ORDINANCE NO. ____

PROPOSED ORDINANCE NO. 26-035

AN ORDINANCE RELATING TO ZONING; MAKING FINDINGS; AMENDING ORDINANCE 5653, AS AMENDED, TO PROVIDE FOR A MAJOR MODIFICATION OF PLANNED UNIT DEVELOPMENT (PUD) ZONING TO REMOVE TRACTS B1 AND B2 ON APPROXIMATELY 20.05 ACRES LOCATED AT 3515 AIRPORT ROAD; PROVIDING CONDITIONS; FINDING CONFORMITY WITH THE COMPREHENSIVE PLAN; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Board held a public hearing on July 21, 2026 to consider the request of the City of Lakeland, on behalf of owner Woods Family Management, LLC, to amend Ordinance 5653, as amended, to modify Planned Unit Development ("PUD") zoning to remove Tracts B1 and B2 on approximately 20.05 acres located at 3515 Airport Road, as more particularly described on Attachment "A" and graphically depicted on Attachment "B" (the "Property"); and

WHEREAS, the Planning and Zoning Board approved the requested PUD zoning modification on October 20, 2026 and recommended said modification to the City Commission; and

WHEREAS, the City Commission, after due public notice and a public hearing at which all interested persons were afforded the opportunity to be heard, finds that the Property should be classified or zoned as recommended by the Planning and Zoning Board;

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 hereby adopted and made a part hereof.

SECTION 2. The PUD zoning for the Property is hereby modified, subject to the following amended conditions:

A. Permitted Uses:

Tract A: Those uses permitted by right in the I-2 zoning district plus the following retail commercial uses on specific parcels which have a conceptual site plan and frontage along Airport Road or Drane Field Road.

South of Airport Commerce Drive: Development of retail commercial uses shall be limited to one of the following development options.

Development Option A

Convenience Stores with Motor Vehicle Fuel Sales, as shown on Attachment “C-2”

Restaurants: High Turn Over and Very High Turn Over, with or without drive throughs, as shown on Attachment “C-1”

Development Option B

A Convenience Store with Motor Vehicle Fuel Sales, as shown on Attachment “C-2”

A Hotel, as shown on as Attachment “C-3”

North of Airport Commerce Drive: The following retail uses shall be permitted in accordance with Attachment “C-1.”

Convenience Sales and Personal Service uses, excluding Variety Stores

Indoor Commercial Recreation

Laundry and Cleaning Establishments, Level I and II

Office Support Retail Uses

Specialty Comparison Commercial Uses

~~Tract B1: Those uses permitted by right in the I-2 zoning district and Metal Coating, Engraving, and Allied Services.~~

~~Tract B2: Those uses permitted by right in the I-2 zoning district and the following.~~

~~*Convenience Stores~~

~~Indoor Commercial Recreation Uses~~

~~*Motor Vehicle & Boat Uses: Fuel Sales~~

~~Motor Vehicle & Boat Uses: Service Uses~~

~~Motor Vehicle & Boat Uses: Parts and Accessory Stores~~

~~Office Support Retail Uses~~

~~Outdoor Storage of Boats, Motor Homes and Trailers, Retail Service~~

~~Restaurants: Carry Out, Sandwich shops, snack bars, and low turn-over~~

~~*Restaurants: High Turn Over, excluding drive throughs~~

~~* Uses marked with an asterisk may only be considered through a major modification of this PUD and after additional staff analysis of traffic impacts and site design considerations.~~

Tract C: Those uses permitted by right in the I-2 zoning district in addition to the following:

Convenience stores

Motor vehicle fuel sales

Tract D: Those uses permitted by right in the I-2 zoning district and Metal Coating, Engraving, and Allied Services.

Tract E: Those uses permitted by right in the I-2 zoning district in addition to the following:

Electrical supply stores

Welding Supply stores

B. Development Standards: In accordance with the I-2/Suburban Special Purpose sub-district standards except as shown on Attachments “C-1,” “C-2,” “C-3,” “C-4,” “C-5,” “C-6,” “C-7” and as follows.

Tract A Hotel:

1. Maximum Building Height: Four-Stories/55 feet

2. Maximum Intensity of Use: 114 hotel rooms

3. Ground Floor Building Transparency. For street facing hotel facades, a minimum of twenty percent (20%) of the ground floor façade of the hotel, when measured two feet above grade and ten feet above grade at the pedestrian/ sidewalk level, shall consist of glass windows and doors with a visible transmittance rating of no less than forty percent (40%).

Tract E2:

1. Minimum Lot Size:

a. Parcel E2-B Minimum Lot Width: As shown on Attachment “C-5.”

b. Parcel E2-B Minimum Lot Area: 28,575.36 sq. ft. (0.65 acres) as shown on Attachment “C-5.”

c. Parcel E2-C: Minimum Lot Area: 24,262.92 sq. ft. (0.56 acres) as shown on Attachment “C-6.”

2. Principal Building Requirements: In accordance with the I-2 / Suburban Special Purpose sub-district standards except the following standards for existing principal structures developed prior to the adoption of the PUD zoning as reflected on Attachments “C-4,” “C-5,” “C-6,” and “C-7.”

a. Front / Street Setback: Minimum 50 feet, except:

i. Parcel E2-A: As shown on Attachment “C-4.”

ii. Parcel E2-D: Minimum 25 ft., as shown on Attachment “C-7.”

b. Interior Side Setback: Minimum 20 feet, except:

i. Parcel E2-A: Minimum 5 feet from its southern boundary shared with Parcel E2-B, as shown on Attachment “C-4.”

ii. Parcel E2-B: Minimum 5 feet from its northern boundary shared with Parcel E2-A, as shown on Attachment “C-4.”

iii. Parcel E2-C: Minimum 3.6 feet from its southern boundary, as shown on Attachment “C-6.”

c. Rear Setback: Minimum 30 feet, except:

i. Parcel E2-C: Minimum 19.3 feet, as shown on Attachment “C-6.”

~~C. Performance Standards within Tracts B1 and B2~~

~~1. Noise: Every land use shall be operated so as not to create a noise disturbance affecting adjacent uses. The term "noise disturbance" is any sound which is:~~

~~a. Unreasonably loud and disturbing;~~

~~b. of such character, quantity, or duration as to be injurious to human or animal life, or property;~~

~~c. of such character, quantity, or duration as to unreasonably interfere with the comfortable enjoyment of life or property; or~~

~~d. of such character, quantity, or duration as to unreasonably interfere with the normal conduct of business.~~

~~Additional noise regulations:~~

~~a. There shall be no outdoor public address systems, bell ringers or loud speakers.~~

~~b. There shall be no loading or unloading of trucks, trailers or other vehicles between the hours of 10 p.m. and 6 a.m.~~

~~2. Vibration: Every land use shall be so operated that ground vibration inherently and recurrently generated is not perceptible without instruments at any point on the property line of the property on which the use is located.~~

~~3. Smoke, Dust, and Dirt: Every land use shall be so operated as to prevent the emission into the air of smoke, dust or other solid matter which may cause damage to property or discomfort to persons or animals at or beyond the lot line of the property on which the use is located.~~

~~4. Odors: Every land use shall be so operated as to prevent the emission of objectionable or offensive odors in such concentration as to be readily perceptible at any point at or beyond the lot line of the property on which the use is located.~~

~~5. Fire and Explosive Hazards: All activities and all storage of flammable and explosive materials shall be in accordance with the City of Lakeland Fire and Building Codes.~~

~~D.~~C. Outdoor Storage: In accordance with Sub-section 5.15 of the Land Development Code.

~~E.~~D. Hazardous Materials and Regulated Substances: In accordance with Article 6 (Natural Resource Protection Standards) of the Land Development Code.

~~F.~~E. Transportation:

1. Binding concurrency determinations shall be made at the time of each site plan approval on the development site. Concurrency determinations will be based on the cumulative impacts of the development activity on the significantly impacted transportation network.

2. Project Access and Circulation:

   a. Development within Tract A shall be limited to one access point on State Road 572 (Airport Road) as shown on Attachment "C-1," replacing the Airport Commerce Drive intersection. The final design and operations of this driveway shall be subject to permitting requirements of the Florida Department of Transportation.

   b. Development within Tract A shall be limited to one full-movement driveway on Drane Field Road and the Airport Commerce Drive intersection and a second full-movement driveway on Drane Field Road, to be located between Airport Commerce Drive and the convenience store site. A second separate shared right-in only driveway is allowed to the convenience store site with the addition of a concrete separator on Drane Field Road between the east- and westbound travel lanes to restrict turning movements. All driveway connections on Drane Field Road shall be permitted by Polk County.

   c. Cross-access shall be granted between all uses within Tract A through a Grant of Easements, Cross-Access Easement or other appropriate formal agreement. Cross-access shall also be required between Tract A and adjacent development tract formerly identified as Tract B2 within PUD Ordinance No. 5653, located north of Airport Commerce Drive.

Each formal agreement that is executed shall be recorded with the Polk County Clerk of Courts.

d. Sidewalks shall be required along all State Road 572 (Airport Road), ~~and~~ Drane Field Road and Airport Commerce Drive project frontages. Each principal building on the development site shall be connected to these frontage sidewalks via Americans with Disabilities Act (ADA) compliant pedestrian routes. If the Tract A Hotel option is implemented, an ADA-compliant internal pedestrian route shall directly connect the hotel with the adjacent convenience store (to the east).

e. Airport Commerce Drive shall be maintained as a private commercial street, with a pavement assessment being required prior to the construction of the first development driveway to determine if resurfacing or additional improvements will be required to accommodate commercial traffic. A frontage sidewalk shall be constructed along each development site's frontage along Airport Commerce Drive at the time that each site is developed.

3. Multi-Modal Transportation Facilities:

a. Transit Stop Improvements: At minimum, a transit bench pad will be required at the Drane Field Road bus stop. Additional transit stop concurrency mitigation requirements, including a transit shelter, may be imposed depending on the level-of-service failures and cumulative project impacts that may be identified in subsequent Major Traffic Studies. The transit amenity design and locations shall be approved by the Lakeland Area Mass Transit District and appropriate permitting authority. Any transit shelter structure and pad that is constructed shall receive building permits through the City Building Division.

b. Bike parking shall be installed in close proximity to each principal building entrance in compliance with Section 4.11.6 of the Land Development Code. Each bike parking device shall be constructed in compliance with Index 900 of the City Engineering Standards Manual.

4. In the event that the Tract A Hotel option is implemented, an Avigation Easement Agreement for that parcel shall be executed and recorded with the Polk County Clerk of Courts.

SECTION 3. 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 4. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 5. 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 6. 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 for Area to be Removed: Tracts B1 and B2

Parcels of land lying within Section 33, Township 28 S, Range 23 E, Polk County Florida being further described as:

Parcel ID Number: 232833-000000-044050

The West 169.67 feet of the North ½ of the SW 1/4 of the SW 1/4 of Section 33, Township 28 South, Range 23 East, Polk County, Florida

Parcel ID Number: 232833-000000-044040

The North ½ of the SW 1/4 of the SW 1/4 of Section 33, Township 28 South, Range 23 East, Less the West 169.67 feet and include right-of-way for SR 572 (Airport Rd).

SAID PARCELS CONTAINING 20.0 ACRES+-

Legal Description for Area to Remain: Tracts A, C, E1 and E2

Parcels of land lying within Section 33, Township 28 S, Range 23 E, Polk County Florida being further described as:

That part of the South 1/2 of the Southwest 1/4 of the Southwest 1/4 of Section 33 Township 28 South, Range 23 east, Polk County, Florida, described as commence at the Southwest corner of said Section 33, Township 28 south, Range 23 East; thence North 00 degrees 25 minutes 42 seconds West, 39.10 feet to the point of beginning; thence along the West boundary of said section 33 North 00 degrees 25 minutes 42 seconds West, 628.14 feet; thence along the North boundary of the South 1/2 of the Southwest 1/4 of the Southwest 1/4, South 89 degrees 55 minutes 38 seconds east 1042.04 feet; thence south 00 degrees 25 m1nutes 42 seconds East, 203.01 feet; thence South 89 degrees 55 minutes 38 seconds east, 218.03 feet to a point on the westerly right-of-way line of airport road; thence South 01 degrees 41 minutes 03 seconds West, 60.02 feet; thence North 89 degrees 55 minutes 38 seconds West 286.25 feet; thence South 00 degrees 17 minutes 32 seconds East, 311.47 feet to a point on the North right-of-way line of Drane field road; run thence along the North right-of-way line of Drane field road South 89 degrees 42 minutes 28 seconds west, 397.50 feet; thence South 00 degrees 17 minutes 32 seconds East, 52.02 feet to a point on the north existing maintained right-of-way line of Drane field road; thence north 89 degrees 50 minutes 18 seconds west, 573.24 feet to the point of beginning.

Parcel ID Number: 232833-000000-044010

PARCEL I: (Outparcel A) Commence at the Southwest comer of Section 33, Township 28 South, Range 23 East, and run North along the West section line a distance of 667.24 feet to the North boundary of the South 1/2, of the Southwest 1/4. of the Southwest 1/4 of said Section 33, run thence East along said North boundary a distance of 1042.04 feet for the Point of Beginning, run South 203.01 feet, run East 218.03 feet to a point on the Westerly right-of-way line of Airport Road, run North 0 l˚ 4 l '03" East along said Westerly right-of-

way line of Airport Road to its intersection with the North boundary of the South 1/2, of the Southwest 1/4. of the Southwest 1/4. of said Section 33, run West along said North boundary to the Point of Beginning, all lying and being in Polk County, Florida. Include right-of-way for SR 572 (Airport Rd).

Parcel ID Number: 232833-000000-044030

PARCEL 2: (Outparcel B) Commence at the Southwest comer of Section 33, Township 28 South, Range 23 East, and run North along the West section line a distance of 667.24 feet to the North boundary of the South 1/2 of the Southwest 1/4 of the Southwest 1/4 of said Section 33, run thence East along said North boundary a distance of 1042.04 feet, run South 203.01 feet, run East 218.03 feet to a point on the Westerly right-of-way line of Airport Road as described in O.R. Book 3338, Page 1131 , Public Records of Polk County, Florida, run South 01°41'03" West a distance of 60.02 feet to the Point of Beginning, run West 286.25 feet, run South 311.47 feet to the Northerly right-of-way of Drane Field Road as described in O.R. Book 3338, Page 1131, Public Records of Polk County, Florida, run East along the Northerly right-of-way line of Drane Field Road a distance of 275.56 feet to the Westerly right-of-way line of Airport Road, run North 01°41'03" East along said Westerly right-of-way line of Airport Road to the Point of Beginning, all lying and being in Polk County, Florida. Include right-of-way for SR 572 (Airport Rd) and Drane Field Road.

SAID PARCELS CONTAINING 42.15 ACRES+-

AND

PARCELS OF LAND LYING WITHIN SECTION 33, TOWNSHIP 28 S, RANGE 23 E, POLK COUNTY FLORIDA BEING F□RTHER DESCRIBED AS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 28 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA: THENCE NORTH 88°52'00" EAST ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 A DISTANCE OF 99.53 FEET TO A POINT 50.00 FEET EAST OF THE CENTER LINE OF DRANE FIELD ROAD NORTH, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUE NORTH 88°52'00" EAST ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 A DISTANCE OF 601.88 FEET; THENCE SOUTH 01°36'31" EAST AND PARALLEL TO THE WEST LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 A DISTANCE OF 1310.33 FEET TO THE NORTH LINE OF THE MAINTAINED RIGHT-OF-WAY OF DRANE FIELD ROAD; THENCE NORTH 89°28'22' WEST ALONG SAID MAINTAINED RIGHT-OF- WAY, BEING PARALLEL TO AND 40.00 FEET NORTH OF THE CENTER LINE OF DRANE FIELD ROAD 649.31 FEET TO A POINT 50.00 FEET EAST OF THE CENTER LINE OF DRANE FIELD ROAD NORTH; THENCE NORTH 00°28'34" EAST, PARALLEL TO AND 50.00 FEET EAST OF THE CENTER LINE OF DRANE FIELD ROAD NORTH 1291.98 FEET TO THE POINT OF BEGINNING. LESS THE RIGHT-OF-WAY FOR SR 572 (AIRPORT RD) AND DRANE FIELD ROAD.

AND

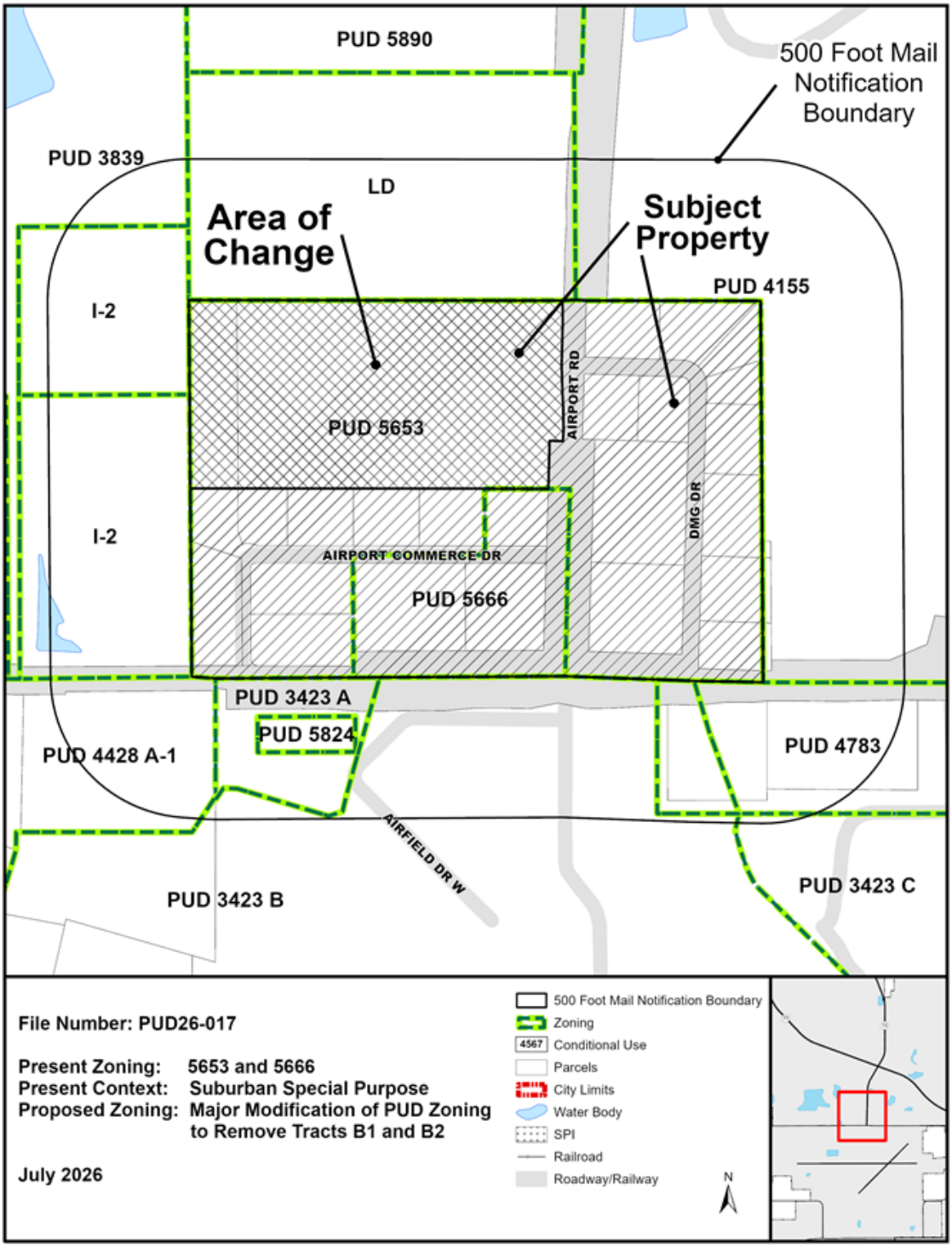
PARCELS OF LAND LYING WITHIN SECTION 33, TOWNSHIP 2 8 S,
RANGE 23 E, POLK COUN T Y FLORIDA BEING FURTHER

DESCRIBED AS:

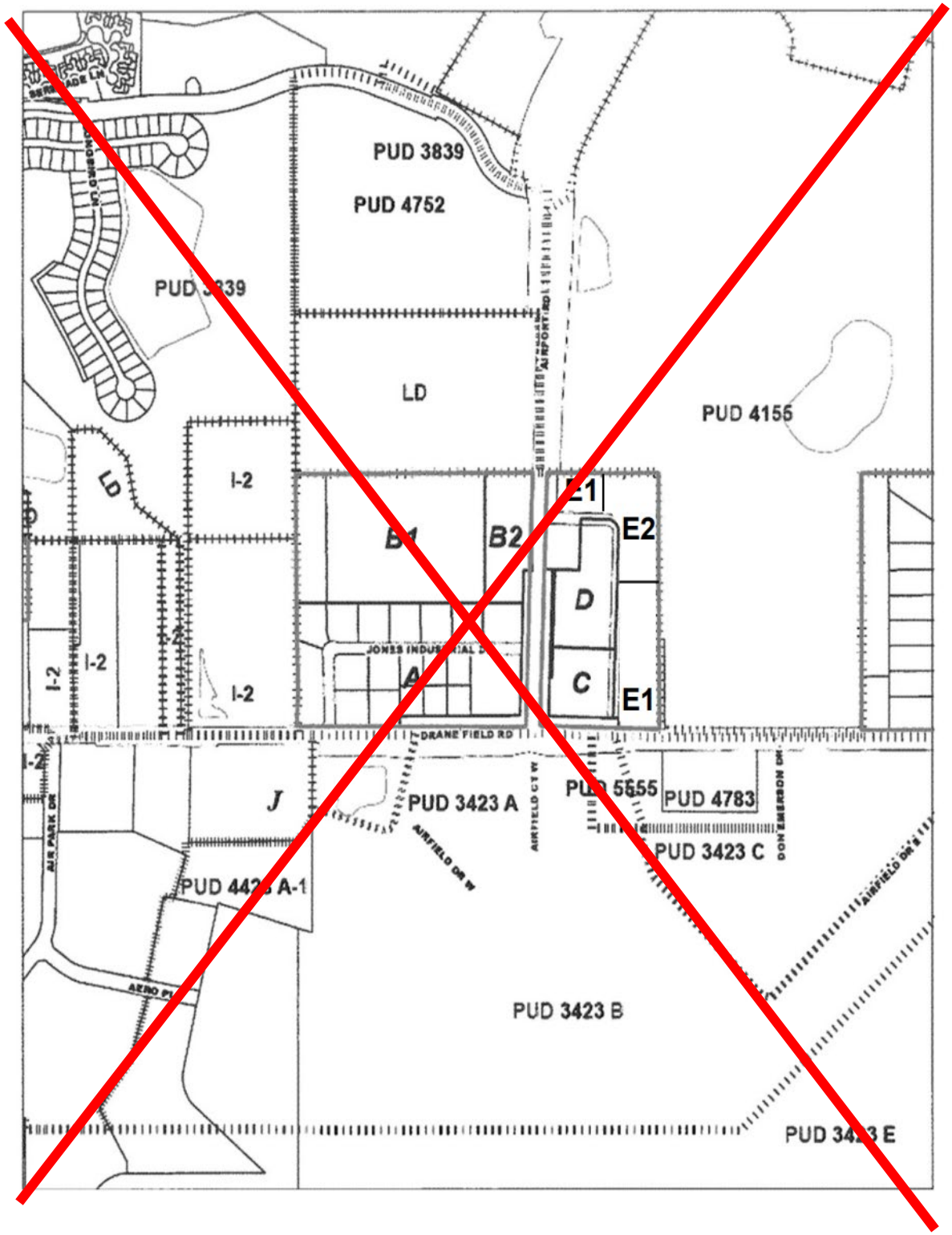
COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 28 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA: THENCE NORTH 88°52'00" EAST ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 A DISTANCE OF 99.53 FEET TO A POINT 50.00 FEET EAST OF THE CENTER LINE OF DRANE FIELD ROAD NORTH, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE SOUTH 00°28' 34" WEST PARALLEL TO AND 50.00 FEET EAST OF CENTER LINE OF DRANE FIELD ROAD NORTH 1291.98 FEET TO THE NORTH LINE OF THE MAINTAINED RIGHT-OF-WAY OF DRANE FIELD ROAD; THENCE NORTH 89°28' 22" WEST, PARALLEL TO AND 40.00 FEET NORTH OF THE CENTERLINE OF DRANE FIELD ROAD, 15.00 FEET TO THE EAST LINE OF THE MAINTAINED RIGHT-OF-WAY OF DRANE FIELD ROAD NORTH; THENCE NORTH 00°28' 34" EAST PARALLEL TO AND 35.00 FEET EAST OF THE CENTERLINE OF DRANE FIELD ROAD NORTH, 1291.55 FEET TO THE NORTH LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4; THENCE NORTH 88°52' 00" EAST ALONG SAID NORTH LINE 15.00 FEET TO THE POINT OF BEGINNING. LESS THE RIGHT-OF-WAY FOR SR 572 (AIRPORT RD) AND DRANE FIELD ROAD.

SAID PARCELS CONTAINING 34.89 ACRES+-

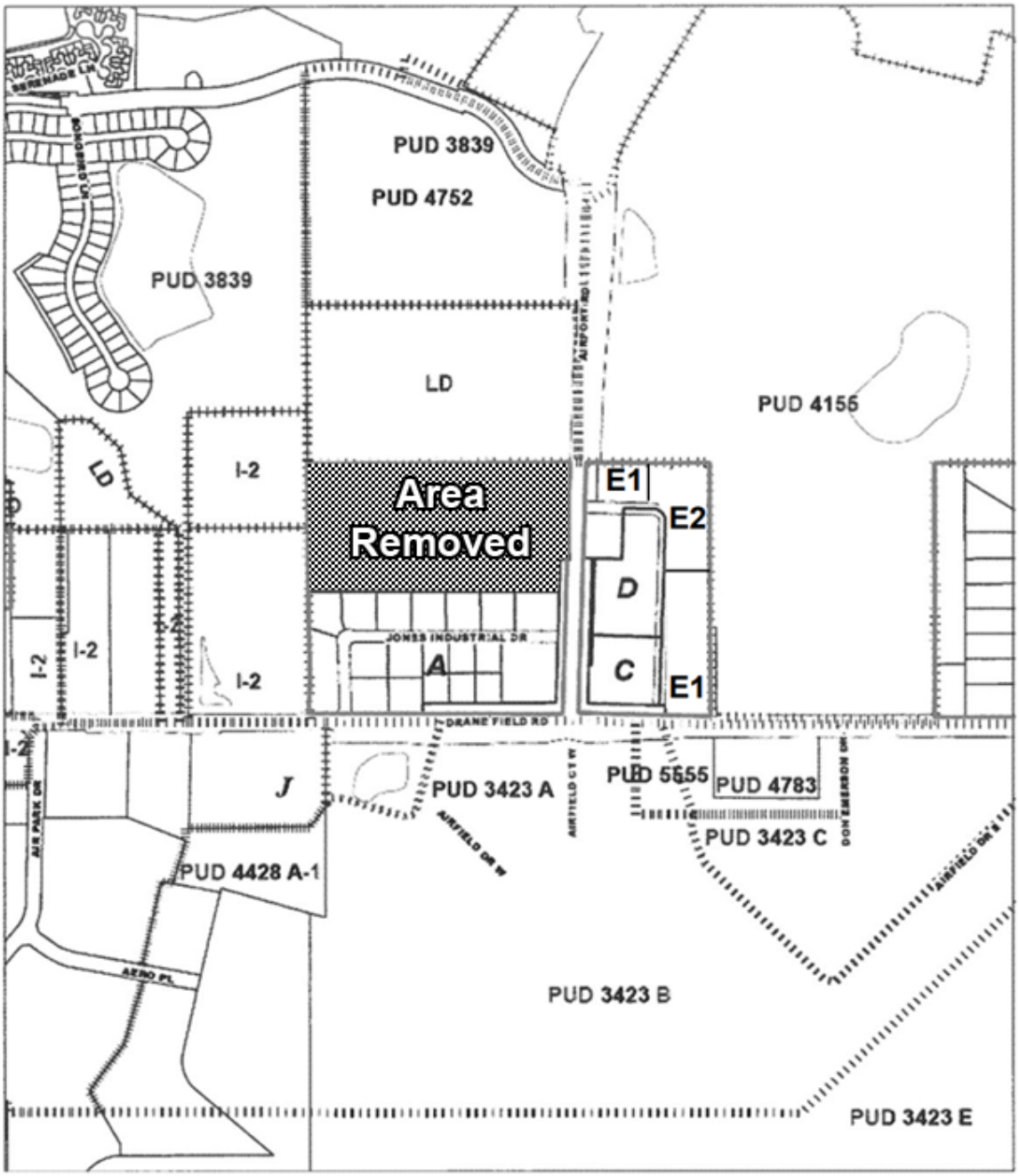
ATTACHMENT “B”



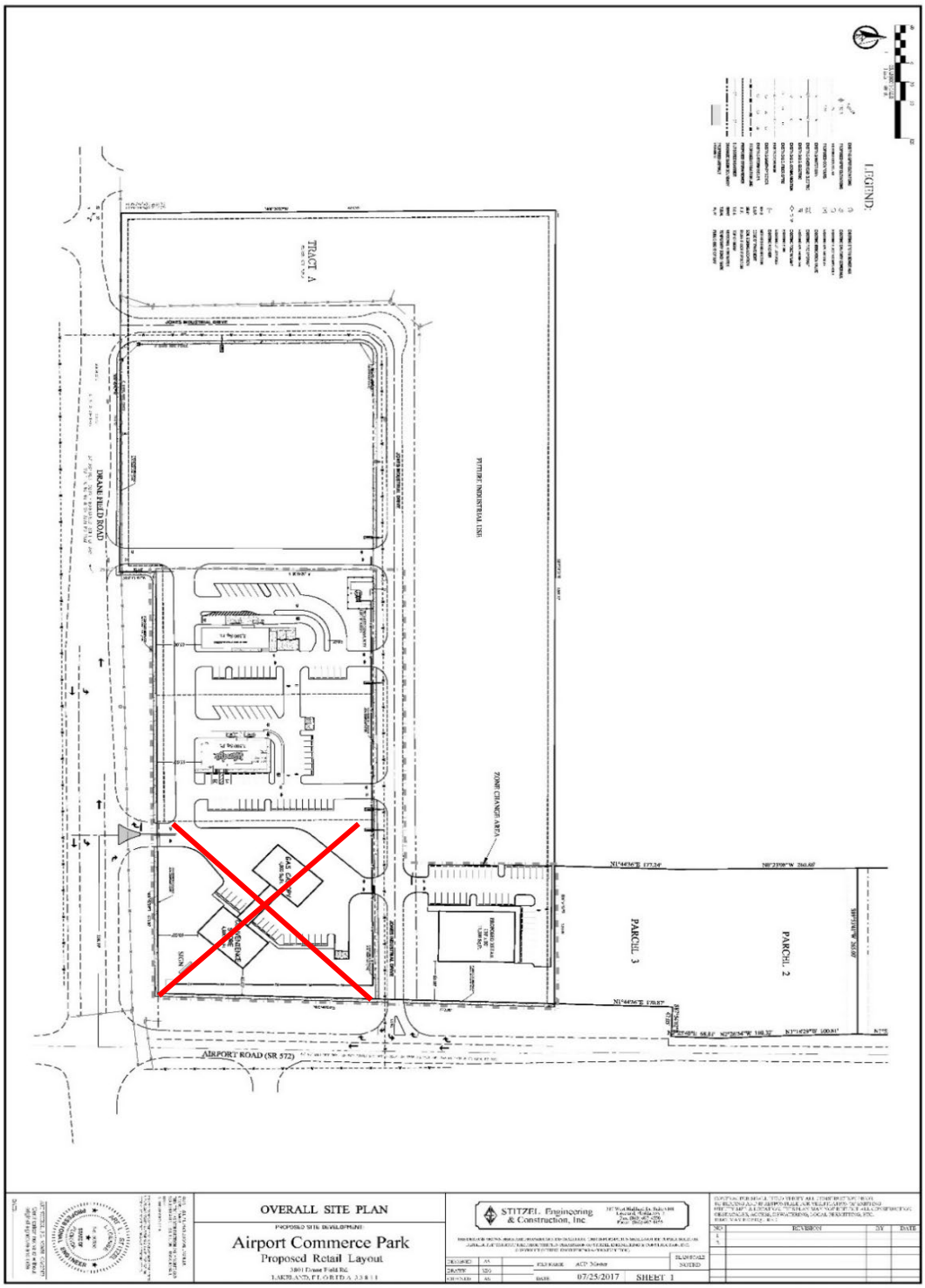
~~ATTACHMENT "C"~~



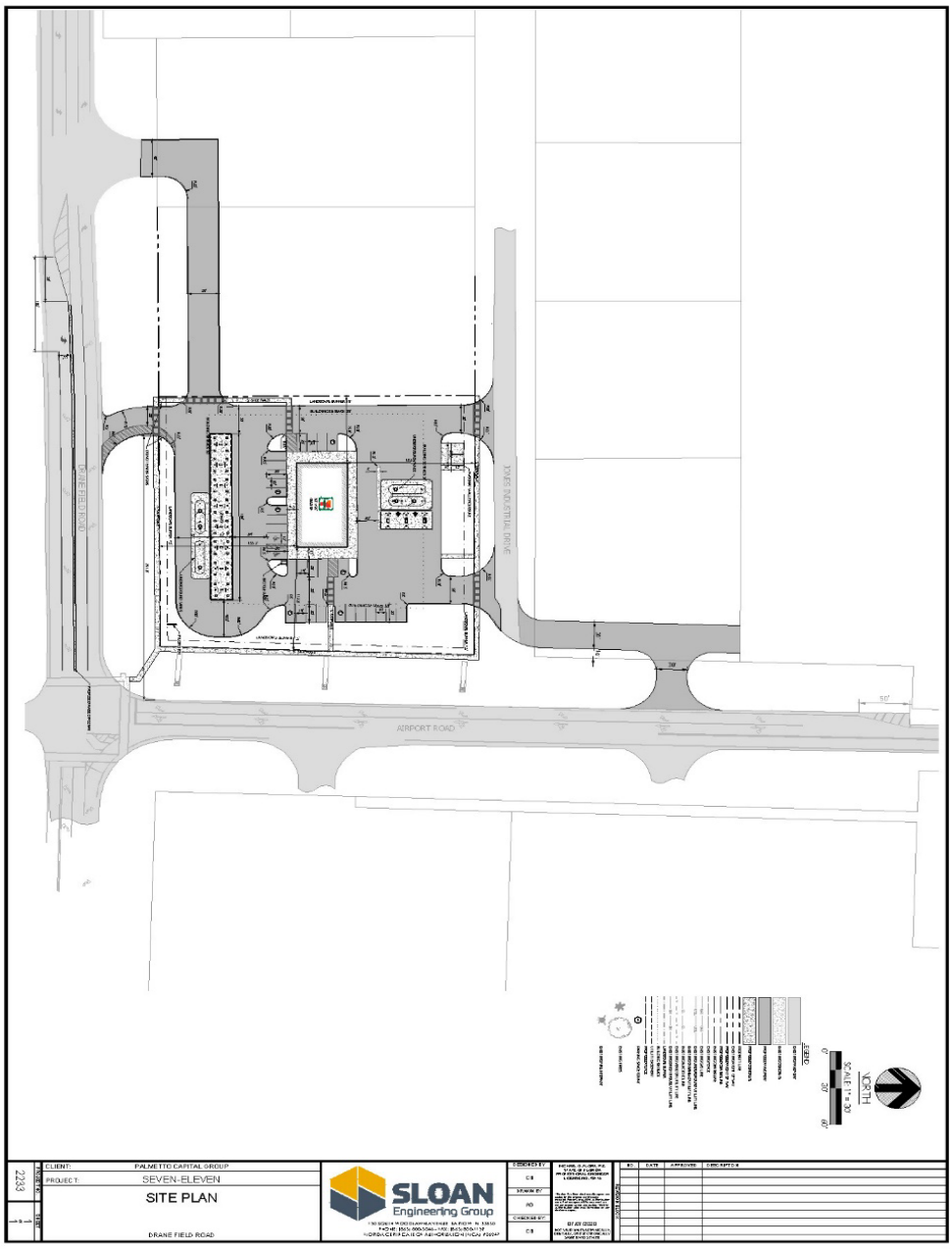
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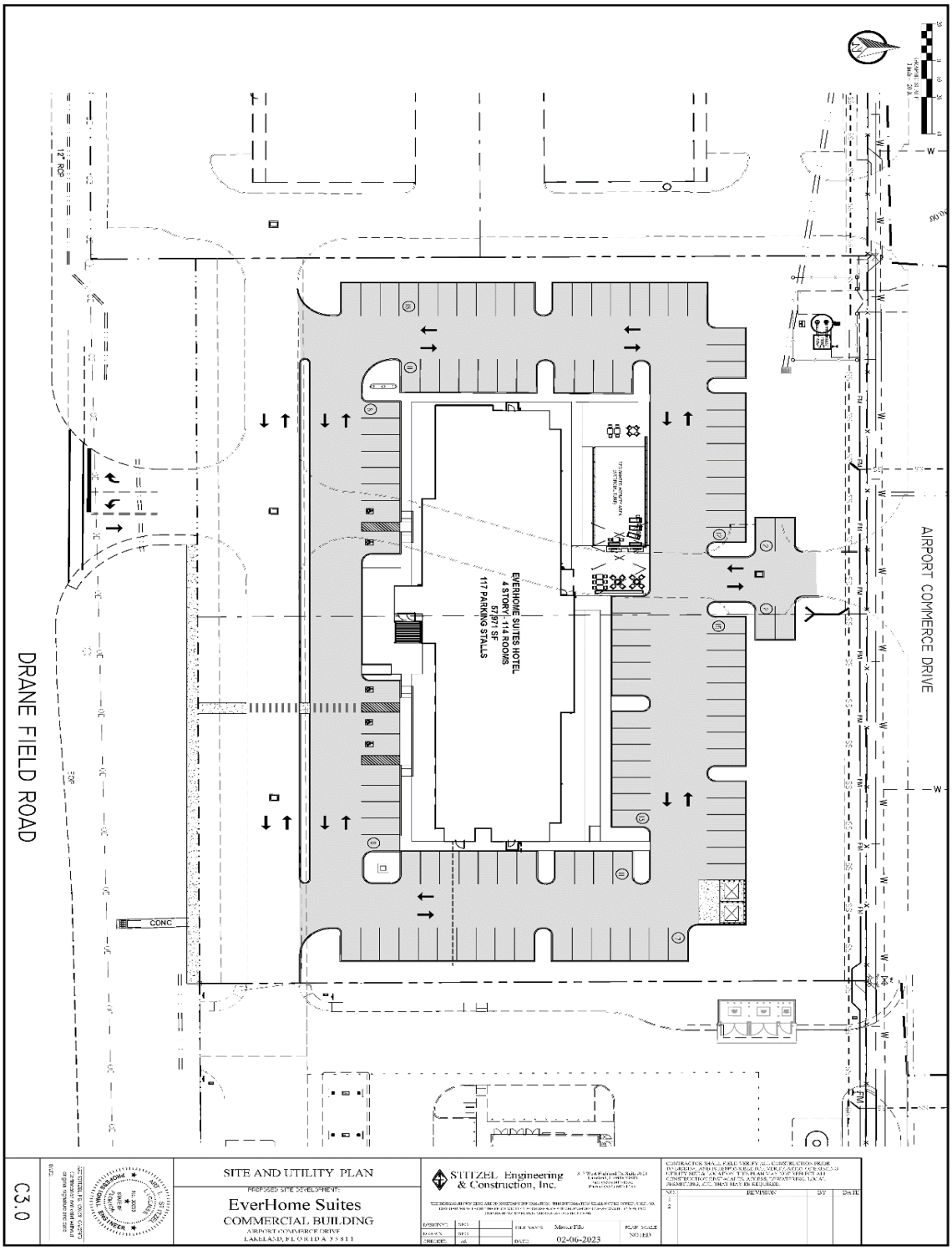
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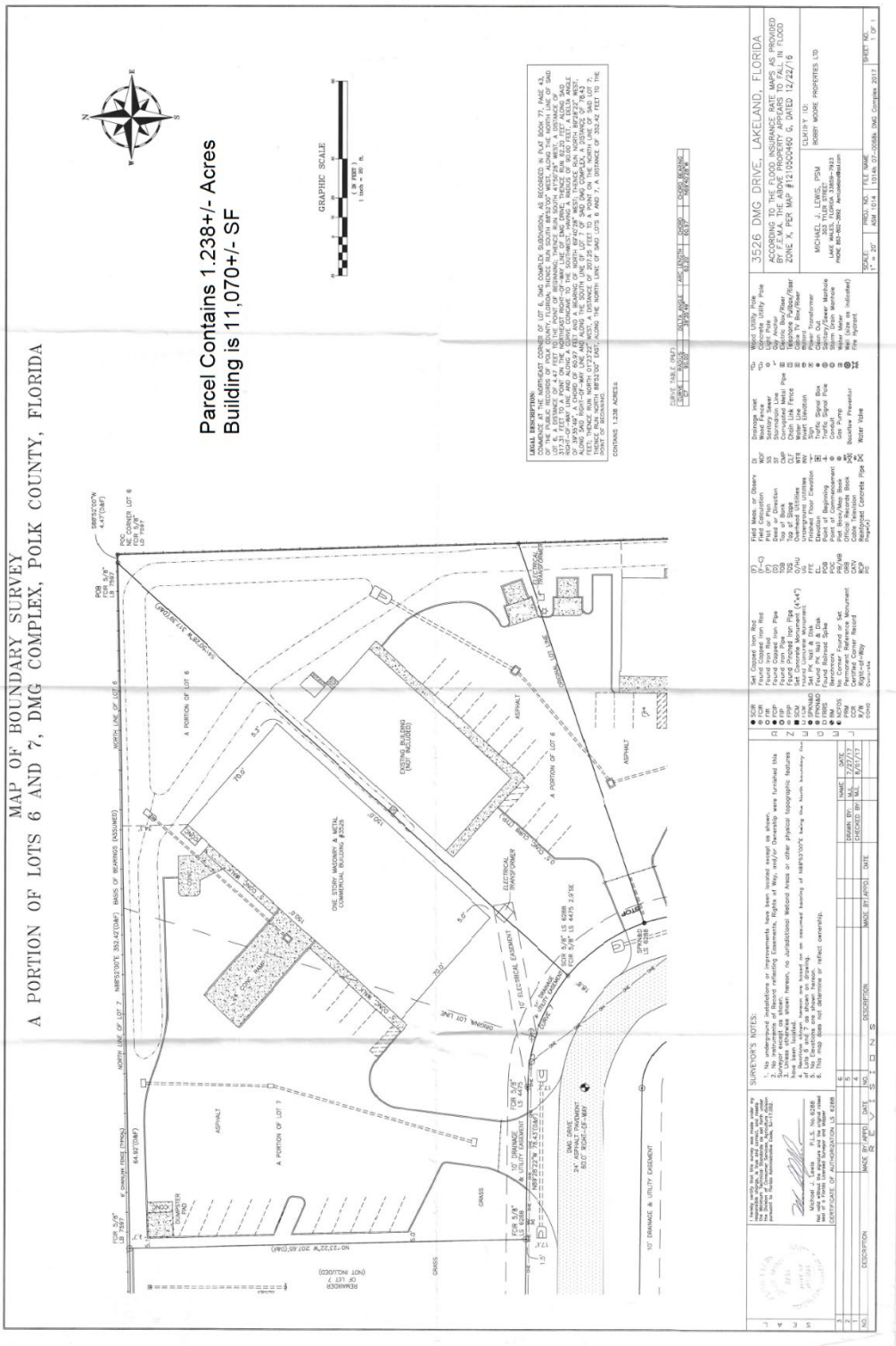
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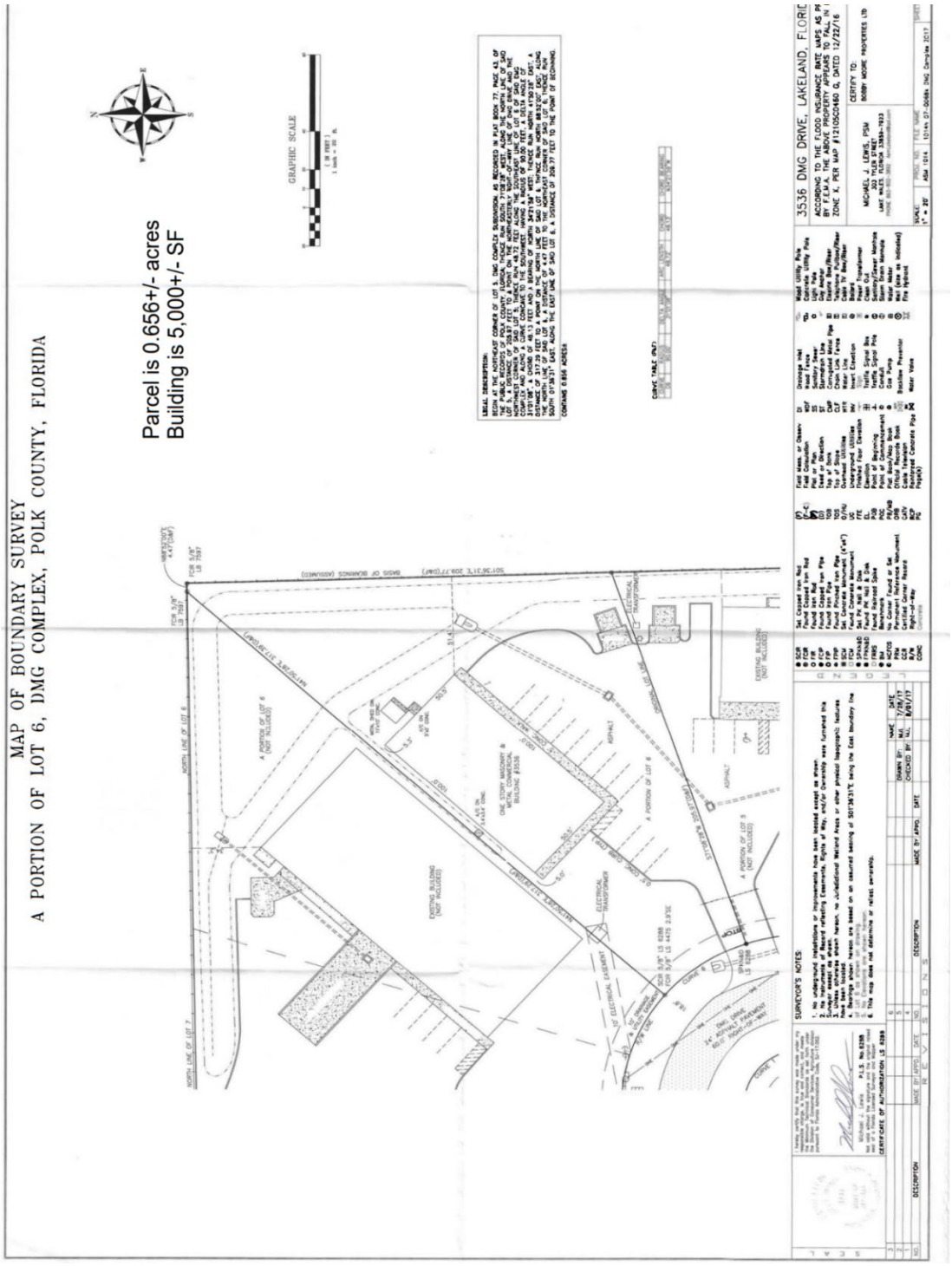
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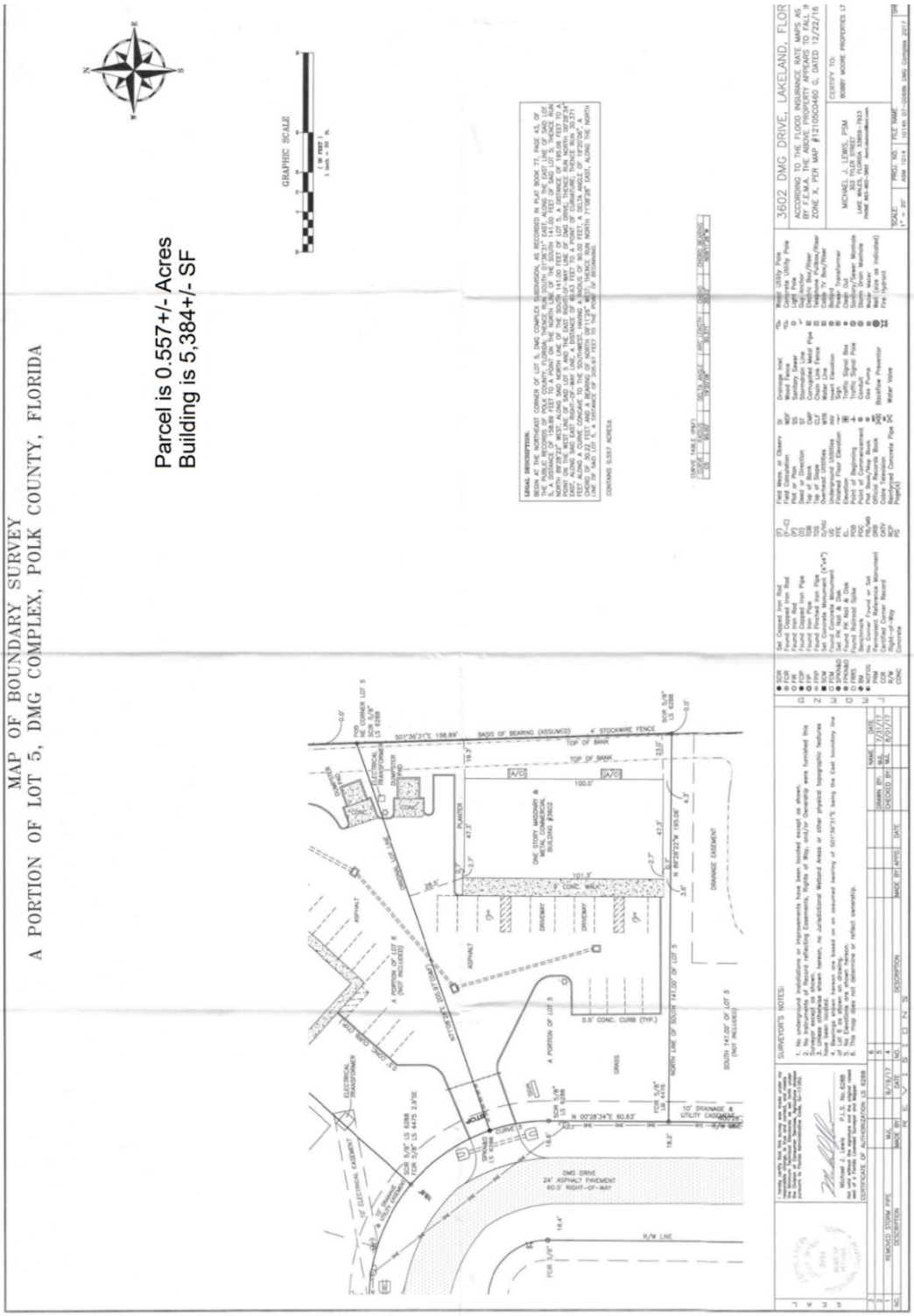
Parcel E2-A


MAP OF BOUNDARY SURVEY
A PORTION OF LOTS 6 AND 7, DMG COMPLEX, POLK COUNTY, FLORIDA
Parcel Contains 1.238+/- Acres
Building is 11,070+/- SF
GRAPHIC SCALE
3526 DMG DRIVE, LAKELAND, FLORIDA
ACCORDING TO THE FLOOD INSURANCE RATE MAPS AS PROVIDED BY F.E.M.A. THE ABOVE PROPERTY APPEARS TO FALL IN FLOOD ZONE X, PER MAP #12105C0460 G, DATED 12/22/16
SURVEYOR'S NOTES:
LEGAL DESCRIPTION:
CONTAINS 1.238 ACRES±
CURVE TABLE (P&C)
LINE TABLE (P&C)
MICHAEL J. LEWIS, PSM
LAKE WALES, FLORIDA 33859-7923
PHONE 863-682-3962
CLIENT TO:
BOBBY MOORE PROPERTIES LTD
DRAWN BY:
CHECKED BY:
DESCRIPTION
MADE BY (INITIALS)
DATE
SCALE: 1" = 20'
PROJ. NO.: 17-0058
FILE NAME: 17-0058-DMG Complex 2017
SHEET NO.: 1 OF 1

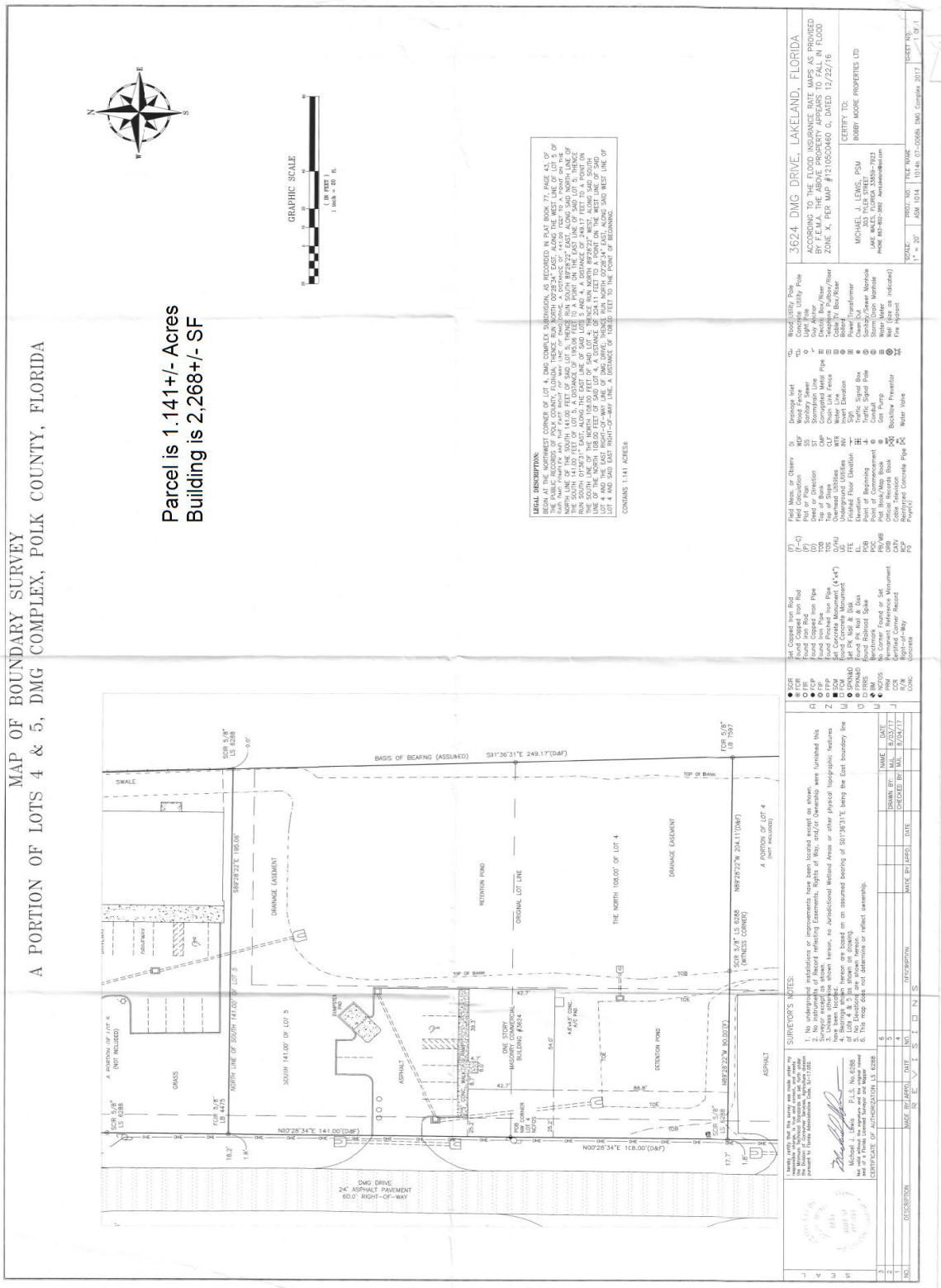
Parcel E2-B


MAP OF BOUNDARY SURVEY
A PORTION OF LOT 6, DMG COMPLEX, POLK COUNTY, FLORIDA
Parcel is 0.656+/- acres
Building is 5,000+/- SF
GRAPHIC SCALE
3536 DMG DRIVE, LAKELAND, FLORI
SURVEYOR'S NOTES
EXISTING BUILDING (NOT INCLUDED)
ONE STORY MASONRY & METAL COMMERCIAL BUILDING #3536
ELECTRICAL TRANSFORMER
ASPHALT
DMG DRIVE
24' ASPHALT PAVEMENT
60.0' PUBLIC RIGHT-OF-WAY

Parcel E2-C


MAP OF BOUNDARY SURVEY
A PORTION OF LOT 5, DMG COMPLEX, POLK COUNTY, FLORIDA
Parcel is 0.557+/- Acres
Building is 5,384+/- SF
GRAPHIC SCALE
3602 DMG DRIVE, LAKELAND, FLOR
ACCORDING TO THE FLOOD INSURANCE RATE MAPS AS
BY F.E.M.A. THE ABOVE PROPERTY APPEARS TO FALL I
ZONE A, PER MAP #12105C0460 G, DATED 12/22/16
CERTIFY TO:
BOBBY MOORE PROPERTIES LT
SURVEYOR'S NOTES:
DMG DRIVE
24' ASPHALT PAVEMENT
60.0' RIGHT-OF-WAY
ONE STOP LANDSCAPE & RETAIL COMMERCIAL BUILDING #3602
DRIVEWAY
ASPHALT
PLANTER
DUMPSTER PAD
ELECTRICAL TRANSFORMER
DRAINAGE EASEMENT
10' DRAINAGE & UTILITY EASEMENT
0.5' CONC. CURB (TYP.)
NORTH LINE OF SOUTH 141.00' OF LOT 5
SOUTH 141.00' OF LOT 5 (NOT INCLUDED)
A PORTION OF LOT 3
A PORTION OF LOT 6 (NOT INCLUDED)
GRASS
TOP OF BANK
4' STOCKWIRE FENCE
BASIS OF BEARING (ASSUMED)
N 89°29'22"W 195.26'
N 00°28'34"E 60.63'
R/W LINE

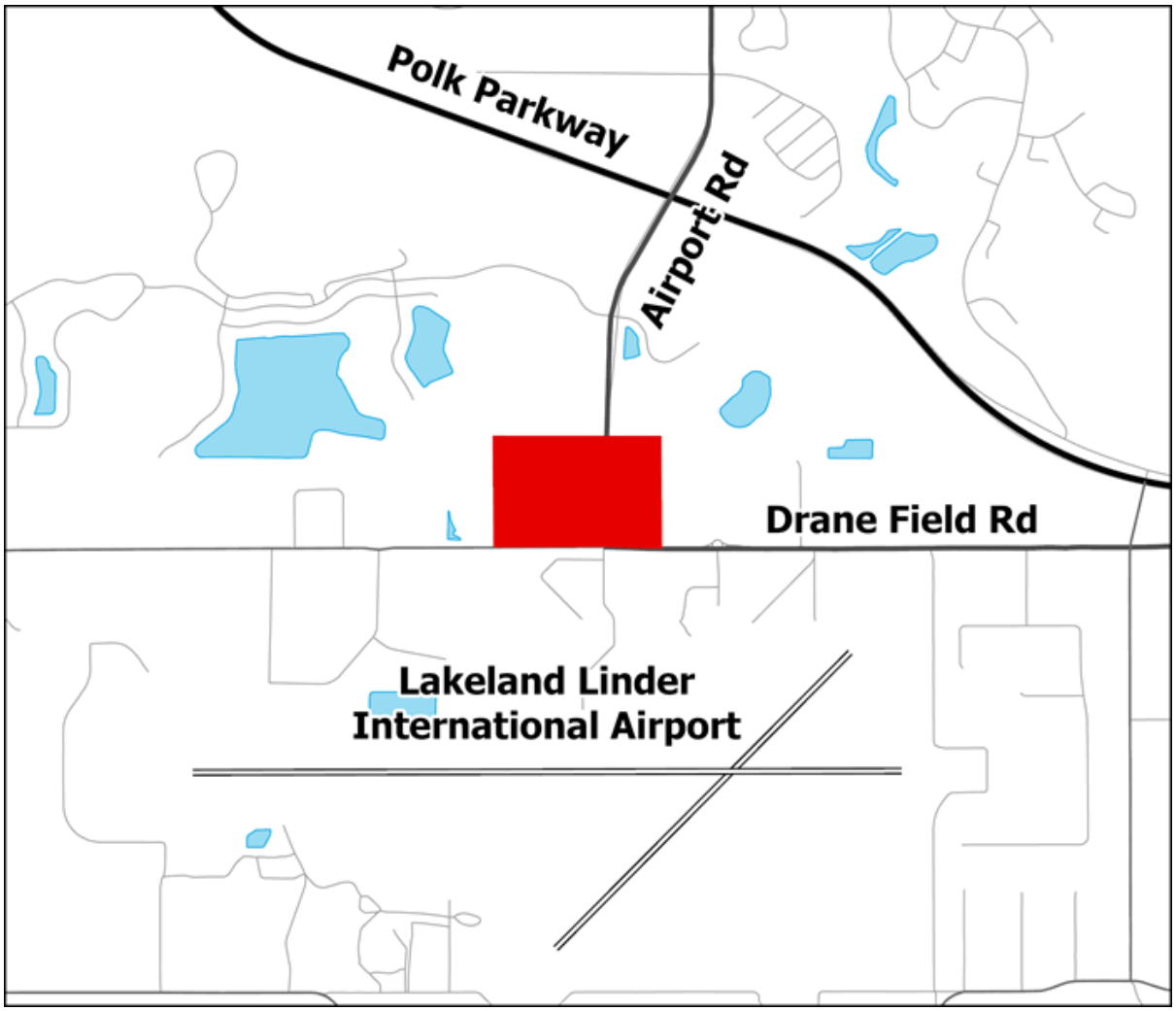
Parcel E2-D

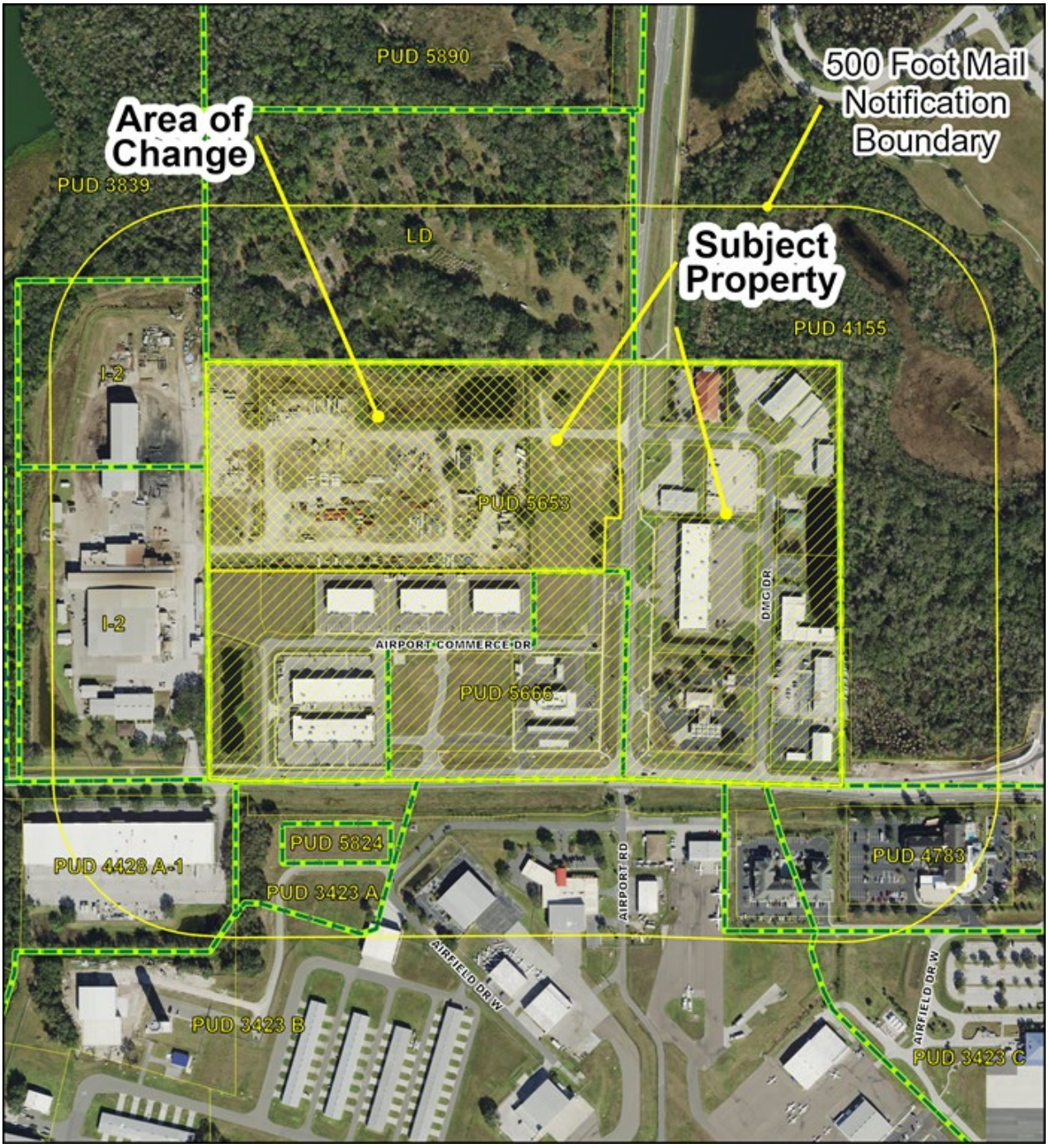

MAP OF BOUNDARY SURVEY
A PORTION OF LOTS 4 & 5, DMG COMPLEX, POLK COUNTY, FLORIDA
Parcel is 1.141+/- Acres
Building is 2,268+/- SF
GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.
LEGAL DESCRIPTION:
CONTAINS 1.141 ACRES±
SURVEYOR'S NOTES:
3624 DMG DRIVE, LAKELAND, FLORIDA
ACCORDING TO THE FLOOD INSURANCE RATE MAPS AS PROVIDED BY F.E.M.A. THE ABOVE PROPERTY APPEARS TO FALL IN FLOOD ZONE A, PER MAP #12105C0460 G, DATED 12/22/16
CERTIFY TO:
BOBBY MOORE PROPERTIES LTD
MICHAEL J. LEWIS, PSM
303 TYLER STREET
LAKE ALFRED, FLORIDA 33850-7923
PHONE 863-802-3992 mikelewispsm@aol.com
SCALE: 1" = 20'
DRWG. NO.: ASM 1014
FILE NAME: 1014b 07-006Bs DMG Complex 2017
SHEET NO.: 1 OF 1
DRAWN BY: MJL 8/03/17
CHECKED BY: MJL 8/04/17
MADE BY (APP): DATE:
DESCRIPTION
NO.
REVISIONS

Planning & Zoning Board Recommendation

Date:	November 2, 2026	Reviewer:	Todd Vargo
Project No:	PUD26-017	Location:	3515 Airport Road
Owners:	Woods Family Management LLC		
Applicant:	City of Lakeland		
Current Zoning:	PUD (Planned Unit Development) 5653	Future Land Use:	Business Park (BP)
Context District:	Suburban Special Purpose (SSP)		
P&Z Hearing:	July 21, 2026	P&Z Final Decision:	October 20, 2026
Request:	Major modification of PUD (Planned Unit Development) zoning to remove Tracts B1 and B2 on approximately 20.05 acres located at 3515 Airport Road.		

1.0 Location Maps




PUD 5890
Area of Change
500 Foot Mail Notification Boundary
PUD 3839
LD
Subject Property
PUD 4155
I-2
PUD 5653
I-2
DMC DR
AIRPORT COMMERCE DR
PUD 5666
PUD 5824
PUD 4428 A-1
PUD 3423 A
AIRPORT RD
PUD 4783
AIRFIELD DR W
AIRFIELD DR W
PUD 3423 B
PUD 3423 C

2.0 Background

2.1 Summary

The City of Lakeland requests a major modification of PUD (Planned Unit Development) zoning to remove Tracts B1 and B2 on approximately 20.05 acres located at 3515 Airport Road. A map of the subject property is included as Attachment “B.”

2.2 Subject Property

The subject property, approximately 20.05 acres in area, is located on the west side of Airport where it intersects with DMG drive. In 2017, the subject property, along with adjacent properties to the south and to the east, across Airport Road, were annexed into the City and assigned a future land use designation of Business Park (BP) and PUD (Planned Unit Development) zoning as specified by Ordinance 5653, as amended. The subject property, while presently undeveloped, is currently being used as an outdoor storage yard for the adjacent industrial use to the west, Pops Painting.

2.3 Project Background

The purpose of the request is to amend the PUD zoning to remove Tracts B1 and B2, concurrent with a separate zoning application which will incorporate Tracts B1 and B2 into a new PUD along with an adjacent 24.93-acre parcel to north which is currently zoned LD (Limited Development). The overall site development plan, which has been revised to identify the area to be removed, is included as Attachment “C.”

2.4 Existing Uses of Adjacent Properties

Boundary	Existing Land Use	FLUM	Zoning	Context
North	Vacant/Undeveloped	BP	LD	SNH
South	Business Park	BP	PUD	SSP
East	Business Park	BP	PUD	SSP
West	Industrial (Pop’s Painting)	BP	PUD	SSP

2.5 Attachments

Attachment A: Legal Description

Attachment B: Location Map

Attachment C Revised Overall PUD Development Plan

Attachment “C-1” Previously Approved Site Plan for Drane Field Commercial Uses

Attachment “C-2” Previously Approved Site Plan for a Convenience Store

Attachment “C-3” Previously Approved Site Plan for a Hotel

Attachment “C-4” Previously Approved Parcel E2-A

Attachment “C-5” Previously Approved Parcel E2-B

Attachment “C-6” Previously Approved Parcel E2-C

Attachment “C-7” Previously Approved Parcel E2-D

3.0 Discussion

The current PUD zoning was approved in 2017 following the annexation of multiple enclaves located along the north side of Drane Field Road. Under the current PUD zoning, permitted uses in Tract B1 include those uses permitted by right in I-2 zoning districts and Metal Coating, Engraving, and Allied Services. Permitted uses in Tract B2 include those uses permitted by right in I-2 zoning districts and limited commercial uses such as convenience stores, restaurants, carry out, low and high turnover, without drive throughs, and motor vehicle uses such fuel sales, motor vehicle service and repair, and parts and accessory stores.

The subject property has been on the market for several years along with an adjacent 24.93 parcel to the north. Because the current PUD zoning covers a large area with multiple property owners, the applicant is requesting that Tracts B1 and B2 be removed from the current PUD zoning and incorporated as part of new standalone PUD which will include the adjacent 24.93-acre parcel to the north. To do so, Tracts B1 and B2 will be removed from the overall site development plan, Attachment “C,” and any references to Tracts B1 and B2 in conditions of approval revised or removed.

3.1 Transportation and Concurrency

This request is limited to removal of Tracts B1 and B2 from the current PUD zoning only. Transportation and concurrency for the future development of Tracts B1 and B2 will be addressed as part as staff’s recommendation for the separate zoning application (PUD26-011/ZON26-007) which will run concurrently with this request and includes the adjacent 24.93-acre parcel to the north.

3.2 Comprehensive Plan Compliance

The Community and Economic Development Department reviewed this request for compliance with Lakeland Comprehensive Plan: Our Community 2030 and it is our opinion that the request is consistent with the Comprehensive Plan.

4.0 Recommendation

4.1 Community and Economic Development Staff

The Community & Economic Development Department recommends that the major modification of PUD zoning, to remove Tracts B1 and B2, be approved. Letters of notification were mailed to 27 property owners within 500 ft of the subject property and within the boundaries of the current PUD. No comments were received prior to or during the July 21st public hearing. On October 2nd, one letter in opposition was received from an anonymous individual in relation to the rezoning application which is running concurrent with this request.

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 a major modification PUD zoning, to remove Tracts B1 and B2, as described above and in Attachments "A," "B," "C," C-1," "C-2," "C-3," "C-4," "C-5," "C-6," and "C-7" be approved:

Ordinance 5653, as amended:

A. Permitted Uses:

Tract A: Those uses permitted by right in the I-2 zoning district plus the following retail commercial uses on specific parcels which have a conceptual site plan and frontage along Airport Road or Drane Field Road.

South of Airport Commerce Drive: Development of retail commercial uses shall be limited to one of the following development options.

Development Option A

Convenience Stores with Motor Vehicle Fuel Sales, as shown on Attachment "C-2"

Restaurants: High Turn Over and Very High Turn Over, with or without drive throughs, as shown on Attachment "C-1"

Development Option B

A Convenience Store with Motor Vehicle Fuel Sales, as shown on Attachment "C-2"

A Hotel, as shown on as Attachment "C-3"

North of Airport Commerce Drive: The following retail uses shall be permitted in accordance with Attachment "C-1."

Convenience Sales and Personal Service uses, excluding Variety Stores

Indoor Commercial Recreation

Laundry and Cleaning Establishments, Level I and II

Office Support Retail Uses

Specialty Comparison Commercial Uses

~~Tract B1: Those uses permitted by right in the I-2 zoning district and Metal Coating, Engraving, and Allied Services.~~

~~Tract B2: Those uses permitted by right in the I-2 zoning district and the following.~~

~~*Convenience Stores~~

~~Indoor Commercial Recreation Uses~~

~~*Motor Vehicle & Boat Uses: Fuel Sales~~

~~Motor Vehicle & Boat Uses: Service Uses~~

~~Motor Vehicle & Boat Uses: Parts and Accessory Stores~~

~~Office Support Retail Uses~~

~~Outdoor Storage of Boats, Motor Homes and Trailers, Retail Service~~

~~Restaurants: Carry Out, Sandwich shops, snack bars, and low turn-over~~

~~*Restaurants: High Turn Over, excluding drive throughs~~

~~* Uses marked with an asterisk may only be considered through a major modification of this PUD and after additional staff analysis of traffic impacts and site design considerations.~~

Tract C: Those uses permitted by right in the I-2 zoning district in addition to the following:

Convenience stores

Motor vehicle fuel sales

Tract D: Those uses permitted by right in the I-2 zoning district and Metal Coating, Engraving, and Allied Services.

Tract E: Those uses permitted by right in the I-2 zoning district in addition to the following:

Electrical supply stores

Welding Supply stores

B. Development Standards: In accordance with the I-2/Suburban Special Purpose sub-district standards except as shown on Attachments “C-1,” “C-2,” “C-3,” “C-4,” “C-5,” “C-6,” “C-7” and as follows.

Tract A Hotel:

1. Maximum Building Height: Four-Stories/55 feet

2. Maximum Intensity of Use: 114 hotel rooms

3. Ground Floor Building Transparency. For street facing hotel facades, a minimum of twenty percent (20%) of the ground floor façade of the hotel, when measured two feet above grade and ten feet above grade at the pedestrian/ sidewalk level, shall consist of glass windows and doors with a visible transmittance rating of no less than forty percent (40%).

Tract E2:

1. Minimum Lot Size:

    a. Parcel E2-B Minimum Lot Width: As shown on Attachment “C-5.”

    b. Parcel E2-B Minimum Lot Area: 28,575.36 sq. ft. (0.65 acres) as shown on Attachment “C-5.”

    c. Parcel E2-C: Minimum Lot Area: 24,262.92 sq. ft. (0.56 acres) as shown on Attachment “C-6.”

2. Principal Building Requirements: In accordance with the I-2 / Suburban Special Purpose sub-district standards except the following standards for existing principal structures developed prior to the adoption of the PUD zoning as reflected on Attachments “C-4,” “C-5,” “C-6,” and “C-7.”

    a. Front / Street Setback: Minimum 50 feet, except:

        i. Parcel E2-A: As shown on Attachment “C-4.”

        ii. Parcel E2-D: Minimum 25 ft., as shown on Attachment “C-7.”

    b. Interior Side Setback: Minimum 20 feet, except:

        i. Parcel E2-A: Minimum 5 feet from its southern boundary shared with Parcel E2-B, as shown on Attachment “C-4.”

        ii. Parcel E2-B: Minimum 5 feet from its northern boundary shared with Parcel E2-A, as shown on Attachment “C-4.”

        iii. Parcel E2-C: Minimum 3.6 feet from its southern boundary, as shown on Attachment “C-6.”

    c. Rear Setback: Minimum 30 feet, except:

        i. Parcel E2-C: Minimum 19.3 feet, as shown on Attachment “C-6.”

~~C. Performance Standards within Tracts B1 and B2~~

~~1. Noise: Every land use shall be operated so as not to create a noise disturbance affecting adjacent uses. The term "noise disturbance" is any sound which is:~~

~~a. Unreasonably loud and disturbing;~~

~~b. of such character, quantity, or duration as to be injurious to human or animal life, or property;~~

~~c. of such character, quantity, or duration as to unreasonably interfere with the comfortable enjoyment of life or property; or~~

~~d. of such character, quantity, or duration as to unreasonably interfere with the normal conduct of business.~~

~~Additional noise regulations:~~

~~a. There shall be no outdoor public address systems, bell ringers or loud speakers.~~

~~b. There shall be no loading or unloading of trucks, trailers or other vehicles between the hours of 10 p.m. and 6 a.m.~~

~~2. Vibration: Every land use shall be so operated that ground vibration inherently and recurrently generated is not perceptible without instruments at any point on the property line of the property on which the use is located.~~

~~3. Smoke, Dust, and Dirt: Every land use shall be so operated as to prevent the emission into the air of smoke, dust or other solid matter which may cause damage to property or discomfort to persons or animals at or beyond the lot line of the property on which the use is located.~~

~~4. Odors: Every land use shall be so operated as to prevent the emission of objectionable or offensive odors in such concentration as to be readily perceptible at any point at or beyond the lot line of the property on which the use is located.~~

~~5. Fire and Explosive Hazards: All activities and all storage of flammable and explosive materials shall be in accordance with the City of Lakeland Fire and Building Codes.~~

~~D.~~C. Outdoor Storage: In accordance with Sub-section 5.15 of the Land Development Code.

~~E.~~D. Hazardous Materials and Regulated Substances: In accordance with Article 6 (Natural Resource Protection Standards) of the Land Development Code.

~~F.~~E. Transportation:

1. Binding concurrency determinations shall be made at the time of each site plan approval on the development site. Concurrency determinations will be based on the cumulative impacts of the development activity on the significantly impacted transportation network.

2. Project Access and Circulation:

   a. Development within Tract A shall be limited to one access point on State Road 572 (Airport Road) as shown on Attachment "C-1," replacing the Airport Commerce Drive intersection. The final design and operations of this driveway shall be subject to permitting requirements of the Florida Department of Transportation.

   b. Development within Tract A shall be limited to one full-movement driveway on Drane Field Road and the Airport Commerce Drive intersection and a second full-movement driveway on Drane Field Road, to be located between Airport Commerce Drive and the convenience store site. A second separate shared right-in only driveway is allowed to the convenience store site with the addition of a concrete separator on Drane Field Road between the east- and westbound travel lanes to restrict turning movements. All driveway connections on Drane Field Road shall be permitted by Polk County.

   c. Cross-access shall be granted between all uses within Tract A through a Grant of Easements, Cross-Access Easement or other appropriate formal agreement. Cross-access shall also be required between Tract A and adjacent development tract formerly identified as Tract B2 within PUD Ordinance No. 5653, located north of Airport Commerce Drive. Each formal agreement that is executed shall be recorded with the Polk County Clerk of Courts.

   d. Sidewalks shall be required along all State Road 572 (Airport Road), ~~and~~ Drane Field Road and Airport Commerce Drive project frontages. Each principal building on the development site shall be connected to these frontage sidewalks via Americans with Disabilities Act (ADA) compliant pedestrian routes. If the Tract A Hotel option is implemented, an ADA-compliant internal pedestrian route shall directly connect the hotel with the adjacent convenience store (to the east).

e. Airport Commerce Drive shall be maintained as a private commercial street, with a pavement assessment being required prior to the construction of the first development driveway to determine if resurfacing or additional improvements will be required to accommodate commercial traffic. A frontage sidewalk shall be constructed along each development site's frontage along Airport Commerce Drive at the time that each site is developed.

3. Multi-Modal Transportation Facilities:

   a. Transit Stop Improvements: At minimum, a transit bench pad will be required at the Drane Field Road bus stop. Additional transit stop concurrency mitigation requirements, including a transit shelter, may be imposed depending on the level-of-service failures and cumulative project impacts that may be identified in subsequent Major Traffic Studies. The transit amenity design and locations shall be approved by the Lakeland Area Mass Transit District and appropriate permitting authority. Any transit shelter structure and pad that is constructed shall receive building permits through the City Building Division.

   b. Bike parking shall be installed in close proximity to each principal building entrance in compliance with Section 4.11.6 of the Land Development Code. Each bike parking device shall be constructed in compliance with Index 900 of the City Engineering Standards Manual.

4. In the event that the Tract A Hotel option is implemented, an Avigation Easement Agreement for that parcel shall be executed and recorded with the Polk County Clerk of Courts.

ATTACHMENT “A”

Legal Description

Legal Description for Area to be Removed: Tracts B1 and B2

Parcels of land lying within Section 33, Township 28 S, Range 23 E, Polk County Florida being further described as:

Parcel ID Number: 232833-000000-044050

The West 169.67 feet of the North ½ of the SW 1/4 of the SW 1/4 of Section 33, Township 28 South, Range 23 East, Polk County, Florida

Parcel ID Number: 232833-000000-044040

The North ½ of the SW 1/4 of the SW 1/4 of Section 33, Township 28 South, Range 23 East, Less the West 169.67 feet and include right-of-way for SR 572 (Airport Rd).

SAID PARCELS CONTAINING 20.0 ACRES+-

Legal Description for Area to Remain: Tracts A, C, E1 and E2

Parcels of land lying within Section 33, Township 28 S, Range 23 E, Polk County Florida being further described as:

That part of the South 1/2 of the Southwest 1/4 of the Southwest 1/4 of Section 33 Township 28 South, Range 23 east, Polk County, Florida, described as commence at the Southwest corner of said Section 33, Township 28 south, Range 23 East; thence North 00 degrees 25 minutes 42 seconds West, 39.10 feet to the point of beginning; thence along the West boundary of said section 33 North 00 degrees 25 minutes 42 seconds West, 628.14 feet; thence along the North boundary of the South 1/2 of the Southwest 1/4 of the Southwest 1/4, South 89 degrees 55 minutes 38 seconds east 1042.04 feet; thence south 00 degrees 25 m1nutes 42 seconds East, 203.01 feet; thence South 89 degrees 55 minutes 38 seconds east, 218.03 feet to a point on the westerly right-of-way line of airport road; thence South 01 degrees 41 minutes 03 seconds West, 60.02 feet; thence North 89 degrees 55 minutes 38 seconds West 286.25 feet; thence South 00 degrees 17 minutes 32 seconds East, 311.47 feet to a point on the North right-of-way line of Drane field road; run thence along the North right-of-way line of Drane field road South 89 degrees 42 minutes 28 seconds west, 397.50 feet; thence South 00 degrees 17 minutes 32 seconds East, 52.02 feet to a point on the north existing maintained right-of-way line of Drane field road; thence north 89 degrees 50 minutes 18 seconds west, 573.24 feet to the point of beginning.

Parcel ID Number: 232833-000000-044010

PARCEL I: (Outparcel A) Commence at the Southwest comer of Section 33, Township 28 South, Range 23 East, and run North along the West section line a distance of 667.24 feet to the North boundary of the South 1/2, of the Southwest 1/4. of the Southwest 1/4 of said Section 33, run thence East along said North boundary a distance of 1042.04 feet for the Point of Beginning, run South 203.01 feet, run East 218.03 feet to a point on the Westerly right-of-way line of Airport Road, run North 0 l˚ 4 l '03" East along said Westerly right-of-way line of Airport Road to its intersection with the North boundary of the South 1/2, of the Southwest 1/4. of the Southwest 1/4. of said Section 33, run West along said North boundary to the Point of Beginning, all lying and being in Polk County, Florida. Include right-of-way for SR 572 (Airport Rd).

Parcel ID Number: 232833-000000-044030

PARCEL 2: (Outparcel B) Commence at the Southwest comer of Section 33, Township 28 South, Range 23 East, and run North along the West section line a distance of 667.24 feet to the North boundary of the South 1/2 of the Southwest 1/4 of the Southwest 1/4 of said Section 33, run thence East along said North boundary a distance of 1042.04 feet, run South 203.01 feet, run East 218.03 feet to a point on the Westerly right-of-way line of Airport Road as described in O.R. Book 3338, Page 1131 , Public Records of Polk County, Florida, run South 01°41'03" West a distance of 60.02 feet to the Point of Beginning, run West 286.25 feet, run South 311.47 feet to the Northerly right-of-way of Drane Field Road as described in O.R. Book 3338, Page 1131, Public Records of Polk County, Florida, run East along the Northerly right-of-way line of Drane Field Road a distance of 275.56 feet to the Westerly right-of-way line of Airport Road, run North 01°41'03" East along said Westerly right-of-way line of Airport Road to the Point of Beginning, all lying and being in Polk County, Florida. Include right-of-way for SR 572 (Airport Rd) and Drane Field Road.

SAID PARCELS CONTAINING 42.15 ACRES+-

AND

PARCELS OF LAND LYING WITHIN SECTION 33, TOWNSHIP 28 S, RANGE 23 E, POLK COUNTY FLORIDA BEING F□RTHER DESCRIBED AS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 28 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA: THENCE NORTH 88°52'00" EAST ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 A DISTANCE OF 99.53 FEET TO A POINT 50.00 FEET EAST OF THE CENTER LINE OF DRANE FIELD ROAD NORTH, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUE NORTH 88°52'00" EAST ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 A DISTANCE OF 601.88 FEET; THENCE SOUTH 01°36'31" EAST AND PARALLEL TO THE WEST LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 A DISTANCE OF 1310.33 FEET TO THE NORTH LINE OF THE MAINTAINED RIGHT-OF-WAY OF DRANE FIELD ROAD; THENCE NORTH 89°28'22' WEST ALONG SAID MAINTAINED RIGHT-OF- WAY, BEING PARALLEL TO AND 40.00 FEET NORTH OF THE CENTER LINE OF DRANE FIELD ROAD 649.31 FEET TO A POINT 50.00 FEET EAST OF THE CENTER LINE OF DRANE FIELD ROAD NORTH; THENCE NORTH 00°28'34" EAST, PARALLEL TO AND 50.00 FEET EAST OF THE CENTER LINE OF DRANE FIELD ROAD NORTH 1291.98 FEET TO THE POINT OF BEGINNING. LESS THE RIGHT-OF-WAY FOR SR 572 (AIRPORT RD) AND DRANE FIELD ROAD.

AND

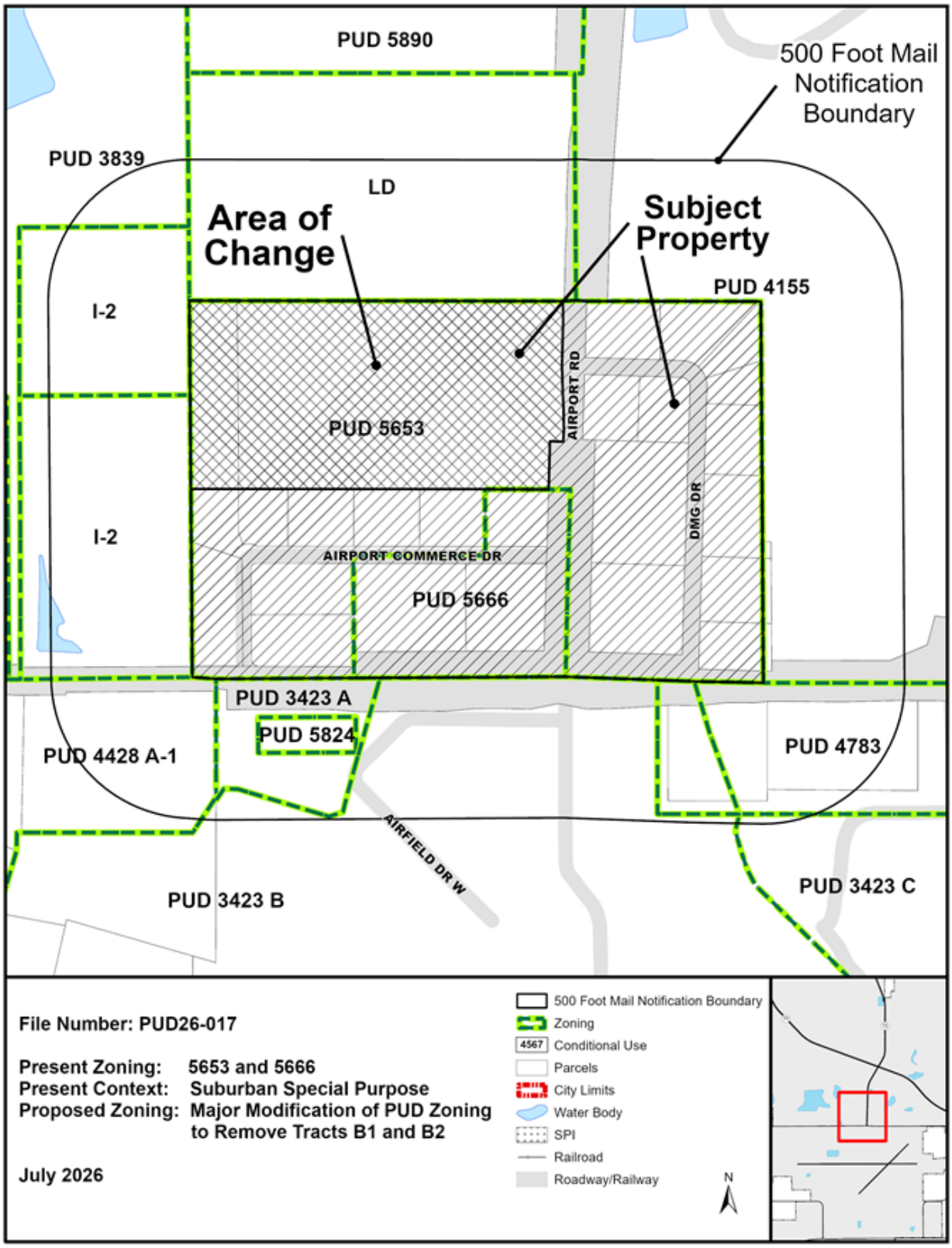
PARCELS OF LAND LYING WITHIN SECTION 33, TOWNSHIP 2 8 S,
RANGE 23 E, POLK COUN T Y FLORIDA BEING FURTHER
DESCRIBED AS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 28 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA: THENCE NORTH 88°52'00" EAST ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 A DISTANCE OF 99.53 FEET TO A POINT 50.00 FEET EAST OF THE CENTER LINE OF DRANE FIELD ROAD NORTH, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE SOUTH 00°28' 34" WEST PARALLEL TO AND 50.00 FEET EAST OF CENTER LINE OF DRANE FIELD ROAD NORTH 1291.98 FEET TO

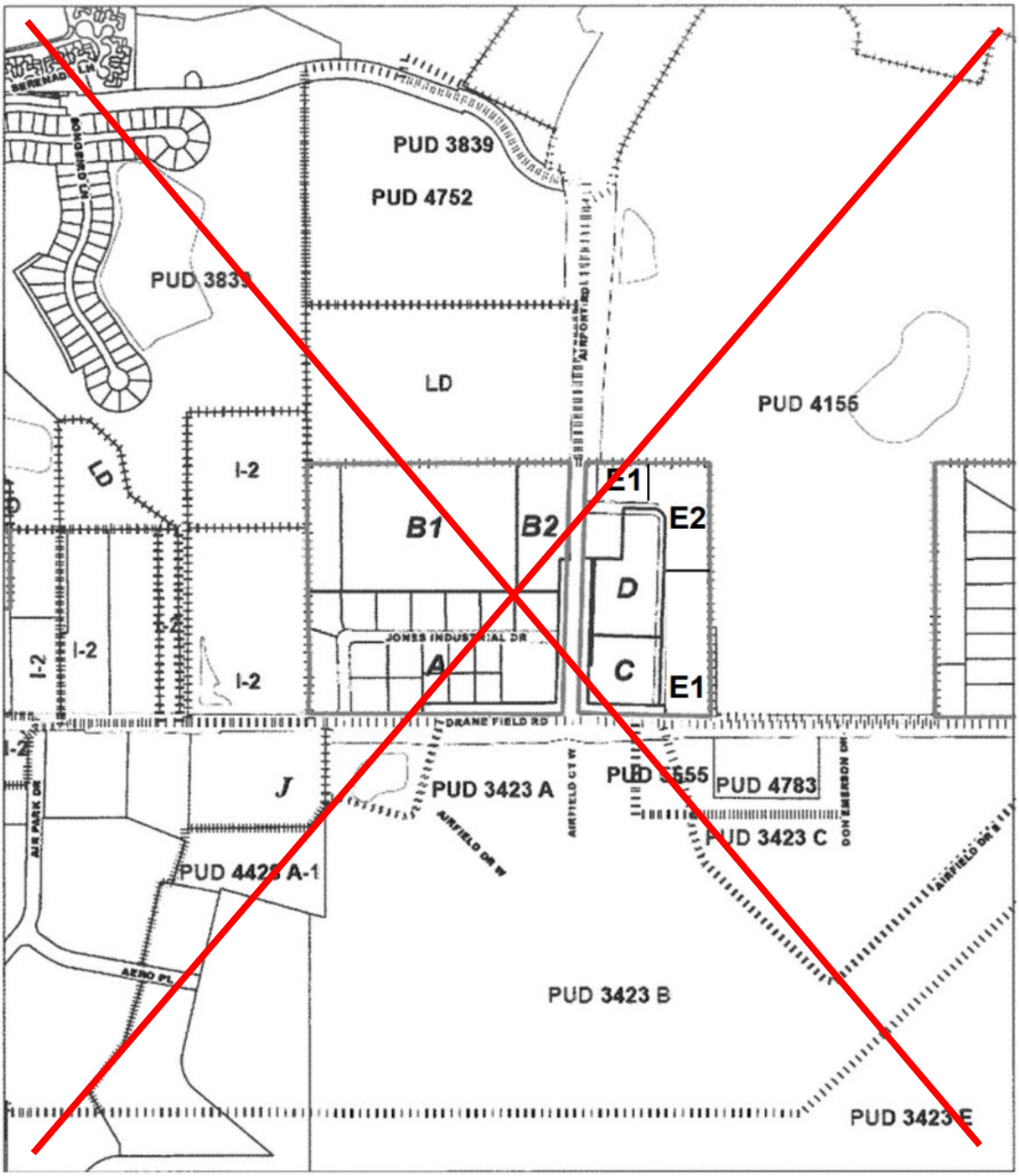
THE NORTH LINE OF THE MAINTAINED RIGHT-OF-WAY OF DRANE FIELD ROAD; THENCE NORTH 89°28' 22" WEST, PARALLEL TO AND 40.00 FEET NORTH OF THE CENTERLINE OF DRANE FIELD ROAD, 15.00 FEET TO THE EAST LINE OF THE MAINTAINED RIGHT-OF-WAY OF DRANE FIELD ROAD NORTH; THENCE NORTH 00°28' 34" EAST PARALLEL TO AND 35.00 FEET EAST OF THE CENTERLINE OF DRANE FIELD ROAD NORTH, 1291.55 FEET TO THE NORTH LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4; THENCE NORTH 88°52' 00" EAST ALONG SAID NORTH LINE 15.00 FEET TO THE POINT OF BEGINNING. LESS THE RIGHT-OF-WAY FOR SR 572 (AIRPORT RD) AND DRANE FIELD ROAD.

SAID PARCELS CONTAINING 34.89 ACRES+-

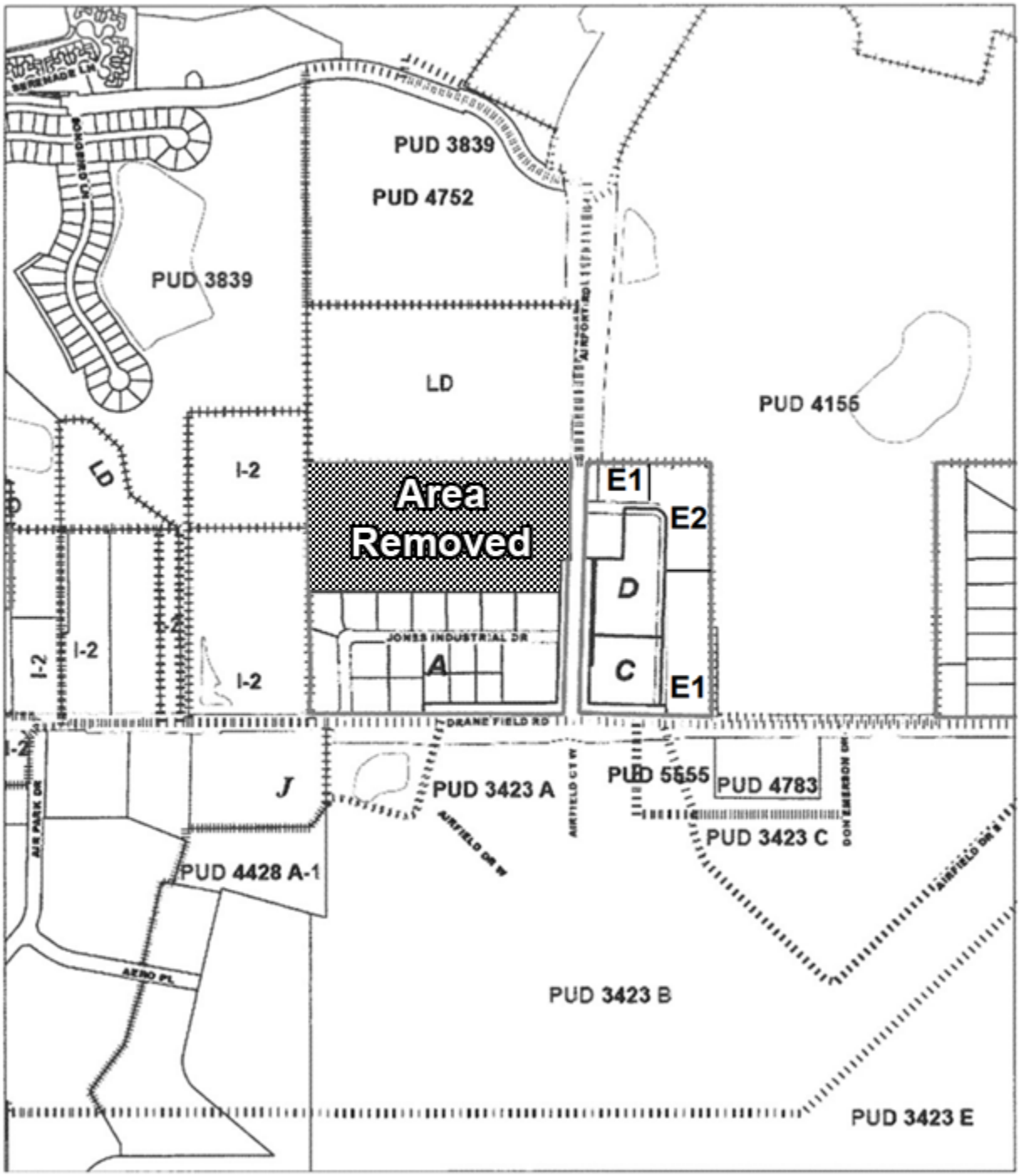
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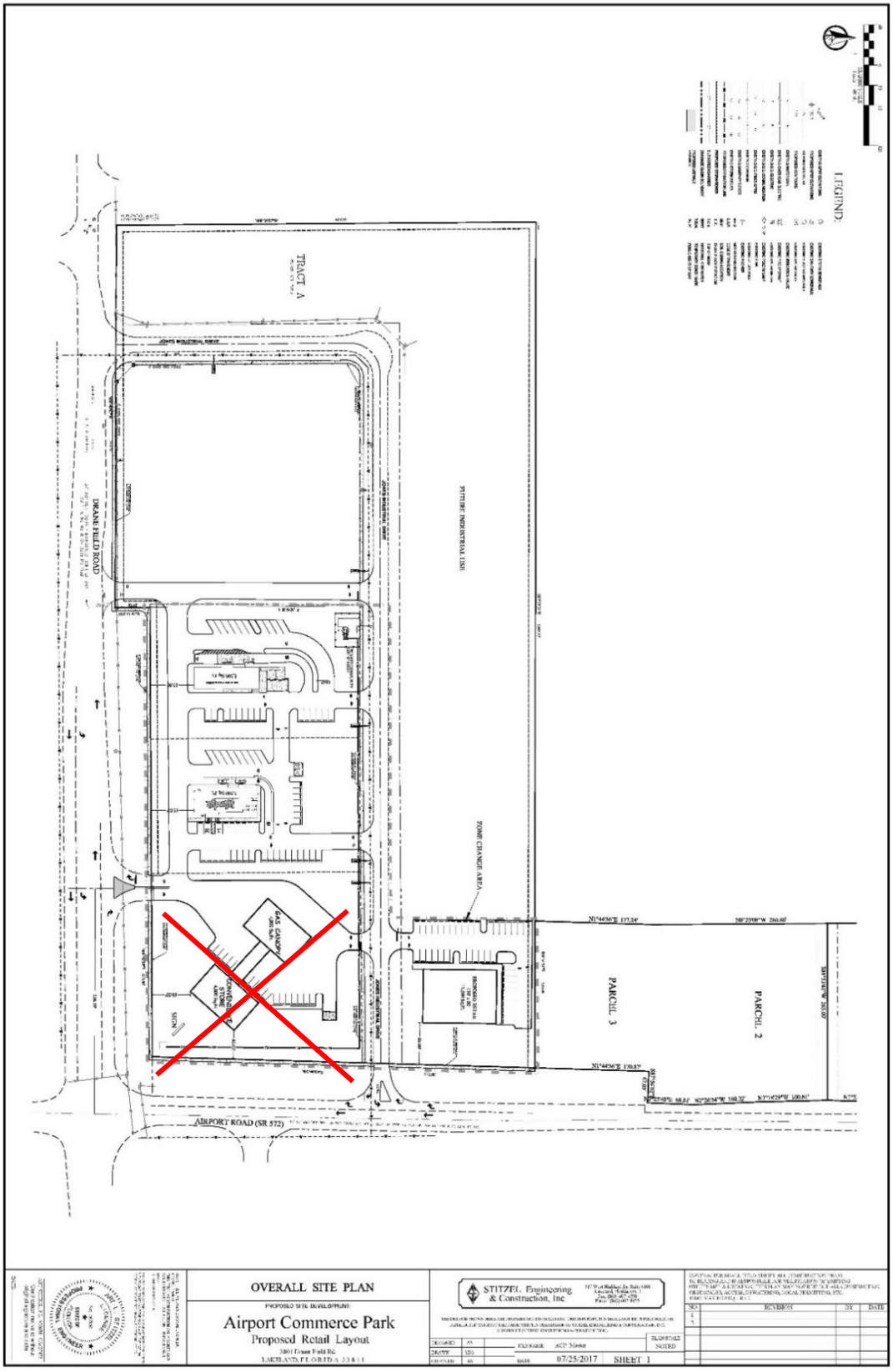
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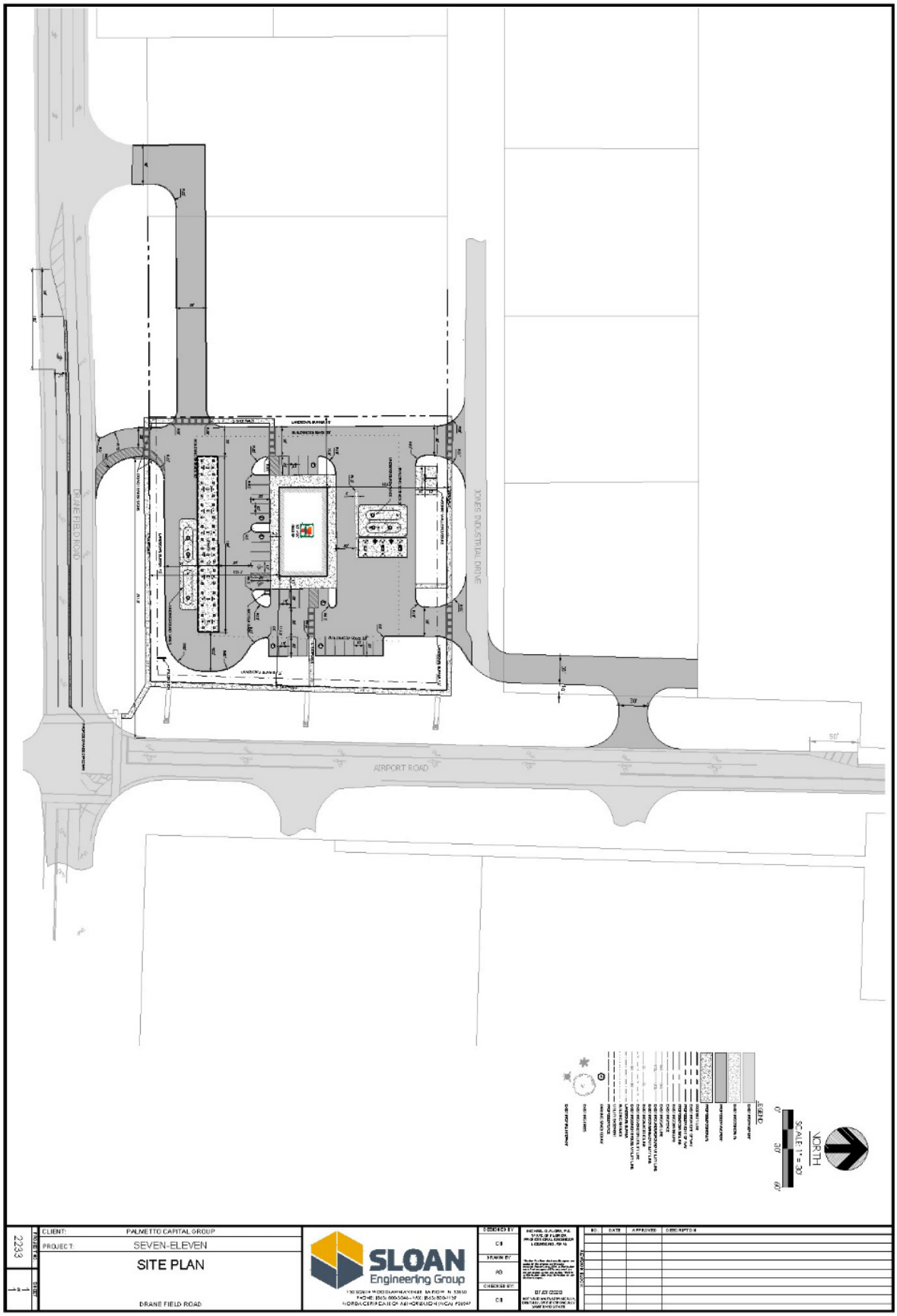
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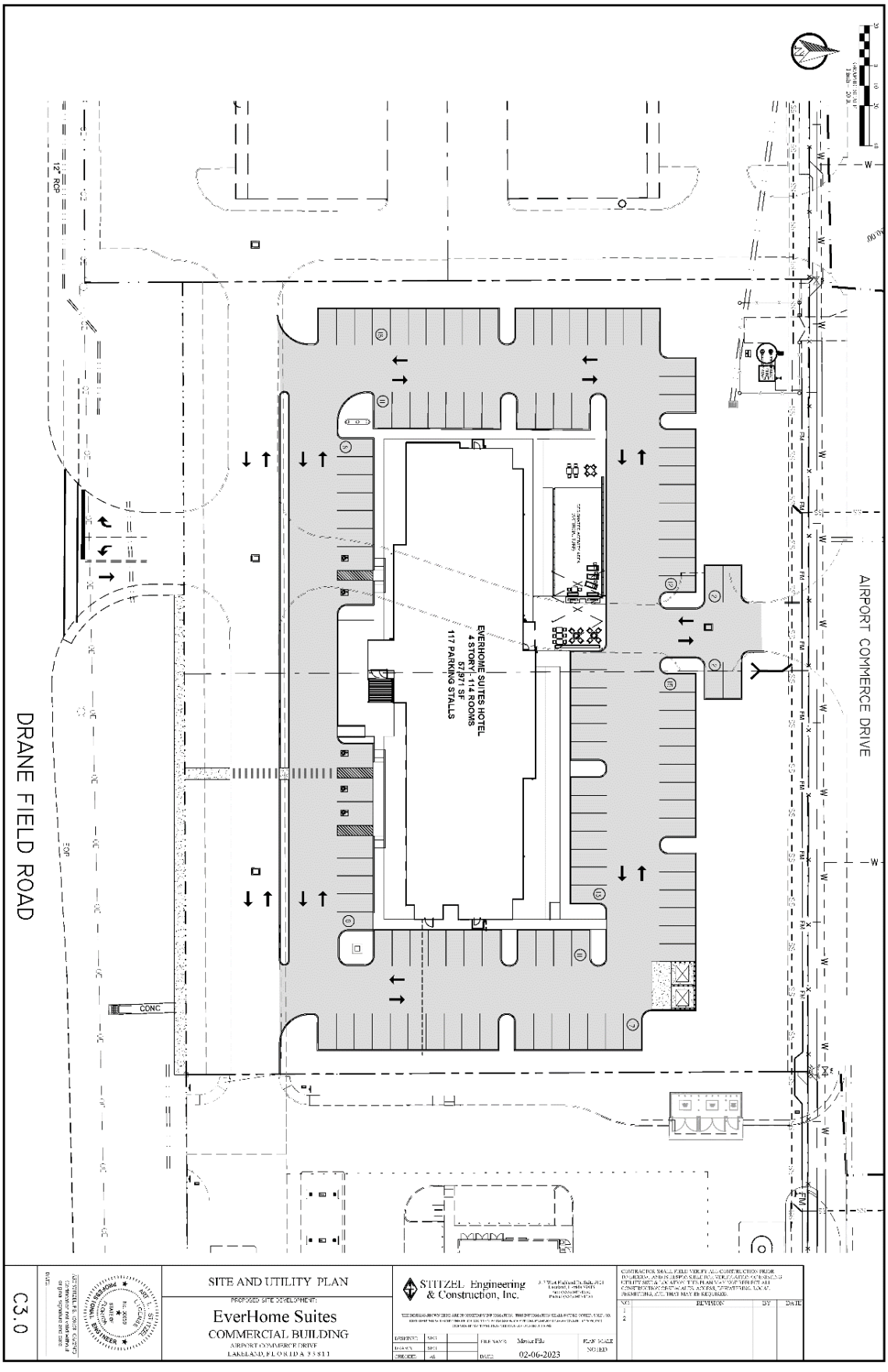
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ATTACHMENT “C-2”

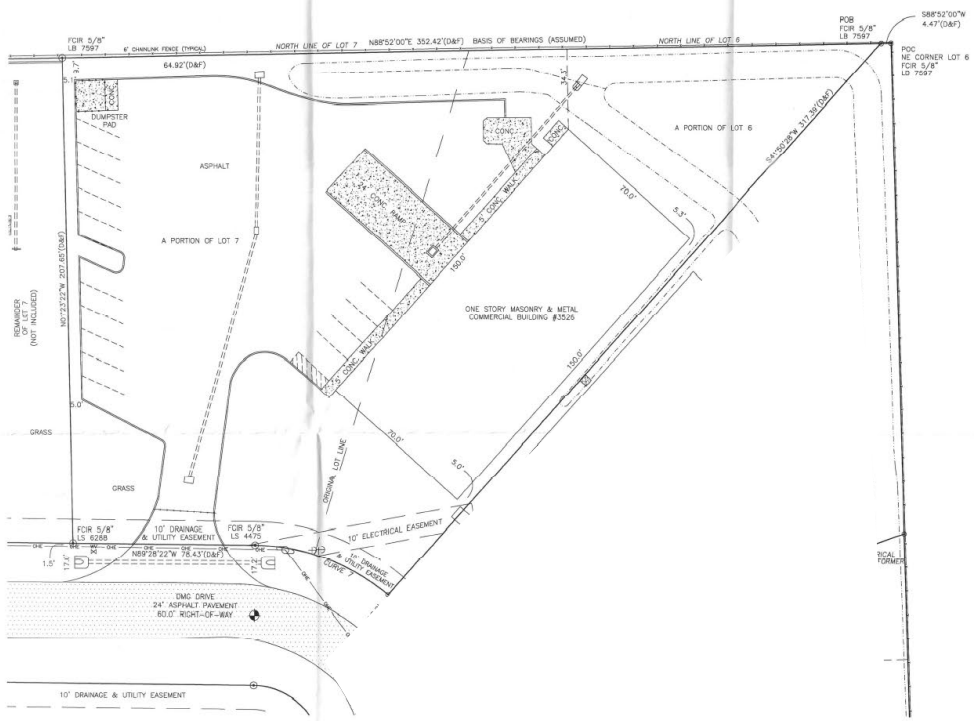


ATTACHMENT “C-3”



Parcel E2-A

MAP OF BOUNDARY SURVEY
A PORTION OF LOTS 6 AND 7, DMG COMPLEX, POLK COUNTY, FLORIDA



Parcel Contains 1.238+/- Acres
Building is 11,070+/- SF

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

LEGAL DESCRIPTION:
COMMENCE AT THE NORTHEAST CORNER OF LOT 6, DMG COMPLEX SUBDIVISION, AS RECORDED IN PLAT BOOK 77, PAGE 43, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE RUN SOUTH 88°52'00" WEST, ALONG THE NORTH LINE OF SAID LOT 6, A DISTANCE OF 4.47 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 41°50'28" WEST, A DISTANCE OF 317.31 FEET TO A POINT ON THE NORTHEAST RIGHT-OF-WAY LINE OF DMG DRIVE; THENCE RUN 62.20 FEET ALONG SAID RIGHT-OF-WAY LINE AND ALONG A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 90.00 FEET, A DELTA ANGLE OF 39°35'49", A CHORD OF 60.97 FEET AND A BEARING OF NORTH 69°40'28" WEST; THENCE RUN NORTH 89°28'22" WEST, ALONG SAID RIGHT-OF-WAY LINE AND ALONG THE SOUTH LINE OF LOT 7 OF SAID DMG COMPLEX, A DISTANCE OF 78.43 FEET; THENCE RUN NORTH 01°23'22" WEST, A DISTANCE OF 207.25 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 7; THENCE RUN NORTH 88°52'00" EAST, ALONG THE NORTH LINE OF SAID LOTS 6 AND 7, A DISTANCE OF 352.42 FEET TO THE POINT OF BEGINNING.

CONTAINS 1.238 ACRES±

CURVE TABLE (P&F)

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD	CHORD BEARING
C7	90.00'	39°35'49"	62.20'	60.97'	N69°40'28"W

I hereby certify that this survey was made under my responsible charge, is true and correct, and meets the Minimum Technical Standards as set forth under the Division of Consumer Services, Agriculture division pursuant to Florida Administrative Code, 5J-17.052.

Michael J. Lewis P.L.S. No.6288
Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper

CERTIFICATE OF AUTHORIZATION LS 6288

SURVEYOR'S NOTES:

1. No underground installations or improvements have been located except as shown.
2. No instruments of Record reflecting Easements, Rights of Way, and/or Ownership were furnished this Surveyor except as shown.
3. Unless otherwise shown hereon, no Jurisdictional Wetland Areas or other physical topographic features have been located.
4. Bearings shown hereon are based on an assumed bearing of N88°52'00"E being the North boundary line of Lots 6 and 7 as shown on drawing.
5. No Elevations are shown hereon.
6. This map does not determine or reflect ownership.

NO.	DESCRIPTION	MADE BY	APP'D	DATE
3				
2				
1				

NO.	DESCRIPTION	MADE BY	APP'D	DATE
6				
5				
4				

REVISIONS

	NAME	DATE
DRAWN BY:	M.S.	7/27/17
CHECKED BY:	M.J.L.	8/01/17

LEGEND

● SCIR	Set Capped Iron Rod	(F)	Field Meas. or Observ	DI	Drainage Inlet		Wood Utility Pole
⊗ FCIR	Found Capped Iron Rod	(F-C)	Field Calculation	WDF	Wood Fence		Concrete Utility Pole
○ FIR	Found Iron Rod	(P)	Plat or Plan	SS	Sanitary Sewer		Light Pole
● FCIP	Found Capped Iron Pipe	(D)	Deed or Direction	ST	Stormdrain Line		Guy Anchor
○ FIP	Found Iron Pipe	TOB	Top of Bank	CMP	Corrugated Metal Pipe		Electric Box/Riser
▫ FPIP	Found Pinched Iron Pipe	TOS	Top of Slope	CLF	Chain Link Fence		Telephone Pullbox/Riser
■ SCM	Set Concrete Monument (4"x4")	O/HU	Overhead Utilities	WTR	Water Line		Cable TV Box/Riser
▪ FCM	Found Concrete Monument	UG	Underground Utilities	INV	Invert Elevation		Bollard
✪ SPKN&D	Set PK Nail & Disk	FFE	Finished Floor Elevation		Sign		Power Transformer
⊕ FPKN&D	Found PK Nail & Disk	EL.	Elevation		Traffic Signal Box		Clean Out
□ FRRS	Found Railroad Spike	POB	Point of Beginning		Traffic Signal Pole		Sanitary/Sewer Manhole
◆ BM	Benchmark	POC	Point of Commencement		Conduit		Storm Drain Manhole
◐ NCFOS	No Corner Found or Set	PB/MB	Plat Book/Map Book		Gas Pump		Water Meter
PRM	Permanent Reference Monument	ORB	Official Records Book		Backflow Preventor		Well (size as indicated)
CCR	Certified Corner Record	CATV	Cable Television				Fire Hydrant
R/W	Right-of-Way	RCP	Reinforced Concrete Pipe		Water Valve		
CONC	Concrete	PG(S)	Page(s)				

3526 DMG DRIVE, LAKELAND, FLORIDA

ACCORDING TO THE FLOOD INSURANCE RATE MAPS AS PROVIDED BY F.E.M.A. THE ABOVE PROPERTY APPEARS TO FALL IN FLOOD ZONE X, PER MAP #12105C0460 G, DATED 12/22/16

MICHAEL J. LEWIS, PSM
303 TYLER STREET
LAKE WALES, FLORIDA 33859-7923
PHONE 863-802-3892 JemLakeland@aol.com

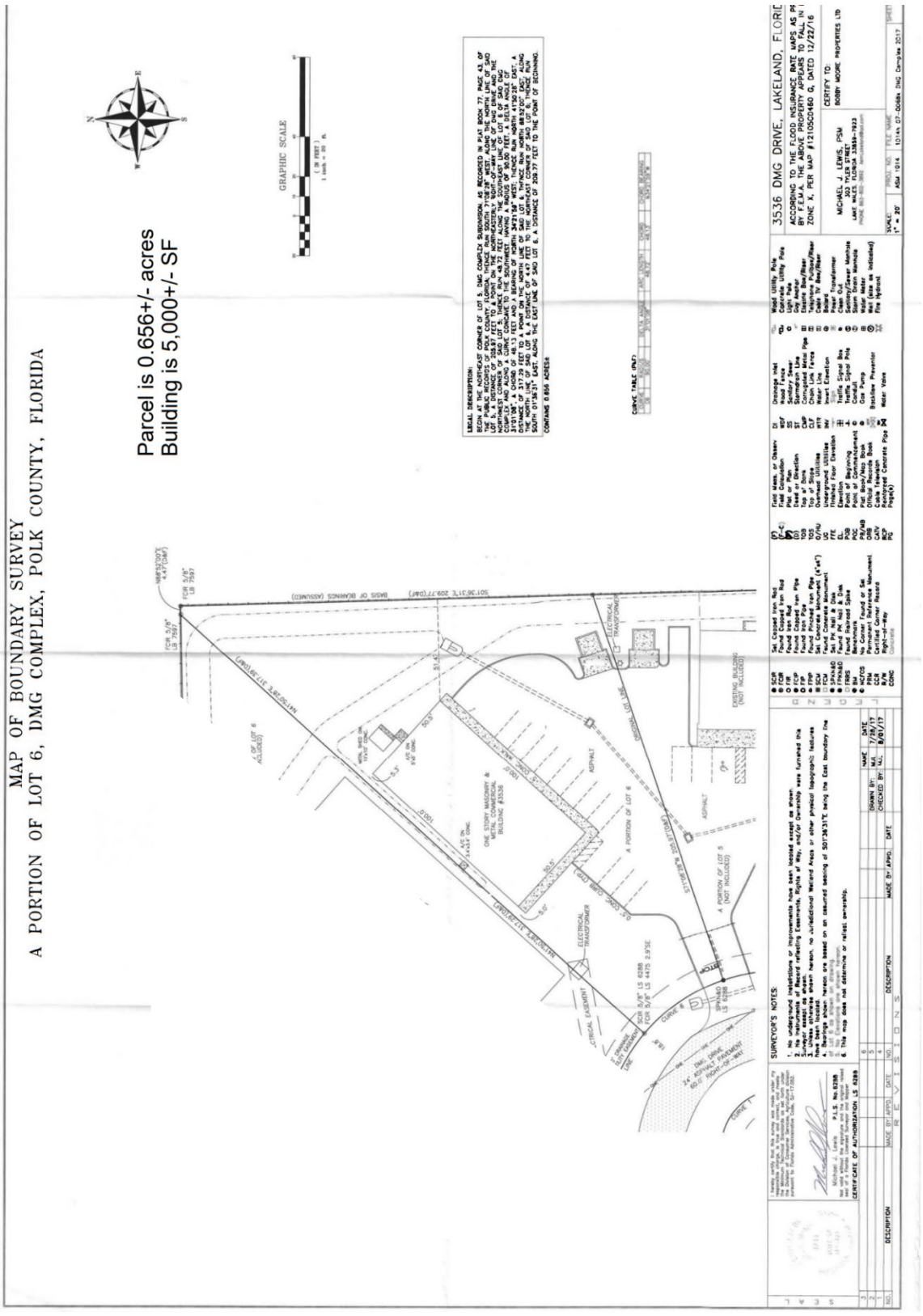
CLIENT TO:
BOBBY MOORE PROPERTIES LTD

SCALE:	PROJ. NO.	FILE NAME	SHEET NO.
1" = 20'	ASM 1014	1014h 07-006Bk DMG Complex 2017	1 OF 1

ATTACHMENT "C-4"

ATTACHMENT “C-5”

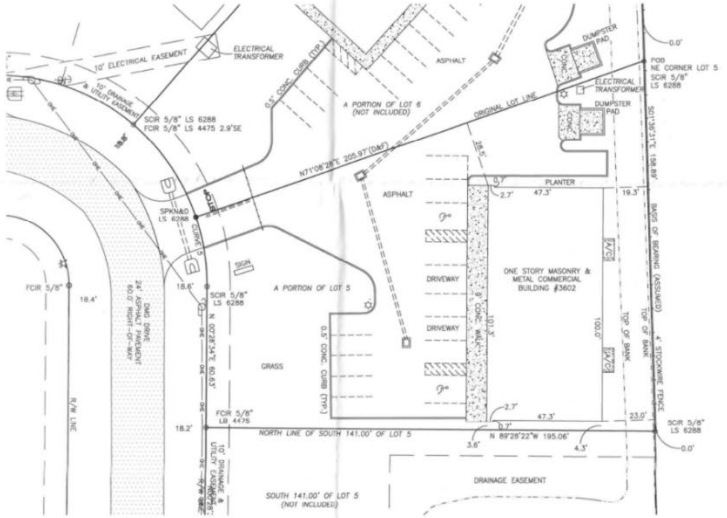
Parcel E2-B



Parcel E2-C

MAP OF BOUNDARY SURVEY
A PORTION OF LOT 5, DMG COMPLEX, POLK COUNTY, FLORIDA

Parcel is 0.557+/- Acres
Building is 5,384+/- SF



GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

LEGAL DESCRIPTION:

BEGIN AT THE NORTHEAST CORNER OF LOT 5, DMG COMPLEX SUBDIVISION, AS RECORDED IN PLAT BOOK 77, PAGE 43, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE RUN SOUTH 01°36'31" EAST, ALONG THE EAST LINE OF SAID LOT 5, A DISTANCE OF 158.89 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 141.00 FEET OF SAID LOT 5; THENCE RUN NORTH 89°28'22" WEST, ALONG SAID NORTH LINE OF THE SOUTH 141.00 FEET OF LOT 5, A DISTANCE OF 195.06 FEET TO A POINT ON THE WEST LINE OF SAID LOT 5 AND THE EAST RIGHT-OF-WAY LINE OF DMG DRIVE; THENCE RUN NORTH 00°28'34" EAST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 60.63 FEET TO A POINT OF CURVATURE; THENCE RUN 30.37 FEET ALONG A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 90.00 FEET, A DELTA ANGLE OF 19°20'06", A CHORD OF 30.22 FEET AND A BEARING OF NORTH 09°11'26" WEST; THENCE RUN NORTH 71°08'28" EAST, ALONG THE NORTH LINE OF SAID LOT 5, A DISTANCE OF 205.97 FEET TO THE POINT OF BEGINNING.

CONTAINS 0.557 ACRES±

CURVE TABLE (P&F)

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD	CHORD BEARING
C5	90.00'	19°20'06"	30.37'	30.22'	N09°11'26"W

SURVEYOR'S NOTES:

1. No underground installations or improvements have been located except as shown.
2. No Instruments of Record reflecting Easements, Rights of Way, and/or Ownership were furnished this Surveyor except as shown.
3. Unless otherwise shown hereon, no Jurisdictional Wetland Areas or other physical topographic features have been located.
4. Bearings shown hereon are based on an assumed bearing of S01°36'31"E being the East boundary line of Lot 5 as shown on drawing.
5. No Elevations are shown hereon.
6. This map does not determine or reflect ownership.

I hereby certify that this survey was made under my responsible charge, is true and correct, and meets the Minimum Technical Standards as set forth under the Division of Consumer Services, Agriculture division pursuant to Florida Administrative Code, 5J-17.052.

Michael J. Lewis P.L.S. No. 6288
Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper
CERTIFICATE OF AUTHORIZATION LS 6288

NO.	DESCRIPTION	MADE BY	DATE
1	REMOVED STORM PIPE	MJL	9/19/17

REVISIONS

	NAME	DATE
DRAWN BY:	MJL	7/31/17
CHECKED BY:	MJL	8/01/17

LEGEND

● SCIR	Set Capped Iron Rod	(F)	Field Meas. or Observ	DI	Drainage Inlet	*Ø	Wood Utility Pole
⊕ FCIR	Found Capped Iron Rod	(F-C)	Field Calculation	WOF	Wood Fence	*Ø	Concrete Utility Pole
O FIR	Found Iron Rod	(P)	Plat or Plan	SS	Sanitary Sewer	☼	Light Pole
● FCIP	Found Capped Iron Pipe	(D)	Deed or Direction	ST	Stormdrain Line	↑	Guy Anchor
⊙ FIP	Found Iron Pipe	TOB	Top of Bank	CMP	Corrugated Metal Pipe	⊞	Electric Box/Riser
⊙ FPIP	Found Pinched Iron Pipe	TOS	Top of Slope	CLF	Chain Link Fence	⊟	Telephone Pullbox/Riser
■ SCM	Set Concrete Monument (4"x4")	O/HU	Overhead Utilities	WTR	Water Line	⊞	Cable TV Box/Riser
□ FCM	Found Concrete Monument	UG	Underground Utilities	INV	Invert Elevation	⊕	Bollard
● SPKN&O	Set PK Nail & Disk	FFE	Finished Floor Elevation	—	Sign	⊞	Power Transformer
⊕ FPKN&O	Found PK Nail & Disk	EL.	Elevation	⊞	Traffic Signal Box	●	Clean Out
⊓ FRRS	Found Railroad Spike	POB	Point of Beginning	⊥	Traffic Signal Pole	⊛	Sanitary/Sewer Manhole
◆ BM	Benchmark	POC	Point of Commencement	⊛	Conduit	⊛	Storm Drain Manhole
◐ NOTOS	No Corner Found or Set	PB/MB	Plat Book/Map Book	⊛	Gas Pump	⊞	Water Meter
PRM	Permanent Reference Monument	ORB	Official Records Book	⋈	Backflow Preventor	⊛	Well (size as indicated)
CCR	Certified Corner Record	CATV	Cable Television	⋈	Water Valve	⊛	Fire Hydrant
R/W	Right-of-Way	RCP	Reinforced Concrete Pipe				
CONC	Concrete	PC	Point of Curvature				

3602 DMG DRIVE, LAKELAND, FLOR

ACCORDING TO THE FLOOD INSURANCE RATE MAPS AS BY F.E.M.A. THE ABOVE PROPERTY APPEARS TO FALL I ZONE X, PER MAP #12105C0460 G, DATED 12/22/16

MICHAEL J. LEWIS, PSM
303 TYLER STREET
LAKE WALES, FLORIDA 33859-7923
PHONE 863-802-3892 AsmLakeland@aol.com

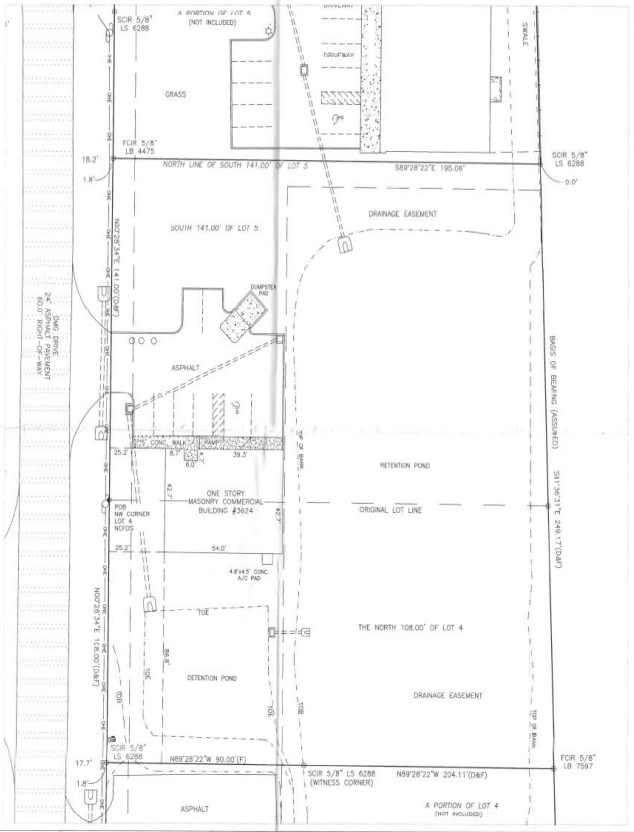
CERTIFY TO:
BOBBY MOORE PROPERTIES LT

SCALE:	PROJ. NO.	FILE NAME
1" = 20'	ASM 1014	1014th 07-0068k DMG Complex 2017

ATTACHMENT "C-6"

Parcel E2-D

MAP OF BOUNDARY SURVEY
A PORTION OF LOTS 4 & 5, DMG COMPLEX, POLK COUNTY, FLORIDA



Parcel is 1.141+/- Acres
Building is 2,268+/- SF



GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

LEGAL DESCRIPTION:

BEGIN AT THE NORTHWEST CORNER OF LOT 4, DMG COMPLEX SUBDIVISION, AS RECORDED IN PLAT BOOK 77, PAGE 43, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE RUN NORTH 00°28'34" EAST, ALONG THE WEST LINE OF LOT 5 OF SAID DMG COMPLEX AND THE EAST RIGHT-OF-WAY LINE OF DMG DRIVE, A DISTANCE OF 141.00 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 141.00 FEET OF SAID LOT 5; THENCE RUN SOUTH 89°28'22" EAST, ALONG SAID NORTH LINE OF THE SOUTH 141.00 FEET OF LOT 5, A DISTANCE OF 195.06 FEET TO A POINT ON THE EAST LINE OF SAID LOT 5; THENCE RUN SOUTH 01°36'31" EAST, ALONG THE EAST LINE OF SAID LOTS 5 AND 4, A DISTANCE OF 249.17 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 108.00 FEET OF SAID LOT 4; THENCE RUN NORTH 89°28'22" WEST, ALONG SAID SOUTH LINE OF THE NORTH 108.00 FEET OF SAID LOT 4, A DISTANCE OF 204.11 FEET TO A POINT ON THE WEST LINE OF SAID LOT 4 AND THE EAST RIGHT-OF-WAY LINE OF DMG DRIVE; THENCE RUN NORTH 00°28'34" EAST, ALONG SAID WEST LINE OF LOT 4 AND SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 108.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 1.141 ACRES±

SEAL

I hereby certify that this survey was made under my responsible charge, is true and correct, and meets the Minimum Technical Standards as set forth under the Division of Consumer Services, Agriculture division pursuant to Florida Administrative Code, 5J-17.052.

Michael J. Lewis P.L.S. No. 6288
Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper

CERTIFICATE OF AUTHORIZATION LS 6288

SURVEYOR'S NOTES:

1. No underground installations or improvements have been located except as shown.
2. No instruments of Record reflecting Easements, Rights of Way, and/or Ownership were furnished this Surveyor except as shown.
3. Unless otherwise shown hereon, no Jurisdictional Wetland Areas or other physical topographic features have been located.
4. Bearings shown hereon are based on an assumed bearing of S01°36'31"E being the East boundary line of Lots 4 & 5 as shown on drawing.
5. No Elevations are shown hereon.
6. This map does not determine or reflect ownership.

NO.	DESCRIPTION	MADE BY	APP'D	DATE
3				
2				
1				

NO.	DESCRIPTION	MADE BY	APP'D	DATE
6				
5				
4				

REVISIONS

	NAME	DATE
DRAWN BY:	MJL	8/03/17
CHECKED BY:	MJL	8/04/17

LEGEND

● SCIR	Set Capped Iron Rod	(F)	Field Meas. or Observ	DI	Drainage Inlet		Wood Utility Pole
⊕ FCIR	Found Capped Iron Rod	(F–C)	Field Calculation	WDF	Wood Fence		Concrete Utility Pole
○ FIR	Found Iron Rod	(P)	Plat or Plan	SS	Sanitary Sewer		Light Pole
● FCIP	Found Capped Iron Pipe	(D)	Deed or Direction	ST	Stormdrain Line		Guy Anchor
○ FIP	Found Iron Pipe	TOB	Top of Bank	CMP	Corrugated Metal Pipe		Electric Box/Riser
⊙ FPIP	Found Pinched Iron Pipe	TOS	Top of Slope	CLF	Chain Link Fence		Telephone Pullbox/Riser
■ SCM	Set Concrete Monument (4"x4")	O/HU	Overhead Utilities	WTR	Water Line		Cable TV Box/Riser
□ FCM	Found Concrete Monument	UG	Underground Utilities	INV	Invert Elevation		Bollard
✪ SPKN&D	Set PK Nail & Disk	FFE	Finished Floor Elevation		Sign		Power Transformer
⊕ FPKN&D	Found PK Nail & Disk	EL.	Elevation		Traffic Signal Box		Clean Out
□ FRRS	Found Railroad Spike	POB	Point of Beginning		Traffic Signal Pole		Sanitary Sewer Manifold
◆ BM	Benchmark	POC	Point of Commencement		Conduit		Storm Drain Manifold
◆ NCFOS	No Corner Found or Set	PB/MB	Plat Book/Map Book		Gas Pump		Water Meter
PRM	Permanent Reference Monument	ORB	Official Records Book		Backflow Preventor		Well (size as indicated)
CCR	Certified Corner Record	CATV	Cable Television		Water Valve		Fire Hydrant
R/W	Right-of-Way	RCP	Reinforced Concrete Pipe				
CONC.	Concrete	P.O.	Pvmt(s)				

3624 DMG DRIVE, LAKELAND, FLORIDA

ACCORDING TO THE FLOOD INSURANCE RATE MAPS AS PROVIDED BY F.E.M.A. THE ABOVE PROPERTY APPEARS TO FALL IN FLOOD ZONE X, PER MAP #12105C0460 G, DATED 12/22/16

MICHAEL J. LEWIS, PSM
303 TYLER STREET
LAKE WALES, FLORIDA 33859–7923
PHONE 863–802–3992 ilumlewis@aol.com

CERTIFY TO:
BOBBY MOORE PROPERTIES LTD

SCALE:	PROJ. NO.	FILE NAME	SHEET NO.
1" = 20'	ASM 1014	1014n 07-0068s DMG Complex 2017	1 OF 1

ATTACHMENT "C-7"