limits of the City of Lakeland.

SECTION 3. The official boundary map of the City of Lakeland maintained by the City Clerk shall be revised to include the Property therein.

SECTION 4. The City Commission does hereby expressly find that the Property meets the requirements of, and this annexation has been accomplished in accordance with the provisions of, Chapter 171, Florida Statutes.

SECTION 5. Pursuant to Section 171.062, Florida Statutes, Polk County's land use plan and zoning or subdivision regulations shall remain in full force and effect until the City adopts a comprehensive plan amendment that includes the Property.

SECTION 6. The City Commission does hereby expressly find that the provisions of this Ordinance are in conformity with the Comprehensive Plan of the City of Lakeland adopted by Ordinance 5885.

SECTION 7. All ordinances or parts of ordinances in conflict herewith, are hereby repealed.

SECTION 8. If any word, sentence, clause, phrase, or provision of this Ordinance, for any reason, is held to be unconstitutional, void, or invalid, the validity of the remainder of this Ordinance shall not be affected thereby.

SECTION 9. This Ordinance shall take effect immediately upon its passage.

PASSED AND CERTIFIED AS TO PASSAGE this 16th day of November, A.D. 2026.

CITY COMMISSION OF THE CITY OF LAKELAND, FLORIDA

By:_____
SARA ROBERTS McCARLEY
MAYOR

ATTEST: _____
KELLY S. KOOS
CITY CLERK

APPROVED AS TO FORM AND CORRECTNESS: _____
PALMER C. DAVIS
CITY ATTORNEY

ATTACHMENT “A”

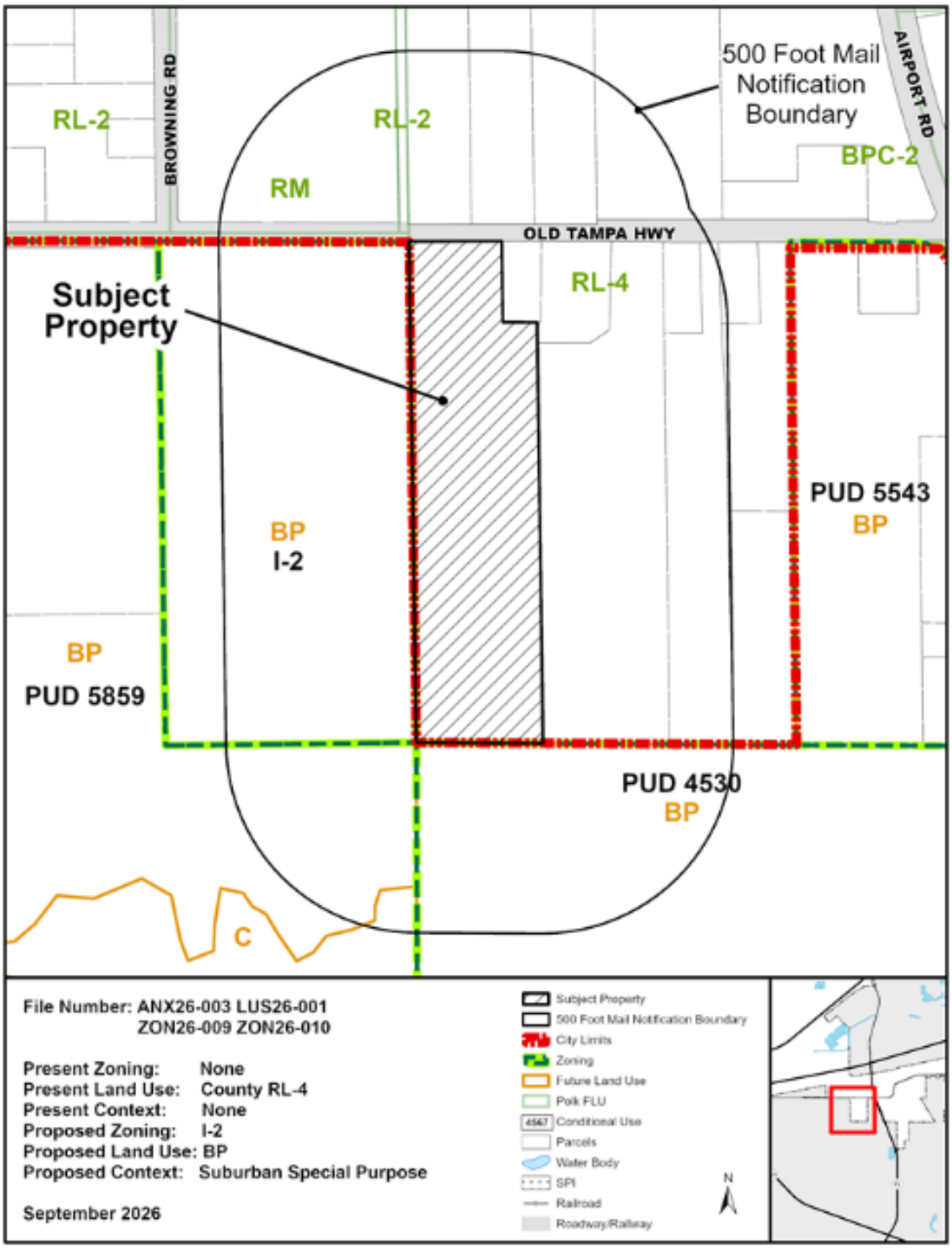
LEGAL DESCRIPTION:

LEGAL DESCRIPTION: PARCEL 23-28-21-000000-0044070

WEST 10 ACRES OF THE WEST ½ OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼, SECTION 21, TOWNSHIP 28 SOUTH, RANGE 23 EAST

LESS AND EXCEPT THE NORTH 223 FEET OF THE EAST 90 FEET THEREOF

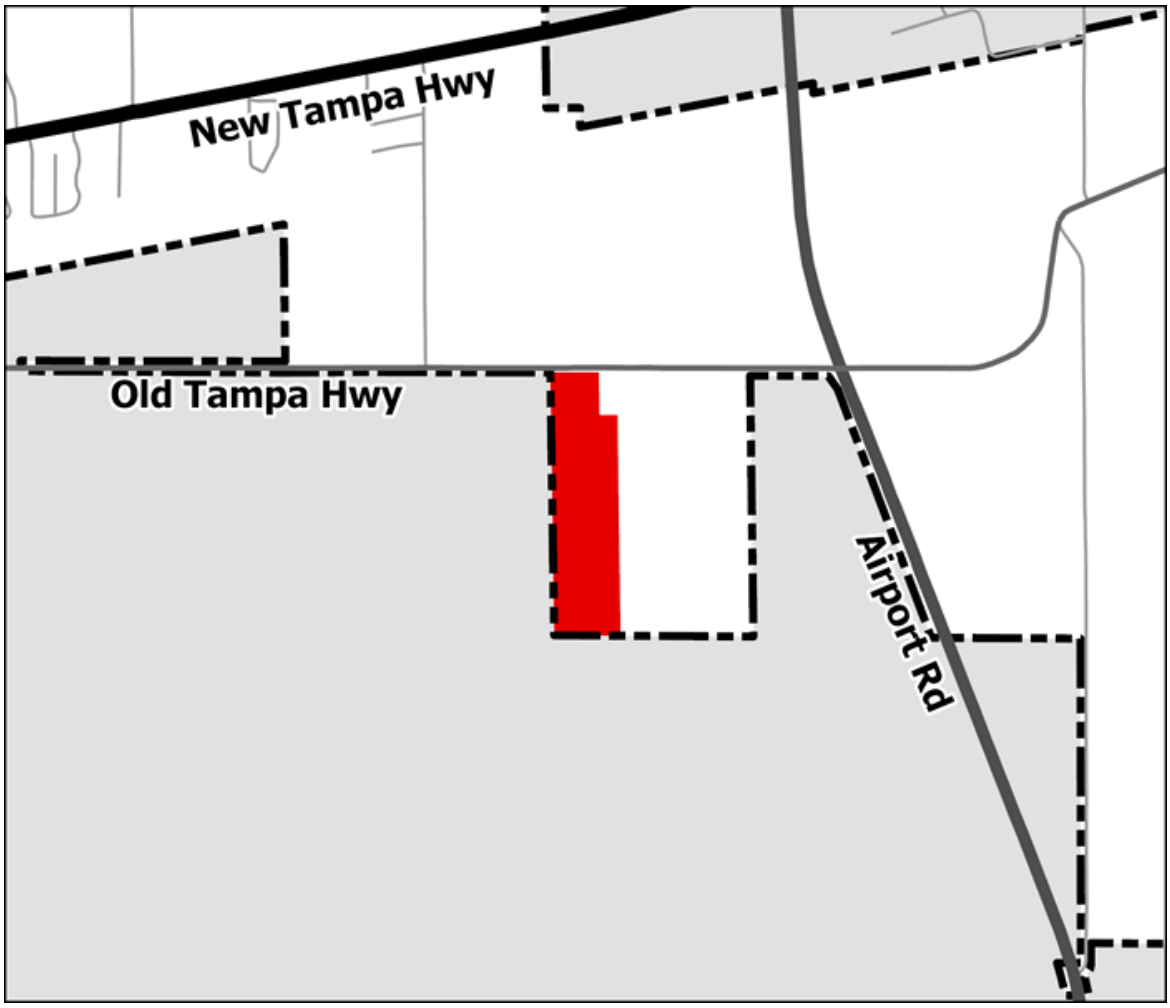
ATTACHMENT “B”

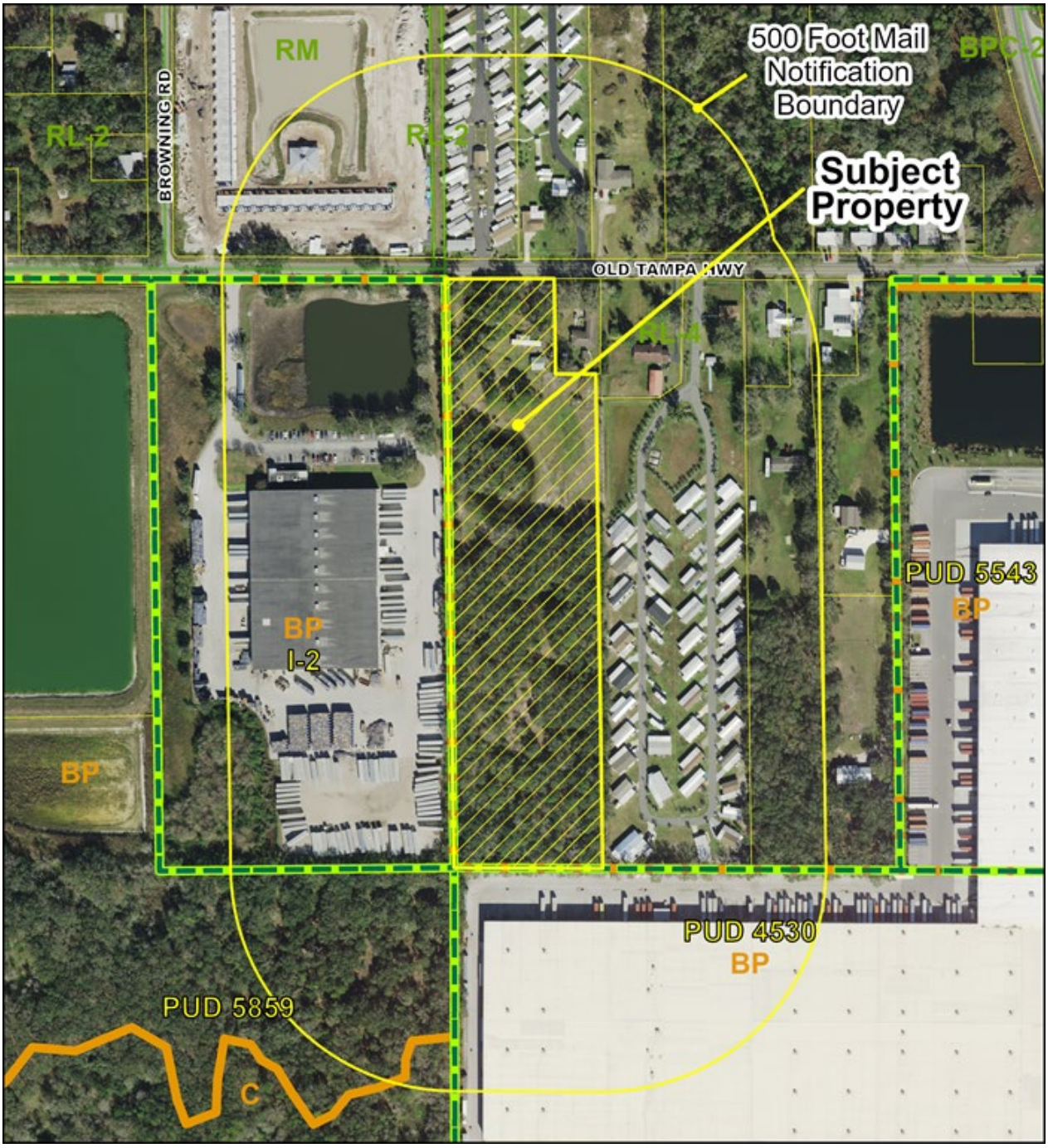


Planning & Zoning Board Recommendation

Date:	November 2, 2026	Reviewer:	Johnathan Sims
Project No:	ANX26-003 LUS26-001 ZON26-009 ZON26-010	Location:	3740 Old Tampa Highway
Owners:	3740 Old Tampa Hwy LLC		
Applicant:	Timothy Bauer		
Current Zoning:	N/A	Future Land Use:	Polk County RL-4
Context District:	Suburban Special Purpose (Proposed)		
P&Z Hearing:	September 15, 2026	P&Z Final Decision:	October 20, 2026
Request:	Annexation, a small-scale land use map amendment to apply a future land use designation of Business Park (BP), and the application of I-2 (Medium Industrial) zoning, concurrent with a City-initiated application to apply a Suburban Special Purpose (SSP) context sub-district designation, on approximately 9.66 acres located south of Old Tampa Highway, east of Browning Road, and west of Airport Road (3740 Old Tampa Highway).		

1.0 Location Maps




500 Foot Mail Notification Boundary
Subject Property
RM
RL-2
RL-2
BROWNING RD
OLD TAMPA HWY
RL-4
BPC-2
BP
I-2
BP
PUD 5543
BP
PUD 4530
BP
PUD 5859
C

2.0 Background

2.1 Summary

Timothy Bauer, Progressive Development Group Inc, requests annexation, a small-scale land use amendment to apply a future land use designation of Business Park (BP) and the application of I-2 (Medium Industrial) zoning, concurrent with a City-initiated application to apply a Suburban Special Purpose (SSP) context sub-district designation, on approximately 9.66 acres located south of Old Tampa Highway, east of Browning Road and west of Airport Road (3740 Old Tampa Highway). A map of the subject property is included as Attachment "B."

2.2 Subject Property

The subject property, which has a Polk County Future Land Use designation of RL-4 (Residential Low), is largely undeveloped aside from a small single-family home which was constructed in 1927 and a mobile home that has been in place since 1971 according to the Polk County Property Appraiser. A small portion of the subject property, along the west side of the parcel and approximately 340 feet south of Old Tampa Highway, is located within the 100-year flood zone. (Flood Zone A). The remainder of the property is located within the 500-year flood zone (Flood Zone X) and consists of uplands suitable for development.

Adjacent uses to south and west consist of warehouse/distribution center uses which are located inside the City. To the north, across Old Tampa Highway, adjacent land uses consist of two mobile home parks (Lakeland Gardens MHP and Cauley's MHP) located within unincorporated Polk County. To the east, also within unincorporated Polk County, adjacent land uses consist of two single-family homes and a mobile home park (Paradise Palms MHP).

2.3 Project Background

The purpose of this request is to obtain annexation, land use and zoning approval to allow for future development of the property for I-2 uses. If approved by the City Commission, the applicant intends to develop the property for use as a reconditioning facility for retired rental cars. For information purposes only, a nonbinding conceptual site plan for the proposed rental car reconditioning facility is included as Attachment "C."

2.4 Existing Uses of Adjacent Properties

Boundary	Existing Land Use	FLUM	Zoning	Context
North	Mobile Home Park	County Residential Low (RL-4)	N/A	N/A
South	Industrial	Business Park (BP)	PUD 4530	SSP
East	Single-Family, Mobile Home Park	County Residential Low (RL-4)	N/A	N/A
West	Industrial	Business Park (BP)	I-2	SSP

2.5 Attachments

Attachment A: Legal Description

Attachment B: Base Map of Subject Property

Attachment C: Non-Binding Conceptual Site Plan

3.0 Discussion

The subject property meets the requirements for annexation set forth in Chapter 171 of the Florida Statutes. The subject property is contiguous with Lakeland's corporate limits, is reasonably compact, and annexation will not result in the creation of an enclave.

Per Table 2.2-1 of the Land Development Code, I-2 (Medium Industrial) zoning districts may be assigned to parcels with a Business Park (BP) Future Land Use (FLU) designation. The BP FLU designation is intended to provide for the development of employment centers with typical uses being light-assembly, manufacturing, warehouse, distribution, showroom, and professional office uses, both local and non-local. I-2 zoning districts allow for a broad range of business park, industrial and wholesale uses. Permitted uses include those which usually have relatively moderate external impacts and do not create an appreciable nuisance or hazard.

The requested BP future land use designation and I-2 zoning classification are generally equivalent to Polk County's BPC-2X entitlements which allow for light manufacturing, fabrication, assembly, distribution and wholesaling activities, and limited retail uses which are supportive of businesses and activities permitted with the district. This is a consistent use with half of what is surrounding the site, with the site to the west also being zoned I-2 and used for warehousing. The land to the south of the subject site is part of Planned Unit Development (PUD) 4530, which allows for Industrial uses.

If recommended for approval by the Planning & Zoning Board and approved by the City Commission, the applicant intends to develop the subject property into a facility for Enterprise Rent-A-Car that will be used to recondition retired rental vehicles prior before they are resold to consumers, dealerships or auctions. Reconditioning work will include multi-point mechanical and safety inspections, cosmetic body work, minor service and repairs, and cleaning/detailing work. No consumer vehicle sales will be permitted on-site. In respect to the adjacent warehouse/distribution center uses to the south and west, the intensity of the use would act as a "step-down" to the mobile home park and single-family residential uses to the east along Old Tampa Highway.

Concurrent with the request for annexation, land use and zoning, the City is proposing to apply a Suburban Special Purpose (SSP) context sub-district designation to the subject property. The SSP context sub-district is intended for single-use, suburban development sites such as industrial parks and business parks or special facilities such as hospitals, universities, power plants, freight yards and airports. The district is characterized by low to moderate density development, no consistent block structure, and low walkability. The SSP context sub-district designation is typically applied to properties which are located on the periphery of developed areas and oriented toward major transportation facilities.

At the September 15th meeting of the Planning & Zoning Board, one nearby resident spoke in response to the request. His comments were of a general nature and limited to flooding concerns in the area, and he did not express any opposition to the request itself.

3.1 Transportation and Concurrency

The project is located on County Road 542 (Old Tampa Highway) west of Airport Road. Per the Polk Transportation Planning Organization's Roadway Network Database (May 6, 2026), Old Tampa Highway is classified as an Urban Major Collector with an Annual Average Daily Traffic (AADT) volume of 2,600 vehicles, two-hour peak average volumes of 91 Eastbound and 94 Westbound vehicles, and a directional capacity of 640 vehicles equating to a current Level of Service "C". Using data published in the Institute of Transportation Engineers *Trip Generation Manual* (12th Edition) for the closest applicable Land Use Code (150, Warehouse) the facility is expected to generate approximately 290 Daily Trips. A forty-foot wide right of way dedication along Old Tampa Highway from the centerline of the road will be required for per Section 705.E of the County LDC. Old Tampa Highway shall also be widened to a standard width on both sides of the driveway in compliance with County LDC Section 705.D and Table 7.4b. The adjacent Lakeland Central Park business park will be installing a dedicated eastbound left turn lane on Old Tampa Highway. at the State Road 572 (Airport Road) intersection as a requirement of its Florida Department of Transportation access permit. Lakeland Central Park is also in the process of extending Winston Park Boulevard through its site to a new signalized intersection at Airport Road that is a requirement of its PUD zoning conditions. Binding concurrency determinations for the subject property will be required at the time of site plan submittal, and the site will be subject to Polk County permitting requirements.

The subject property is currently served by one transit route, the Lemon Line, operated by the Lakeland Area Mass Transit District (LAMTD) in the westbound direction on Old Tampa Highway. This route operates with 60-minute frequencies and provides connecting services to Welldyne, Amazon's County Line Road Fulfilment Center, and the Downtown Terminal. A sidewalk will be required along the site's frontage with Americans with Disabilities Act (ADA) compliant pedestrian routes to each principal building entrance.

3.2 Comprehensive Plan Compliance

The Community and Economic Development Department reviewed this request for compliance with the Lakeland Comprehensive Plan: Our Community 2030 and it is our opinion that the request is consistent with the Comprehensive Plan. Since this request is for conventional zoning, there will be no conditions for the approval.

4.0 Recommendation

4.1 Community and Economic Development Staff

The Community and Economic Development Staff reviewed this request and recommends approval of annexation, the application of an Industrial (IND) future land use designation, I-2 (Medium Industrial) zoning, and a Suburban Special Purpose (SSP) context sub-district district designation to the subject property. Letters of notification were mailed to 17 property owners within 500 feet of the subject property and one comment was received as noted previously.

4.2 The Planning & Zoning Board

This recommendation was approved by a 6—0 vote of the Board.

It is recommended that the request for annexation, a small-scale land use amendment to apply a future land use designation of Business Park (BP) and the application of I-2 (Medium Industrial) zoning, concurrent with a City-initiated application to apply a SSP (Suburban Special Purpose) context sub-district designation, on approximately 9.66 acres as described above and in Attachments "A", "B," and "C" be approved.

ATTACHMENT “A”

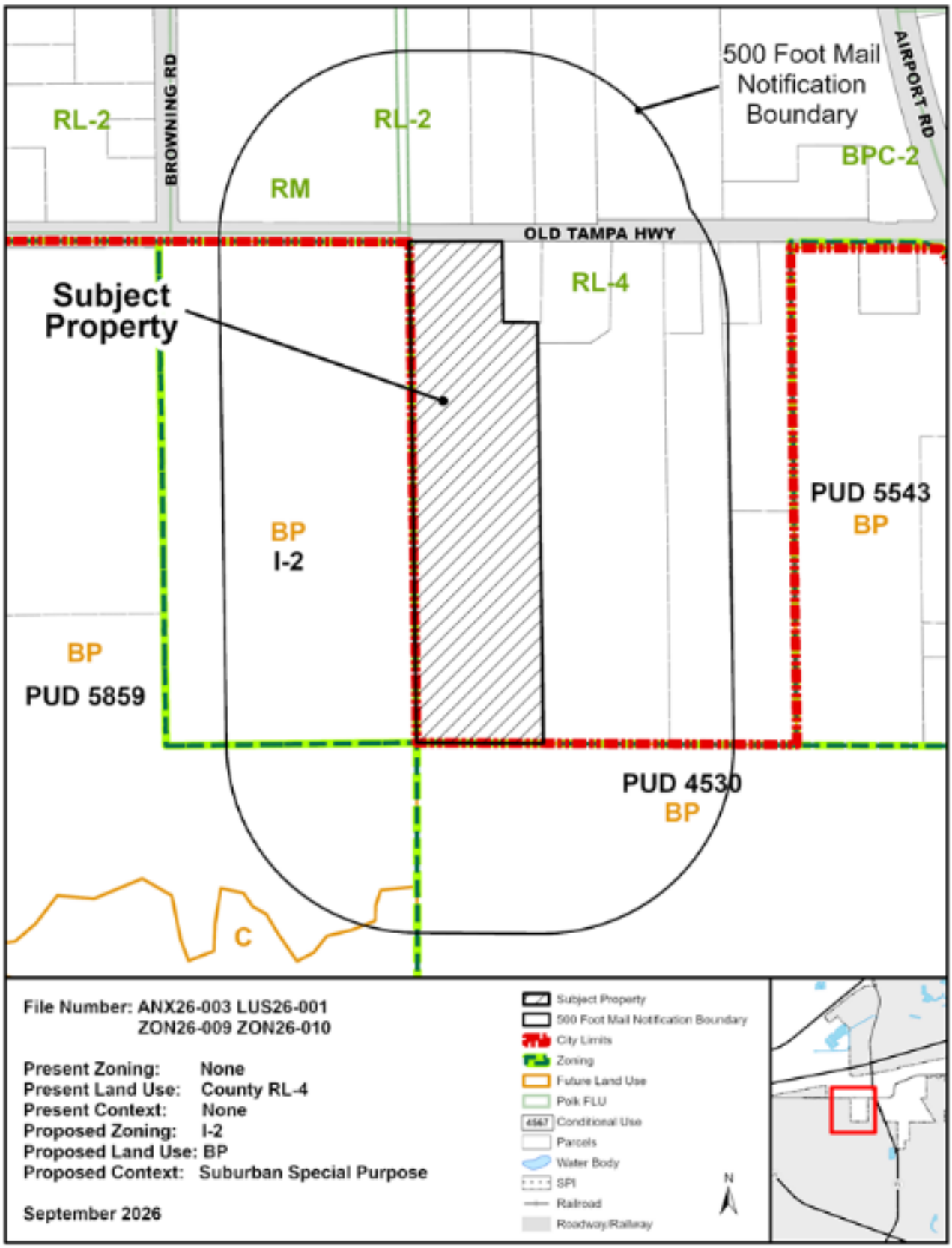
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LESS AND EXCEPT THE NORTH 223 FEET OF THE EAST 90 FEET THEREOF

ATTACHMENT “B”



ATTACHMENT “C”

