

AGENDA

Planning & Zoning Board
City Commission Chambers
June 16, 2026, 8:30 a.m.

In accordance with the Americans with Disabilities Act with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this proceeding, or those requiring language assistance (free of charge) should contact the City of Lakeland ADA Specialist, Kristin Meador, no later than 48 hours prior to the proceeding, at (863) 834-8444, Email: ADASpecialist@lakelandgov.net. **If hearing impaired**, please contact the **TDD numbers**: Local – (863) 834-8333 or 1-800-955- 8771 (TDD-Telecommunications Device for the Deaf) or the **Florida Relay Service Number** 1-800-955-8770 (VOICE), for assistance.

Anyone deciding to appeal a decision by the Board on any matter considered at this or any subsequent meeting will need a record of the proceedings, and for purposes of that appeal, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

PUBLIC HEARING

- ITEM 1:**
- a. Minor modification of PUD (Planned Unit Development) zoning to revise the setback and minimum lot area requirements within Tract E for property located at 3526, 3536, and 3602 DMG Drive. Owners: Art Lane Ventures, LLC; Barton Holdings Group of Florida, LLC; and Bobby Moore Properties, LTD. Applicant: Shelton Rice, Peterson & Myers, P.A. (PUD26-008)
 - b. Consideration of final decision.

- ITEM 2:**
- a. Minor modification of PUD (Planned Unit Development) zoning to allow for a truck washing facility on property located at 7390 Bridgewater Center Drive. Owner: I 433 Venture, LLC. Applicant: Ryan Behren, Peterson & Myers, P.A. (PUD26-010)
 - b. Consideration of final decision.

GENERAL MEETING

- ITEM 3:** Review minutes of the May meeting.

- ITEM 4:** Change in zoning from LD (Limited Development) to I-2 (Medium Industrial), concurrent with a City-initiated application to change the context sub-district designation from Suburban Neighborhood (SNH) to Suburban Special Purpose (SSP), on approximately 3.87 acres located at 559 Laura Road. Owner: Edson Almeida Brito Terceiro. Applicant: Leonardo Quiterio, Sovereign Engineers, Inc. (ZON26-004/ZON26-006)

- ITEM 5:** Change in zoning from LD (Limited Development) to RA-1 (Single-Family) on approximately 16.93 acres located at 1212 Hallam Drive. Owner: Charles N. Hunt Trust. Applicant: Lanieve Imig, JSK Consulting. (ZON26-005)

- ITEM 6:** Presentation by the Lakeland Community Redevelopment Agency to provide an overview of recent updates to the Dixieland CRA and Downtown CRA redevelopment plans. This presentation is for informational purposes only and no action will be required by the Board. A copy of the plans can be viewed at the following links:
Dixieland: [Dixieland CRA Redevelopment Plan Update](#).
Downtown: [Downtown Lakeland CRA Redevelopment Plan Update](#)

ITEM 7: Report of City Commission action on Planning and Zoning Board recommendations along with Planning & Transportation Manager's Report.

ITEM 8: Audience.

ITEM 9: Adjourn.



Planning & Zoning Board General Application

General Information:

Project No:	PUD26-008	Application Date:	4/30/2026		
Associated Projects:	CPT26-042				
Project Name:	DMG DRIVE PUD MODIFICATION				
Subject Property Address:	3602 DMG DR				
Parcel ID:	232833138101000050	Total Acreage:	3.6		
Applicant Name:	SHELTON T. RICE				
Applicant Address:	225 E LEMON ST., SUITE 300	LAKELAND	FL	33801	
Owner Name:	BOBBY MOORE PROPERTIES LTD				
Owner Address:	PO BOX 5552	LAKELAND	FL	33807	

Request:

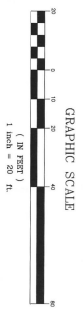
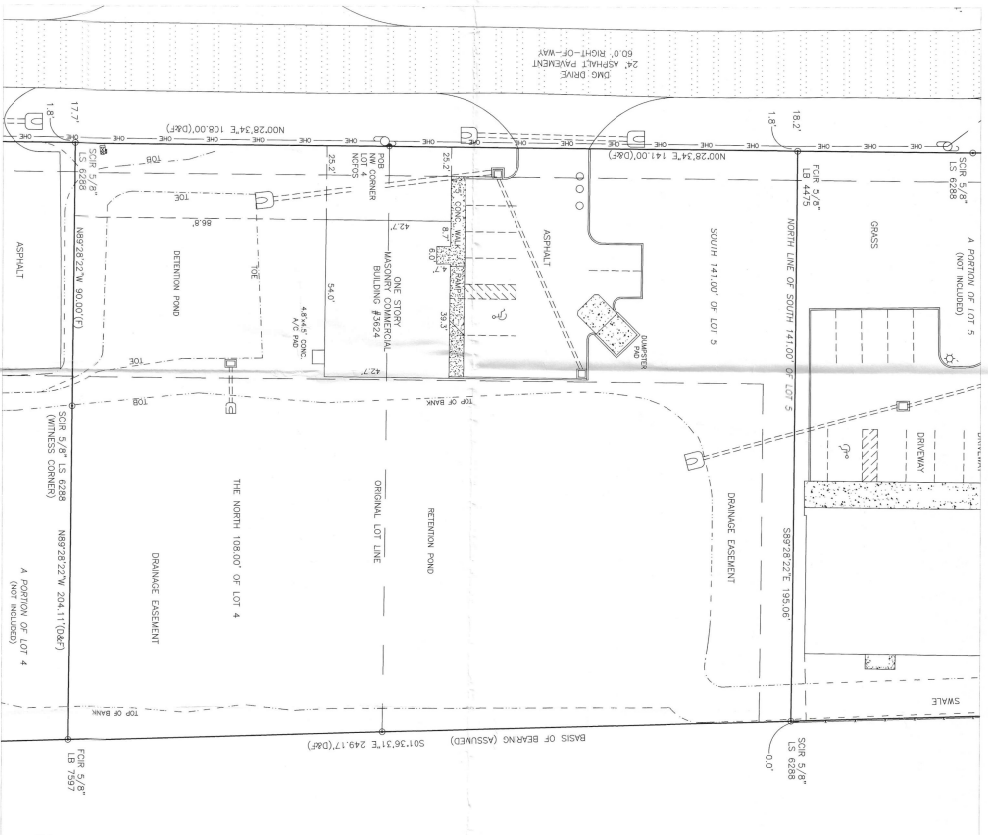
Application Type:	Planned Unit Development	Minor Modification
Land Use		
Current	Business Park	(BP)
Proposed	Not Applicable	
Zoning		
Current	Planned Unit Development	(PUD) 5653
Proposed	Not Applicable	
Sub Context District		
Current	(SSP)	Suburban Special Purpose
Proposed		
Explanation of Request:	A minor modification to the existing PUD Ordinance (5653) to bring existing site conditions into compliance with the PUD for a few properties/structures within the overall PUD. Specifically, for the subject properties the request is to provide the following minimum setbacks: Front- 25', Side- 3', Rear- 19.3'. Additionally, the request is to reduce the minimum lot size to 0.5 acres.	
Justification:	A minor modification to the existing PUD Ordinance (5653) to bring existing site conditions into compliance with the PUD for a few properties/structures within the overall PUD. This property was entitled, permitted, developed, and constructed in unincorporated Polk County. Subsequently, the City annexed the properties and the previously legal, conforming status of properties shifted to legal, nonconforming. The intention here is to bring the properties into legal, conforming status. Note, this request includes more than just the parcel included in the IMS (see surveys/legal descriptions). The acreage above is approximate and roughly accurate.	

Concurrency:

Proposed Dwelling Units:	0	Project Floor Area:		Square feet
Type of Use:		Phase		Year
Estimate of Public Service Demand				
Roadways	Daily Trips:	#Error	PM Peak Hour Trips:	0
Potable Water	0	GPD	Wastewater	0 GPD
			Solid Waste	0 PPD

Southern Conveyance

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



LEGAL DESCRIPTION:
 THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, REFERENCE TO PLAT BOOK 37, PAGE 44 OF SAID PLAT CHAPTER AND THE EAST RIGHT-OF-WAY LINE OF ROAD, BEING A DISTANCE OF 141.00 FEET TO A POINT ON 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 07°53'11\"/>

CONTAINS 1:141 ADDRESS

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 survey.
 3. Unless otherwise shown hereon, no jurisdictional Wetland Areas or other physical topographic features have been located.
 4. The bearings and distances shown hereon are based on an assumed bearing of S01°36'31\"/>

NO.	DESCRIPTION	MADE BY	DATE	NO.	DESCRIPTION	MADE BY	DATE
1	REVISION			1	REVISION		
2	REVISION			2	REVISION		
3	REVISION			3	REVISION		
4	REVISION			4	REVISION		
5	REVISION			5	REVISION		

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 #1210500480 G, DATED 12/22/16

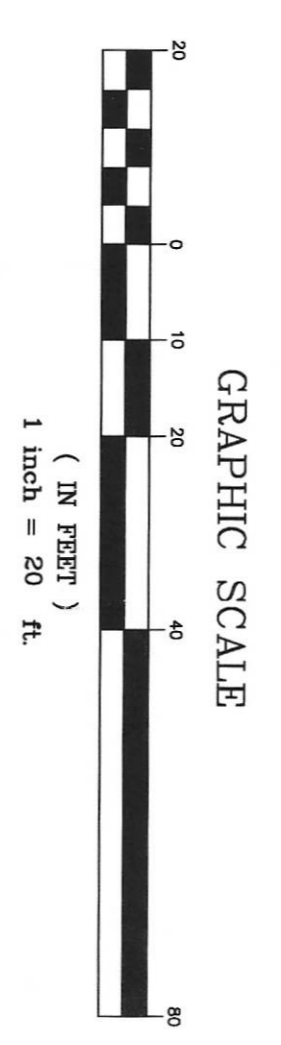
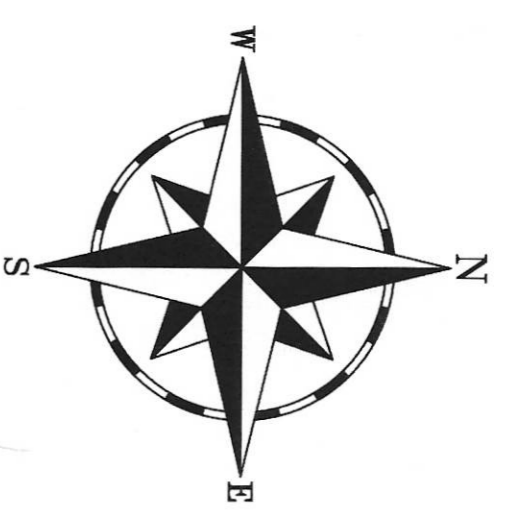
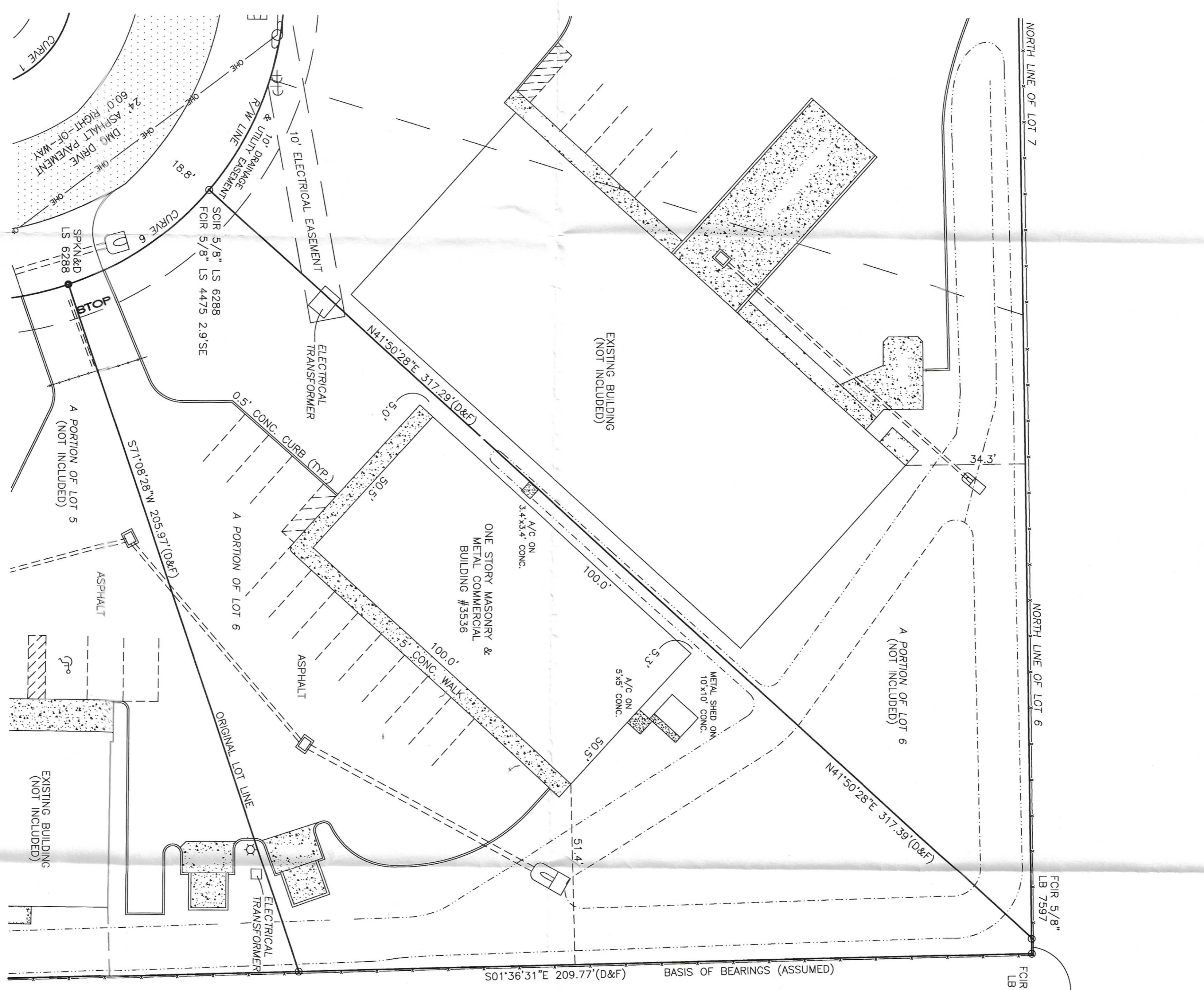
MICHAEL J. LEMUS, PSM
 LAKE WALKS, FLORIDA 33899-7923
 PHONE 888-802-3882, 407-858-0000
 mlemus@mcclain.com

CERTIFY TO:
 ROBERT MOORE PROPERTIES LTD

NO.	DESCRIPTION	MADE BY	DATE	NO.	DESCRIPTION	MADE BY	DATE
1	REVISION			1	REVISION		
2	REVISION			2	REVISION		
3	REVISION			3	REVISION		
4	REVISION			4	REVISION		
5	REVISION			5	REVISION		

SCALE: 1" = 20'
 PROJ. NO. FILE NAME: 1014h-07-0058h DMG Complex 2017
 SHEET NO. 1 OF 1

MAP OF BOUNDARY SURVEY A PORTION OF LOT 6, DMG COMPLEX, POLK COUNTY, FLORIDA



LEGAL DESCRIPTION:
 BEGINS 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 71°08'28" WEST, ALONG THE NORTH LINE OF SAID LOT 5, A DISTANCE OF 209.77 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 88°52'00" WEST, ALONG THE NORTHWEST CORNER OF SAID LOT 5, THENCE RUN 48.72 FEET ALONG THE SOUTH LINE OF DMG DRIVE AND THE COMPLEX AND ALONG A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 90.00 FEET, A DELTA ANGLE OF 31°01'08" AND A CHORD OF 48.13 FEET AND A BEARING OF NORTH 34°21'59" WEST; THENCE RUN NORTH 41°50'28" EAST A DISTANCE OF 317.29 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 6; THENCE RUN NORTH 88°52'00" EAST ALONG THE NORTH LINE OF SAID LOT 6, A DISTANCE OF 4.47 FEET TO THE NORTHEAST CORNER OF SAID LOT 6; THENCE RUN SOUTH 01°36'31" EAST, ALONG THE EAST LINE OF SAID LOT 6, A DISTANCE OF 209.77 FEET TO THE POINT OF BEGINNING.
 CONTAINS 0.656 ACRES±

CURVE TABLE (G&F)	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD	CHORD BEARING
C6	90.00'	31°01'08"	48.72'	48.13'	N34°21'59" 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.
5. No Easements shown hereon.
6. This map does not determine or reflect ownership.

I hereby certify that this survey was made under my personal supervision and that the same complies with the Minimum Technical Standards as set forth under Chapter 125, Florida Statutes, and the rules and regulations of the Board of Professional Engineers, Architects and Surveyors, State of Florida, and that I am duly licensed under the laws of the State of Florida.

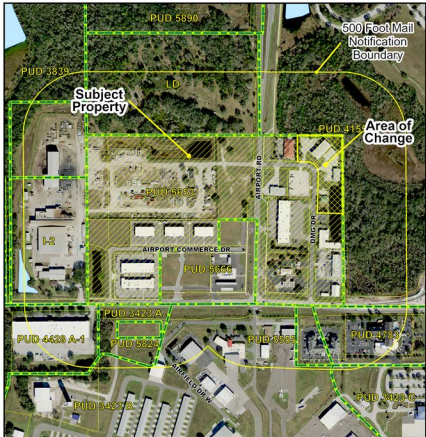
Michael J. Lewis
 P.L.S. No. 62888
 Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper
 CERTIFICATE OF AUTHORIZATION LS 62888

NO.	DESCRIPTION	MADE BY	APPROD. DATE	NO.	DESCRIPTION	MADE BY	APPROD. DATE
1		R	E	V	I	S	I
2							
3							

NO.	DESCRIPTION	NAME	DATE
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2	CR		
3	CR		
4	CR		
5	CR		
6	CR		
7	CR		
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91	CR		
92	CR		
93	CR		
94	CR		
95	CR		
96	CR		
97	CR		
98	CR		
99	CR		
100	CR		

<p>3536 DMG DRIVE, LAKELAND, FLORIDA</p> <p>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</p> <p>MICHAEL J. LEWIS, PSM 303 TYLER STREET LAKE WALES, FLORIDA 33859-7923 PHONE 883-802-3892 Amlicadon@aol.com</p>	<p>CERTIFY TO:</p> <p>BOBBY MOORE PROPERTIES LTD</p>
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SCALE: 1" = 20'	PROJ. NO. ASM 1014	FILE NAME 1014h 07-0068k DMG Complex 2017
		SHEET NO. 1 OF 1



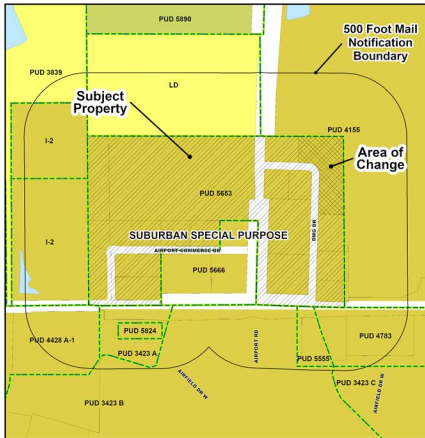
File Number: PUD26-008

Present Zoning: PUD 5653
 Present Context: Suburban Special Purpose
 Proposed Zoning: Minor Modification of PUD
 Zoning amending the
 Setback/Lot Area Standards
 for Area E

- Area of Change
- Subject Area
- 500 Foot Mail Notification Boundary
- Zoning
- Conditional Use
- Parcels
- City Limits
- Water Body
- SPI
- Railroad



June 2026



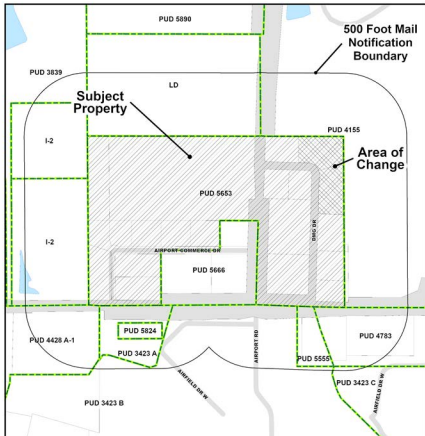
File Number: PUD26-008

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- Area of Change
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June 2026



File Number: PUD26-008

Present Zoning: PUD 5653
 Present Context: Suburban Special Purpose
 Proposed Zoning: Minor Modification of PUD Zoning amending the Setback/Lot Area Standards for Area E

June 2026





228 S Massachusetts Avenue
Lakeland FL 33801
planning@lakelandgov.net

June 1, 2026

RE: 3602 DMG Drive - Project No. PUD26-008

Dear Property Owner:

This letter is to advise you that Shelton Rice, Peterson & Myers, P.A., on behalf of Bobby Moore Properties, LTD, requests a minor modification of PUD (Planned Unit Development) zoning to revise the setback and minimum lot area requirements within Tract E for property located at 3526, 3536, and 3602 DMG Drive. The subject property is legally described as follows:

AN AREA OF LAND IN SECTION 33, TOWNSHIP 28 S, RANGE 23 E, IN SUBDIVISION D M G COMPLEX, INCLUDING THE EAST PART OF LOT 7, ALL OF LOTS 5 AND 6, AND THE TOP PART OF LOT 4. (A COMPLETE LEGAL DESCRIPTION IS AVAILABLE IN THE COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT.)

The public hearing to consider this request will be held before the Lakeland Planning and Zoning Board at **8:30 a.m., on Tuesday, June 16, 2026**, in the City Commission Room, City Hall, 228 S. Massachusetts Avenue. As an owner of property within 500 feet of this request, as indicated on the attached map, you will be given an opportunity to express your opinion at the public hearing *or* you may submit your views to the Community Development Department, 863-834-6011 or planning@lakelandgov.net, prior to the June 16th meeting.

Anyone deciding to appeal a decision by the Board on any matter considered at this or any subsequent meeting will need a record of the proceedings, and for purposes of that appeal, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

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THIS IS A COURTESY LETTER NOT REQUIRED BY LAW



Planning & Zoning Board General Application

General Information:

Project No:	PUD26-010	Application Date:	5/20/2026		
Associated Projects:					
Project Name:	PUD 5499 MINOR MODIFICATION				
Subject Property Address:	7390 BRIDGEWATER CENTER DR				
Parcel ID:	242715161082000090	Total Acreage:	68.47		
Applicant Name:	RYAN BEHREN				
Applicant Address:	225 EAST LEMON STREET, SUITE 300	LAKELAND	FL	33802	
Owner Name:	I 433 VENTURE LLC				
Owner Address:	PO BOX 6155	BOSSIER CITY	LA	71171	

Request:

Application Type:	Planned Unit Development	Minor Modification
Land Use		
Current	Interchange Activity Center	(IAC)
Proposed	Not Applicable	
Zoning		
Current	Planned Unit Development	(PUD) 5499
Proposed	Not Applicable	
Sub Context District		
Current	(SCO)	Suburban Corridor
Proposed		

Explanation of Request: On behalf of Blue Beacon, Inc. (the "Applicant"), Peterson & Myers, P.A. ("P&M") transmits the attached application materials for a minor modification to the City of Lakeland PUD 5499.

Justification: To facilitate the Proposed Use, the Applicant is requesting a minor modification to add Heavy Truck and Equipment Sales, Rentals or Service as a permitted use within PUD 5499. The Applicant is also proposing specific design standards for Lot 7 to support the compatibility, functionality, and overall usability of the Proposed Use.

Concurrency:

Proposed Dwelling Units:	0	Project Floor Area:		Square feet
Type of Use:		Phase		Year

Estimate of Public Service Demand

Roadways	Daily Trips:	#Error		PM Peak Hour Trips:	58		
Potable Water	24.5	GPD	Wastewater	24500	GPD	Solid Waste	
						77	PPD

PUD 5499 – Minor Modification: Requests and Justification

This document outlines the Applicant’s requests and presents the justification for the requests.

Requests

A. PUD Zoning Minor Modification

Blue Beacon, Inc. (the “Applicant”) is requesting a minor modification to the City of Lakeland PUD 5499 (the “Subject PUD”). The Subject PUD is located in the Suburban Corridor (SCO) context district. In addition, the Subject Property has a Future Land Use of Interchange Activity Center (IAC) and is located in the Bridgewater Special Public Interest (SPI) District.

The Applicant is requesting three (3) modifications to the existing PUD (the “Proposed PUD Modifications”). The Applicant is requesting the following modifications:

1. Reconfiguration of Lot #s 7, 8, and 9 into Two Lots.
2. Addition of Heavy Truck and Equipment Sales, Rentals or Service as a Permitted Use.
3. Addition of use specific design standards for development of a Heavy Truck and Equipment Sales, Rentals or Services use on Lot 7.

Justification

The Applicant is proposing the PUD Modifications to support the development of Lot 7, as depicted in proposed Exhibit “C” (the “Development Site”). Lot 7 has remained undeveloped since the creation of PUD 5499 in 2015. The Applicant proposes to develop Lot 7 for Heavy Truck and Equipment Sales, Rentals or Service, specifically, a truck wash (the “Proposed Use”). The Proposed Use is well-suited for the Development Site given its location along I-4 and proximity to Lakeland Hills Boulevard. The Development Site is in a prime location for a truck wash given its proximity to area distribution facilities, including those within the Subject PUD.

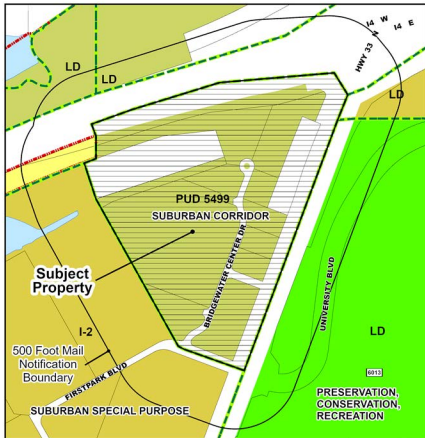
To facilitate the Proposed Use, the Applicant is requesting a minor modification to add Heavy Truck and Equipment Sales, Rentals or Service as a permitted use within PUD 5499. The Applicant is also proposing specific design standards for Lot 7 to support the compatibility, functionality, and overall usability of the Proposed Use.

Due to the location and shape of Lot 7, placing the drying pad and shed north of the principal structure presents practical site constraints. The Applicant proposes to add language to Section D of the PUD to allow accessory structures on Lot 7 to be located forward of the front façade of the principal structure. To address compatibility and consistency, the Applicant’s engineering team has located the accessory structures to the south, closer to Bridgewater Center Drive. Notably, this request is paired with proposed language requiring the accessory structures to be architecturally compatible with the principal structure, ensuring a cohesive overall design. Although not required as part of this application, the Applicant has included a preliminary site plan

to demonstrate how the use will comply with the requested modifications, maintain consistency with the Land Development Code, and remain compatible with the surrounding area.

The Applicant also proposes revisions to Section F of the PUD, titled Architectural Design Standards for Lot 7. Due to the operational nature of a truck wash, including the use of high-pressure water, the building requires less glazing than is generally contemplated by the Land Development Code. To maintain the visual intent of the glazing requirements while preserving the structural integrity and functionality of the truck wash, the Applicant has provided elevations incorporating faux windows and architectural enhancements.

The proposed PUD Modifications and Proposed Use represent a minor, functional, and appropriate update to the PUD that will allow the Development Site to reach its full development potential. The Development Site's location along I-4 and near Lakeland Hills Boulevard provides convenient access for heavy truck traffic while minimizing potential disruption to the surrounding area.



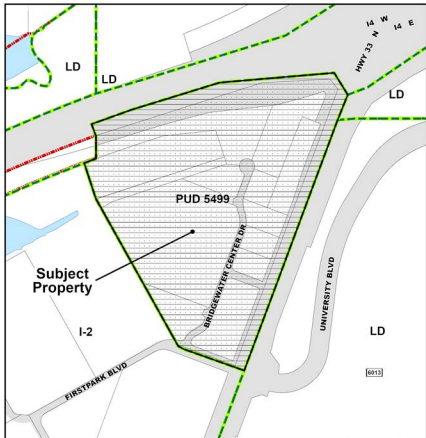
File Number: PUD26-010

Present Zoning: PUD 5499
 Present Context: Suburban Corridor
 Proposed Zoning: Minor Modification of PUD Zoning
 to Allow Truck Washing Services

June 2026

- Subject Property
- 500 Foot Mail Notification Boundary
- Zoning
- Conditional Use
- Parcels
- City Limits
- Water Body
- SPI
- Railroad





File Number: PUD26-010

Present Zoning: PUD 5499

Present Context: Suburban Corridor

Proposed Zoning: Minor Modification of PUD Zoning
to Allow Truck Washing Services

June 2026

-  Subject Property
-  Zoning
-  Conditional Use
-  Parcels
-  City Limits
-  Water Body
-  SPI
-  Railroad
-  Roadway/Railway





228 S Massachusetts Avenue
Lakeland FL 33801
planning@lakelandgov.net

June 1, 2026

RE: 7390 Bridgewater Center Drive - Project No. PUD26-010

Dear Property Owner:

This letter is to advise you that Ryan Behren, on behalf of I 433 Venture, LLC, requests a minor modification of PUD (Planned Unit Development) zoning to allow for a truck washing facility on property located at 7390 Bridgewater Center Drive. The subject property is legally described as follows:

GATEWAY LAKELAND COMMERCIAL PARK PHASE 1 PB 142 PGS 27 &
28 LOT 9 LESS RD R/W PER OR 12756-1757

The public hearing to consider this request will be held before the Lakeland Planning and Zoning Board at **8:30 a.m., on Tuesday, June 16, 2026**, in the City Commission Room, City Hall, 228 S. Massachusetts Avenue. As an owner of property within 500 feet of this request, as indicated on the attached map, you will be given an opportunity to express your opinion at the public hearing *or* you may submit your views to the Community Development Department, 863-834-6011 or planning@lakelandgov.net, prior to the June 16th meeting.

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In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this proceeding, or those requiring language assistance (free of charge) should contact the City of Lakeland ADA Specialist, Kristin Meador, no later than 48 hours prior to the proceeding, at (863) 834-8444, Email: ADASpecialist@lakelandgov.net. If hearing impaired, please contact the TDD numbers: Local – (863) 834-8333 or 1-800-955- 8771 (TDD-Telecommunications Device for the Deaf) or the Florida Relay Service Number 1-800-955-8770 (VOICE), for assistance.

THIS IS A COURTESY LETTER NOT REQUIRED BY LAW

MINUTES

Planning & Zoning Board

City Commission Chambers

Tuesday, May 19, 2026

8:30 a.m.

The City of Lakeland Planning and Zoning Board met in Regular Session. Board Members, Terry Dennis, Bessie Reina, Jolián Rios, Veronica Rountree, Susan Seitz, Andrew Snyder and Jeri Thom were present. Community & Economic Development staff Chuck Barmby, Urban Planning & Transportation Manager; Matthew Lyons, Executive Planner; Audrey McGuire, Executive Planner; JP Sims, Senior Planner; Todd Vargo, Senior Planner and Christelle Burrola, Board Secretary, were present. Assistant City Attorney Alex Landback was also present.

PUBLIC HEARING

ITEM 1: Change in zoning from LD (Limited Development) to I-2 (Medium Industrial), concurrent with a City-initiated application to change the context sub-district designation from Suburban Neighborhood (SNH) to Suburban Special Purpose (SSP), on approximately 3.87 acres located at 559 Laura Road. Owner: Edson Almeida Brito Terceiro. Applicant: Leonardo Quiterio, Sovereign Engineers, Inc. (ZON26-004/ZON26-006)

Todd Vargo stated the subject property was annexed into the City in 2001 and in 2002 it was zoned LD (Limited Development) and given a future land use designation of Business Park (BP). Also in 2002, RC (Rural Conservation) zoning was uniformly applied and the adjacent parcels to the north and south. The RC zoning designation was recommended for approval as a placeholder due to the lack of infrastructure, particularly Laura Road which was substandard and unsuitable for intense development at that time. Adjacent land uses to the north consist of a small number of rural residential uses, three homes in total, which were established when this portion of the City was under the jurisdiction of Polk County. To the south, the subject property abuts the Florida Baseball Armory, a private baseball training and rehabilitation facility which was approved through a Conditional Use Permit in 2019.

Mr. Vargo pointed to photos on the overhead screen of the subject property and surrounding areas.

Mr. Vargo stated the purpose of this request is to change the zoning, from LD to I-2 (Medium Industrial District), to allow for the development of a mini-warehouse/self-storage facility with an outdoor storage area.

Mr. Vargo stated staff will present a written recommendation for the request at the next regular meeting of the Board.

ITEM 2: Change in zoning from LD (Limited Development) to RA-1 (Single-Family) on approximately 16.93 acres located at 1212 Hallam Drive. Owner: Charles N. Hunt Trust. Applicant: Lanieve Imig, JSK Consulting. (ZON26-005)

JP Sims stated the subject property has a future land use designation of Residential Low (RL) and is zoned LD (Limited Development). Adjacent uses to the subject property are all zoned RA-1 (Single-Family) with a future land use designation of RL.

Mr. Sims stated that staff received 12 emails and five phone calls in opposition to the request.

Mr. Sims pointed to photos on the overhead screen of the subject property, surrounding areas, and nonbinding conceptual site plan.

Matthew Johnson, 5904 Hillside Heights, representing the applicant, made a presentation that provided an overview of the proposed request.

Adam Norman, 4305 Oakglen Road, stated he has concerns about the project with flooding in the area.

Burton Springer, 4515 Oakglen Road, stated he has concerns about compatibility in terms of height with adjacent single-family homes, flooding and traffic congestion on Hallam Drive.

Ulric Dunbar, 4637 Little Grove Lane, stated he has concerns with traffic congestion on Hallam Drive.

Clifford Pierce, 4638 E. Valley View Drive, stated he has concerns pertaining to traffic congestion and drainage.

Britny Spence, 1307 Glenview Lane, stated she has concerns about traffic congestion on Hallam Drive.

Mr. Johnson addressed the public's comments.

Discussion ensued.

Staff will present a written recommendation for the request at the next regular meeting of the Board.

ITEM 3: Minor modification of PUD (Planned Unit Development) zoning to adopt a new site development plan to allow for the development of 126 single-family attached (townhome) dwelling units in Tract 2, in lieu of the previously approved 240 multi-family dwelling units, 90 multi-family dwelling units in Tract 3, in lieu of the previously approved 60 multi-family dwelling units, 30 single-family attached (townhome) units in Tract 9B, in lieu of the previously approved 36 single-family attached (townhome) dwelling units, and 178 single-family attached (townhome) dwelling units in Tracts 10 and 11, in lieu of the previously approved 116 single-family attached (townhome) dwelling units and 120 multi-family dwelling units, as part of the redevelopment of the former Wedgewood Golf Course on approximately 51.37 generally located south of Heatherpoint Drive, south and east of Wedgewood Estates Boulevard, and north of Lakeland Park Drive (401 Carpenters Way). Owner: SJD Development, LLC. Applicant: Daniel Kovacs, Tract Engineering, LLC. (PUD26-007)

Todd Vargo provided an overview of the proposed changes for each development tract and a summary the changes which were previously approved by the Board. The current proposed changes will only apply to Tracts 2, 3, 9B, 10 and 11.

Mr. Vargo stated that staff received two emails in opposition to the request. Mr. Vargo summarized the concerns.

Daniel Kovacs, 5137 S. Lakeland Drive, made a lengthy presentation that provided an overview of the proposed request.

Discussion ensued amount staff, the applicant and Board regarding the proposed request and the Development Agreement for Wedgewood that was approved by the City Commission on May 18, 2026.

Cindy Mitchell, 707 Carpenters Way, Unit 15, stated she is happy with the reduction in the number of units but still has concerns about traffic congestion and drainage.

Nancy Walters, 707 Carpenters Way #7, stated she has concerns about increased traffic, public safety needs, additional school funding needed for the increase in the number of students and the number of dwelling units proposed in such a small area with a restricted roadway.

Linda Sanchez Dowers, 4013 Chelsea Lane, stated she no longer has a green area to view. She stated the former golf course has not been maintained, has privacy and traffic concerns, and requested a 20-foot wide buffer between her home and the new development.

Patty Larrinaga, 3901 Derby Drive, stated she has concerns about the developer of the project. Multiple promises have been made that have not been kept.

Steve Farrington, 4127 Chelsea Lane, stated he has concerns about traffic congestion, compatibility with existing residential uses, and density of the request.

Don Hamilton, 4137 Derby Drive, stated he is concerned that there will not be enough parking spaces for the development. Mr. Hamilton stated he is also concerned about the impacts of this proposal on the value of his home, the damaged sea wall on Tract 5, as well as traffic.

Pat Teehan, 129 Heatherpoint Drive, requested that the applicant be required to provide an updated traffic study as the last one was from 2022.

Discussion ensued.

Mr. Vargo presented the recommended conditions for approval.

In response to Jeri Thom, Mr. Kovacs stated he agrees to staff's recommended conditions.

Andrew Snyder made a motion for approval of staff's recommendation. Jolián Rios seconded the motion and it passed 7—0.

ITEM 4: Conditional use to convert a nonconforming commercial lodging use to a six-unit multi-family residential use on property located at 817 South Boulevard. Owner: Coy Properties LLC. Applicant: Daniel P. Kovacs, Tract Engineering LLC. (CUP25-016) **Note: Continued from a previous meeting.**

Audrey McGuire stated the subject property is within the South Lake Morton Historic District and zoned RA-4 (Single-Family Residential). The subject property is comprised of a former two-story bed and breakfast which was originally constructed in 1915 as a single-family home. In 1928, the home was divided into four units known as the Tourist Rest Apartments. A two-story detached garage, which contains a total of two dwelling units on the second floor, was constructed around 1940 when the name of the property was changed to the Boulevard Apartments. In the 1960s, a seventh unit was added to main apartment building. In the late 1980s, the property was converted into the Lake Morton Bed and Breakfast Inn.

The subject property has been zoned RA-4 (Single-Family Residential) since 1994. Although the subject property was previously used as multi-family prior to being converted to a bed & breakfast, multi-family residential uses are not permitted under the current regulations for the RA-4 zoning district. The applicants are proposing to convert the former bed & breakfast back to a multi-family residential use. Through this process, they will be required to combine two of the ground-floor units in the principal structure, reducing the total number of units on the property from seven to six.

Ms. McGuire pointed to photos on the overhead screen of the subject property, surrounding areas, site plan and floor plans.

Ms. McGuire stated parking will be brought into compliance with the current standards for multi-family uses through the removal of a portion of a nonconforming driveway, reconstruction of a new driveway on the north side of the principal structure, and additional parking spaces off the alley.

Ms. McGuire stated prior to and during the March 17th meeting, members of the public expressed concern related to density, parking and the driveway configuration which was originally proposed as a 40 ft. long by 16 ft. accommodating up to four vehicles. In accordance with the Land Development Code, multi-family uses require one parking space per one bedroom unit, plus 1.5 parking spaces for each unit with two or more bedrooms. With the proposed reduction in dwelling units, from seven (7) to six (6), there will be a total of two (2) one-bedroom units and four (4) two-bedroom units on the property, requiring a minimum of eight parking spaces. Following public comment during the initial public hearing on March 17, 2026, Condition F. was revised to reduce the driveway to a 40 ft. long by 10 ft. wide (tandem) driveway which can be reserved for use by one of the two-bedroom units in the principal structure, and an additional parking space was added off the alley. Additional public comment,

including a letter from Lake Morton Neighborhood Association, was received prior to the May 19th public hearing. Comments received included concerns related to the use of the alley, parking in the neighborhood, the number of proposed and existing dwelling units, potential for the property to be used as a sober living facility, maintenance, neighborhood condition, and the potential for the proposed multi-family use to set a precedence in the neighborhood.

Shelton Rice, 225 E. Lemon Street, representing the applicant, made a presentation that provided an overview of the proposed request.

In response to Jolián Rios, Audrey McGuire stated there are a total of 10 bedrooms within the six units.

In response to Mr. Rios, Mr. Rice stated the request meets the parking requirements of the Land Development Code.

Ms. McGuire presented the recommended conditions for approval.

Susan Seitz made a motion for approval of staff's recommendation. Veronica Rountree seconded the motion and it passed 6—0. Terry Dennis was recused from the vote for this item.

GENERAL MEETING

ITEM 5: Review of April minutes.

Veronica Rountree made a motion for approval of the minutes from the previous meeting. Jolián Rios seconded the motion and it passed 7—0.

ITEM 6: Annexation, a large-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 11.29 acres located south of Old Polk City Road, east of Tomkow Road, north and west of Centerstate Logistics Park Phase 2. Owner: Juan E. Santiago. Applicant: Kendra Andrews, Sloan Engineering Group, Inc. (ANX26-001/LUL26-001/ZON26-002/ZON26-003)

JP Sims stated that the site meets the statutory requirements for annexation. The subject property is contiguous with the corporate limits of the city of Lakeland, is reasonably compact, and will not create an enclave. The subject property has a Polk County Future Land Use designation of RSX (Residential Suburban) and is located within the Green Swamp Area of Critical State Concern (GSACSC). The eastern half of the property consists of uplands suitable for development while the western half has a sizeable wetland area and which is within the 100-year floodplain (Flood Zone A). Mr. Sims pointed to photos on the overhead screen of the subject property and conceptual site plan.

Mr. Sims stated because the subject property is located within the GSACSC, the request requires review by the Florida Department of Commerce (Commerce).

Mr. Sims stated that staff recommends approval for the annexation, land use, and zoning.

Susan Seitz made a motion for approval of staff's recommendation. Terry Dennis seconded the motion and it passed 7—0.

ITEM 7: Report of City Commission action on Planning and Zoning Board recommendations along with Planning & Transportation Manager's Report.

Chuck Barmby reviewed the recent actions of the City Commission. Mr. Barmby also reviewed the new cases for the June hearing.

ITEM 8: Audience.

There were no comments from the audience.

ITEM 9: Adjourn.

There being no further discussion, the meeting was adjourned at 11:16 AM.

Respectfully Submitted,

Jeri Thom, Chair

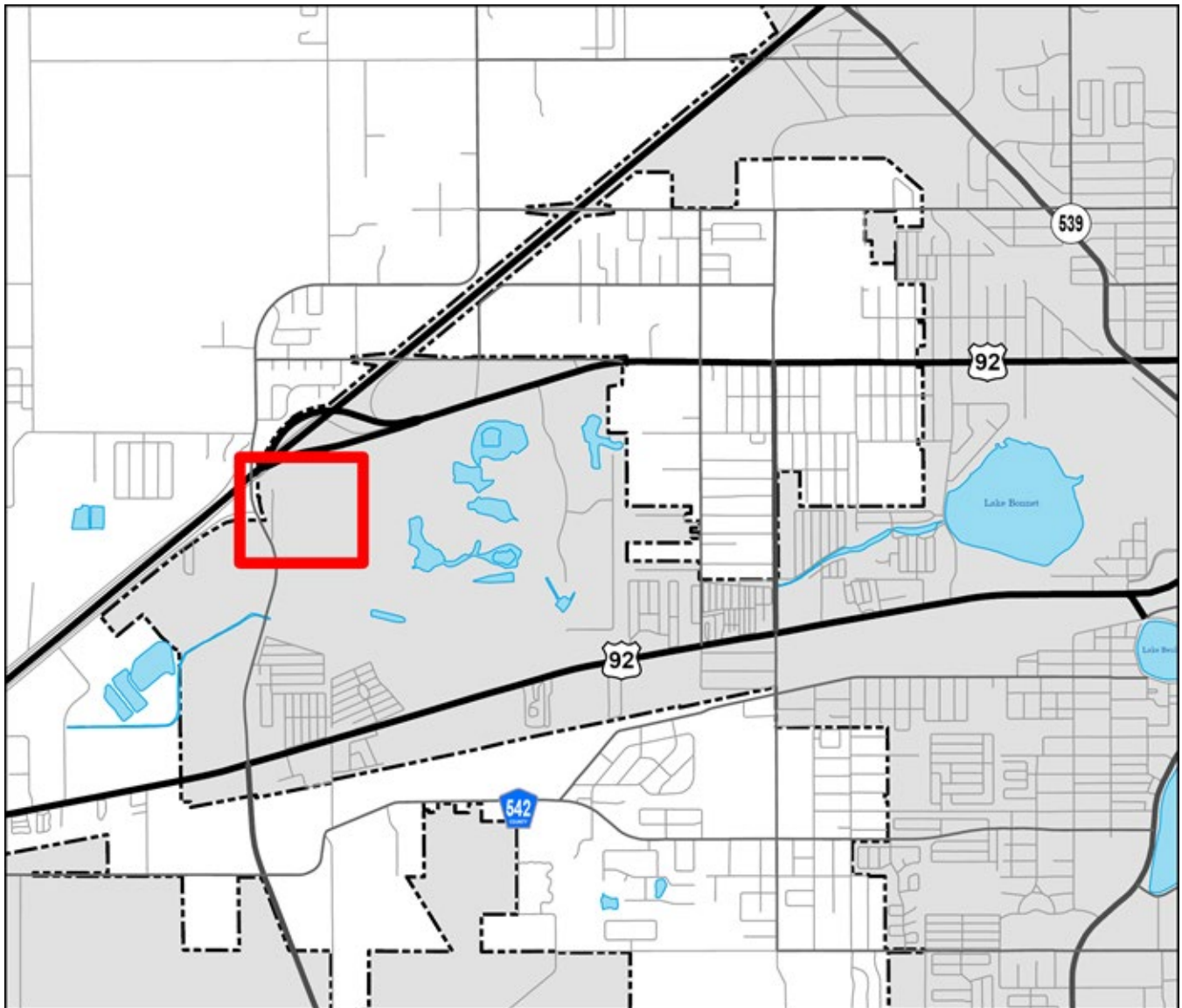
Bessie Reina, Secretary

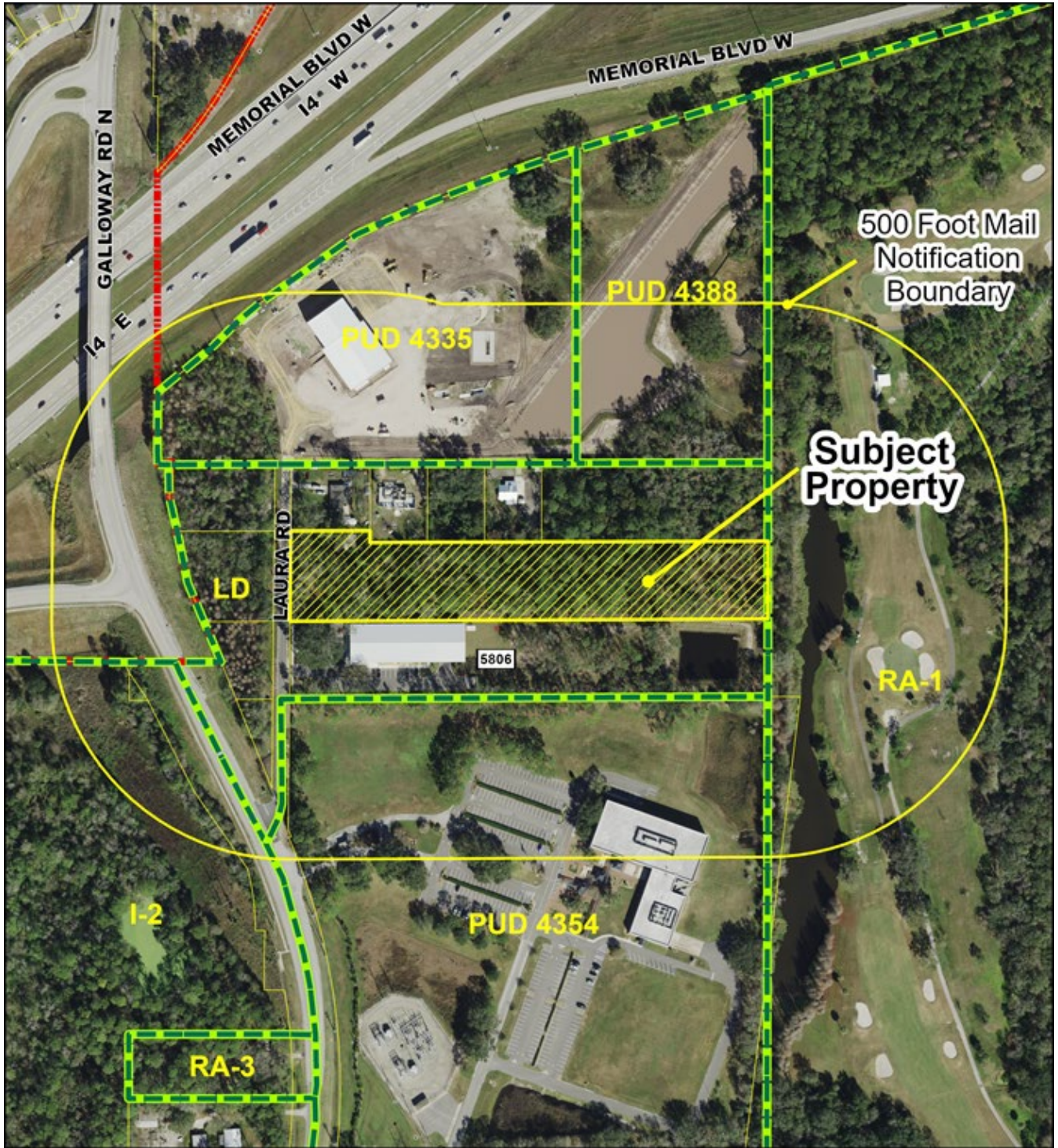


Community & Economic Development Staff Recommendation

Date:	June 16, 2026	Reviewer:	Todd Vargo
Project No:	ZON26-004/ZON26-006	Location:	559 Laura Road
Owners:	Brito Almeida Edson Terceiro		
Applicant:	Leonardo Quiterio, Sovereign Engineers		
Current Zoning:	LD (Limited Development)	Future Land Use:	Business Park (BP)
Context District:	Suburban Neighborhood (SNH)		
P&Z Hearing:	May 19, 2026	P&Z Final Decision:	June 16, 2026
Request:	Change in zoning from LD (Limited Development) to I-2 (Medium Industrial), concurrent with a City-initiated application to change the context sub-district from Suburban Neighborhood (SNH) to Suburban Special Purpose (SSP), on approximately 3.87 acres located at 559 Laura Road.		

1.0 Location Maps





2.0 Background

2.1 Summary

Leonardo Quiterio, Sovereign Engineers, on behalf of Brito Almeida Edson Terceiro, requests a change in zoning from LD (Limited Development) to I-2 (Medium Industrial) on property located at 559 Laura Road. Concurrent with this request is a City-initiated application to change the context sub-district designation from Suburban Neighborhood (SNH) to Suburban Special Purpose (SSP). A map of the subject property is included as Attachment “B.”

2.2 Subject Property

The subject property is located on the east side of Laura Road, south of the Interstate-4/SR 546 (W. Memorial Boulevard) interchange, west of Lone Palm Golf Course, and north and east of N. Galloway Road. The subject property, heavily wooded and presently undeveloped, has a future land use designation of Business Park (BP) with a zoning classification of LD (Limited Development).

In 2001, the subject property was annexed into the City and in 2002 was assigned a future land use designation of Business Park (BP) along with adjacent parcels to the north and south, east and west of Laura Road. In 2002, RC (Rural Conservation) zoning was uniformly applied to the subject property and the adjacent parcels to the north and south. The RC zoning designation was recommended for approval as a placeholder due to the lack of infrastructure, particularly Laura Road which was substandard and unsuitable for intense development at that time. In 2007, through the adoption of Ordinance 4887, the RC zoning designation was changed to LD (Limited Development).

Adjacent land uses to the north consist of a small number of rural residential uses, three homes in total, which were established when this portion of the City was under the jurisdiction of Polk County. To the south, the subject property abuts the Florida Baseball Armory, a private baseball training and rehabilitation facility which was approved through a Conditional Use Permit in 2019. To the east, the subject property abuts a drainage pond which is part of the Lone Palm Golf Course. To the west, across Laura Road, the subject property abuts heavily wooded lands located with the 100-year floodplain which are unsuitable for development.

2.3 Project Background

The purpose of this request is to change the zoning from LD to I-2 (Medium Industrial District) to allow for the development of a mini-warehouse/self-storage facility with an outdoor storage area. This request is for zoning only and any future development will be subject to site plan review and approval.

2.4 Existing Uses of Adjacent Properties

Boundary	Existing Land Use	FLUM	Zoning	Context
North	Single-family Residential/Vacant	BP	LD	SNH
South	Baseball training facility	BP	LD	SNH
East	Lone Palm golf course	RL	RA-1	SNH
West	Vacant	BP	LD	SNH

2.5 Attachments

Attachment A: Legal Description

Attachment B: Base Map of Subject Property

3.0 Discussion

Laura Road is a short local street which runs approximately 700 feet north from Galloway Road to just south of Interstate-4 where it terminates in front of a 15.84-acre parcel of land. In 2023, the 15.84-acre parcel, which has a BP future land use designation and PUD zoning for I-2 uses, was developed for a heavy construction equipment sales and rental business (Company Wrench). As part of the site plan review process, the developer was required to improve Laura Road to City local street standards.

As previously noted, the purpose of the LD zoning designation, formerly RC, was to serve as a placeholder until adequate infrastructure and services were available to support development. With the recent improvements to Laura Road, adequate infrastructure is now in place to support development of the site. While City wastewater service is not available, City potable water is available from Laura Road along with Lakeland Electric electrical utility services.

The Business Park (BP) future land use designation is intended for light-assembly, manufacturing, warehouse-distribution, wholesale trade, and industrial-type services uses. In accordance with Table 2.2-1 of the Land Development Code, I-2 zoning districts may be assigned to parcels with a BP future land use designation. The application of I-2 zoning will not create a “spot zone” as it is consistent with the existing land uses to the north (Company Wrench) and properties further south along Galloway Road. The adjacent rural residential uses to the north are nonconforming under the LD zoning due to the BP future land use designation. This would position the property to be assembled in the future with adjacent residential properties to create a larger, uniform development tract subject to the residential parcels being rezoned to I-2.

Since this request is for I-2 zoning, a binding site development plan was not required as part of the zoning application. However, a conceptual site plan submitted by the applicant proposes to develop the property for a 30,000 sq. ft. mini-warehouse/self-storage facility with an outdoor storage area. Mini-warehouse/self-storage facilities, with or without outdoor storage, are permitted by right in I-2 zoning districts. Any future development of the site will be subject to commercial site plan review and require a binding concurrency determination before a building permit can be issued and any construction activities move forward.

3.1 Transportation and Concurrency

The site is located off Laura Road, a local road that branches off from Galloway Road. Galloway Road is classified as an Urban Major Collector. Per the Polk Transportation Planning Organization’s 2026 Roadway Network Database, published on April 13, 2026, the nearby segment of Galloway Road between New Tampa Highway and 10th Street has an Annual Average Daily Traffic Volume of 12,700 vehicles, operating at an acceptable Level-of-Service (LOS) “C” during the PM Peak with a two-hour average volume of 443 northbound and 461 southbound vehicles and the directional capacity is 790.

While conventional zoning is requested for this site, the conceptual 30,000 square foot self-storage facility would generate an estimated 39 Daily, 2 AM Peak Hour (7-9 AM) and 4 PM Peak Hour (4-6 PM) trips using data published for Land Use Code 151 (Mini-Warehouse) published in the Institute of Transportation Engineers’ *Trip Generation Manual* 12th Edition. The applicant will be required to submit a Binding Concurrency Application at the time of site plan review.

3.2 Comprehensive Plan Compliance

The proposed I-2 zoning district is consistent with the current BP future land use designation. Per the policies of the Comprehensive Plan, the BP Future Land Use designation allows light-assembly, manufacturing, warehouse, distribution, showroom, local and non-local office needs of the area. The subject property is part of a large BP designation which terminates to the north at Interstate 4, includes the Publix manufacturing and supply purchasing facility to the south of the abutting baseball rehabilitation facility, and also includes property on the west side of Galloway Road from Interstate-4 to south of US 92/New Tampa Highway.

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.

4.0 Recommendation

4.1 Community and Economic Development Staff

The Community & Economic Development Department reviewed this request and recommends the change in zoning from LD (Limited Development) to I-2 (Medium Industrial District) zoning concurrent with a City-initiated application to change the context sub-district designation from Suburban Neighborhood (SNH) to Suburban Special Purpose (SSP). Letters of notification were mailed to 12 property owners within 500 feet of the subject property. No comments from the public were received before or during the public hearing at the May 19, 2026, Planning and Zoning Board meeting.

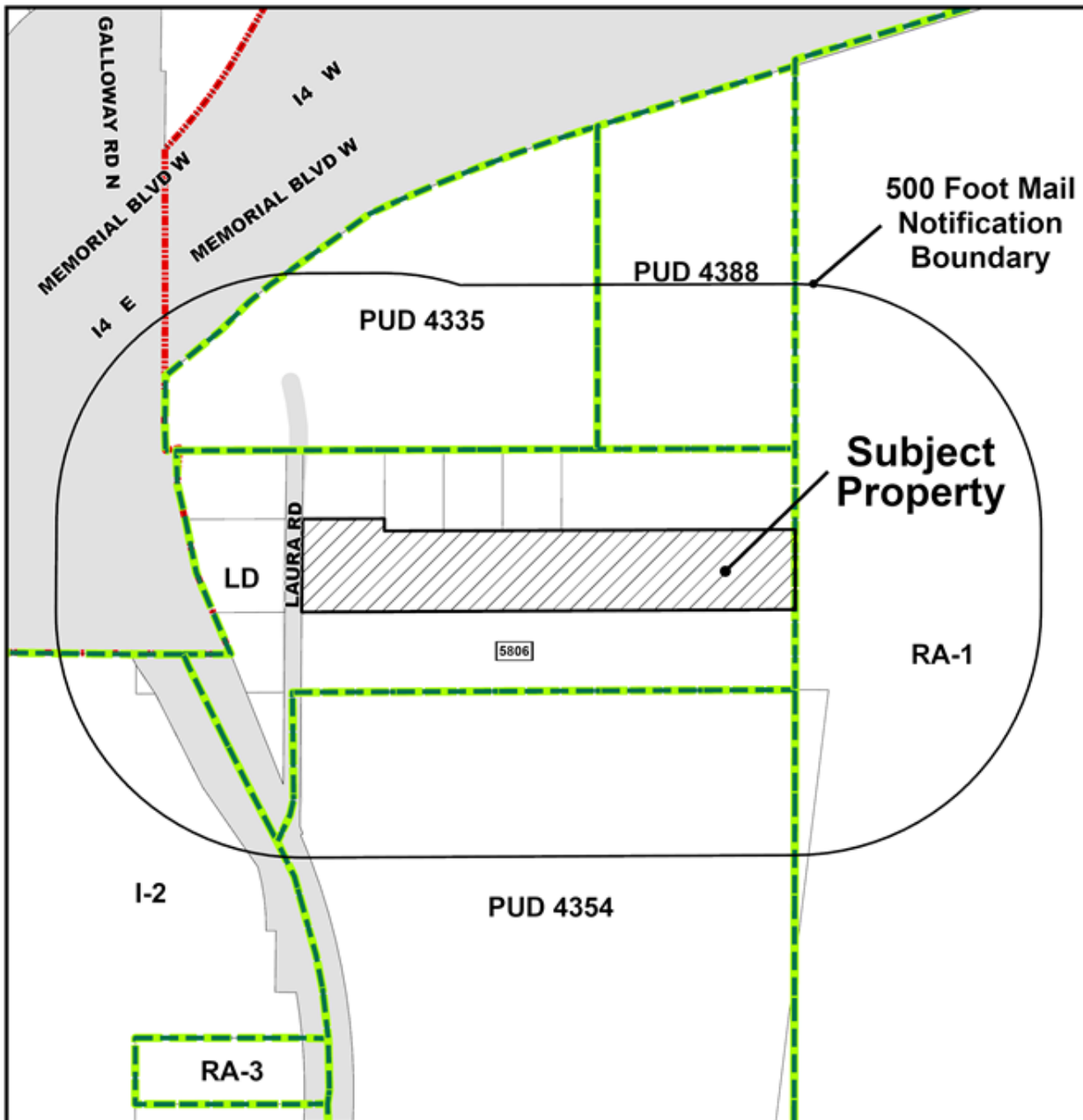
ATTACHMENT "A"

Legal Description:

That part of the following described land lying East of Laura Road more particularly described as:

North half (N $\frac{1}{2}$) of the North quarter (N $\frac{1}{4}$) of the Northeast quarter (NE $\frac{1}{4}$) of the Southwest quarter (SW $\frac{1}{4}$) in Section 16, Township 28 South, Range 23 East AND the South 25.0 feet of the West 504.0 feet of the South 165.0 feet of Lots 6, 7, and 8 of Henderson Farms Subdivision in the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 16, Township 28 South, Range 23 East, as recorded in Plat Book 7, page 35 of the public records of Polk County, Less and Except State Road R/W

ATTACHMENT "B"

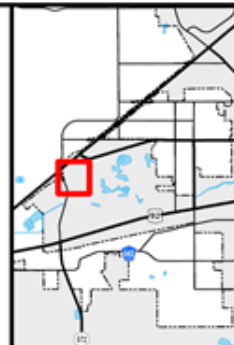


File Number: ZON26-004 ZON26-006

Present Zoning: LD
 Present Context: Suburban Neighborhood
 Proposed Zoning: Change in Zoning from LD to I-2
 Proposed Context: Change in Context Sub-District from SNH to SSP

May 2026

- Subject Property
- 500 Foot Mail Notification Boundary
- Zoning
- Conditional Use
- Parcels
- City Limits
- Water Body
- SPI
- Roadway/Railway
- Railroad

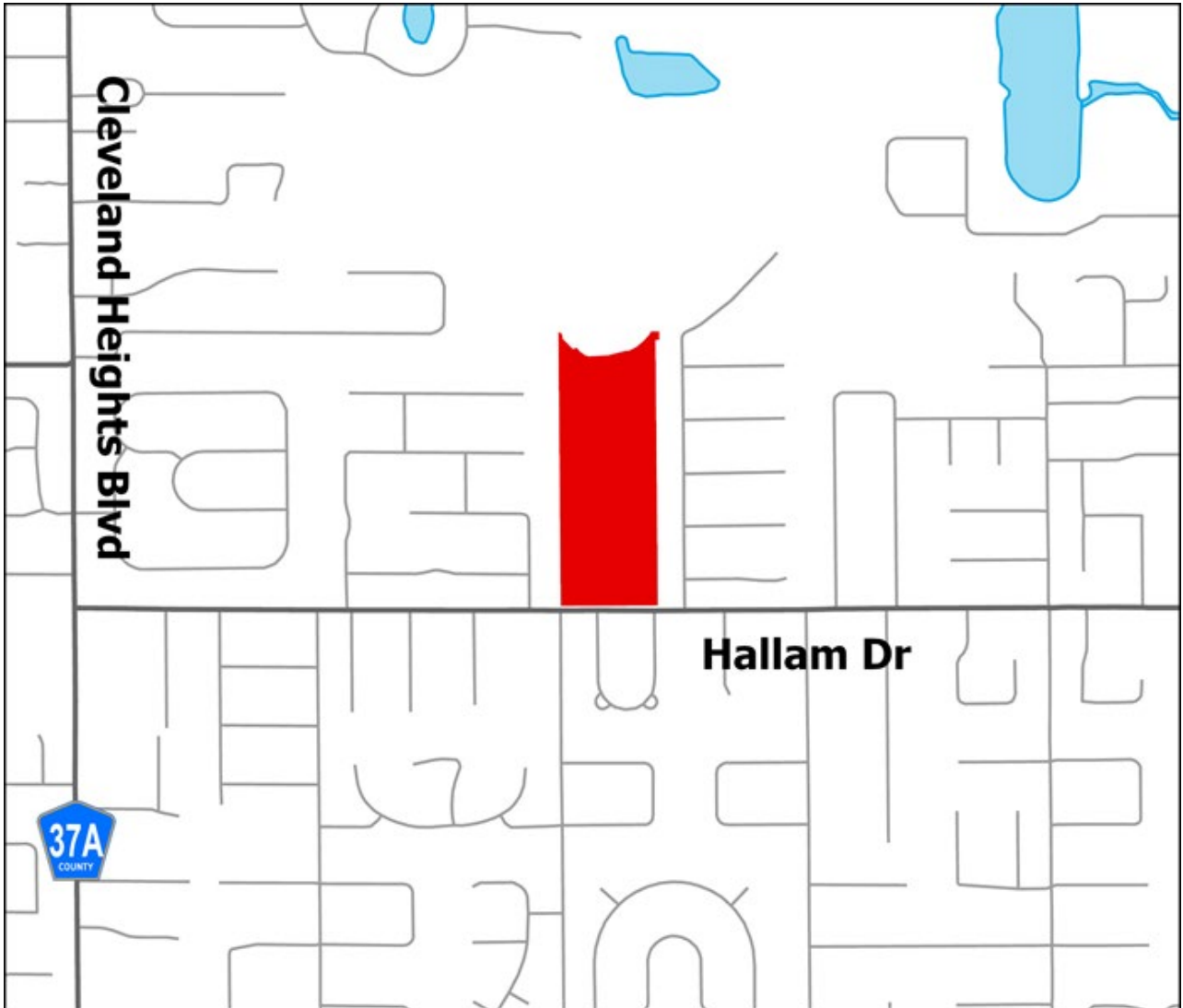




Community & Economic Development Staff Recommendation

Date:	June 16, 2026	Reviewer:	JP Sims
Project No:	ZON26-005	Location:	1212 Hallam Drive
Owners:	Charles N. Hunt Trust		
Applicant:	Lanieve Imig, JSK Consulting		
Current Zoning:	LD (Limited Development)	Future Land Use:	Residential Low (RL)
Context District:	Suburban Neighborhood (SNH)		
P&Z Hearing:	May 19, 2026	P&Z Final Decision:	June 16, 2025
Request:	Change in zoning from LD (Limited Development) to RA-1 (Single-Family) on approximately 16.93 acres located at 1212 Hallam Drive.		

1.0 Location Maps



2.0 Background

2.1 Summary

Lanieve Imig, JSK Consulting, on behalf of the Charles N. Hunt Trust, requests a change in zoning from LD (Limited Development) to RA-1 (Single-Family) on approximately 16.93 acres located at 1212 Hallam Drive. A map of the subject property is included as Attachment “B.”

2.2 Subject Property

The subject property, approximately 16.93 acers in area, consists of the upland portion of a 35.93-acre parcel of land which has a Future Land Use designation of Residential Low (RL) and LD (Limited Development) zoning. The subject property is currently improved with a 3,766 sq. ft. single-family home which was constructed in 1969 according to the Polk County Property Appraiser. If the requested change in zoning is approved, the existing home will be demolished to allow for the construction of a new residential subdivision.

The proposed zoning change will only apply to the upland portion of the property with frontage along Hallam Drive. The remainder of the property to the north, which consists of low-lying lands located within the 100-year flood zone (Flood Zone AE), will remain zoned as LD. Adjacent uses to the west, along the north side of Hallam Drive, consist of single-family detached dwellings in the Hallamwood subdivision. To the east, the subject property abuts the Oak Glen single-family residential subdivision. To the south, across Hallam Drive, the subject property abuts single-family detached dwellings which were developed as part of the Valley View subdivision.

2.3 Project Background

The purpose of this request is to change the zoning from LD to RA-1 to allow for the development of a 24-lot single-family residential subdivision. A non-binding, conceptual site plan which depicts the street configuration, lot layouts, and stormwater retention area for the proposed subdivision, is included for informational purposes only as Attachment “C.”

2.4 Existing Uses of Adjacent Properties

Boundary	Existing Land Use	FLUM	Zoning	Context
North	Single-Family Residential	RL	RA-1	SNH
South	Single-Family Residential	RL	RA-1	SNH
East	Single-Family Residential	RL	RA-1	SNH
West	Single-Family Residential	RL	RA-1	SNH

2.5 Attachments

Attachment A: Legal Description

Attachment B: Base Map of Subject Property

Attachment C: Conceptual Non-Binding Site Plan

3.0 Discussion

The RL Future Land Use designation allows for residential development with a maximum density of 5 dwelling units per acre. For the 16.93-acre subject property, the proposed 24-lot single-family detached residential subdivision will have a gross density of 1.41 dwelling units per acre (1.41 DU/AC) which is well below the maximum density allowed by the RL Future Land Use designation.

As shown on the non-binding conceptual site plan, Attachment "C," lots are arranged along both sides of a new local street which will terminate at the north end of the property in a cul-de-sac next located south of a retention pond. A typical lot within the subdivision will be 100' wide x 230' deep or approximately 0.52 acres in area. Since City sanitary sewer service is not available, development of the subdivision will require individual lots to utilize a private septic system. Applications for septic tank permits are reviewed and approved by the Florida Department of Health prior to the issuance of any building permits.

Adjacent to the Hallam Drive, the conceptual site plan includes a landscape frontage buffer. While not shown on the site plan, the project engineer stated during the public hearing that the developer intends to include a gated entrance feature as part of the subdivision design. The conceptual site plan also shows a gap, approximately 10 feet in width, between the rear lot lines and the adjacent subdivisions to the east and west. While the Land Development Code does not require a landscape buffer when single-family residential uses are located adjacent to single-family residential uses, the developer can voluntarily propose to add a landscape buffer during the subdivision review process. If additional landscape buffers are added to the rear of individual lots, they will need to be maintained by a Homeowners Association as part of the subdivision's common areas.

At the May 19, 2026, meeting of the Planning and Zoning Board, seven members of the public spoke regarding the proposed development. All of the speakers had concerns regarding issues such as traffic congestion, drainage, conservation, as well as compatibility in height with adjacent single-family uses.

Transportation impacts will be addressed under the Transportation and Concurrency section. During the public hearing, a couple of residents suggested that the proposed subdivision would exacerbate existing flooding problems due to poor soils and the existing stormwater runoff pattern, which they stated drains to the east. As currently designed, the conceptual site plan for the subdivision shows water draining to the north into a retention pond located north of the cul-de-sac. At the time of subdivision review, both Public Works and the SWFWMD will require a detailed analysis and drainage plan prior to the issuance of any permits. The subject property is not designated as Conversation on the Future Land Use map. As is the case throughout Florida, private property owners have a right to development and the requested RA-1 zoning, when looking at the totality of the tract, will only allow for development on the upland portion of the site while leaving the remainder of the site, which is environmentally constrained, zoned as LD.

The proposed subdivision is compatible with the adjacent subdivisions to the east and west in which typical lot sizes are 90' wide x 120' deep and 110' wide x 132' deep respectively. Under the RA-1 zoning, single-family detached dwellings are permitted by right with a maximum building height of 35 feet. While adjacent residential neighborhoods to the east and west were uniformly built with one-story homes, the one-story height was a choice made by individual builders at the time when the subdivisions were being developed and not due to a specific requirement in the Land Development Code. Under the RA-1 zoning, there is nothing that would prohibit individual homeowners in either neighborhood from building higher should they choose to do so.

3.1 Transportation and Concurrency

The subject property's sole access is from Hallam Drive, a two-lane collector roadway that is maintained and operated by the City of Lakeland, connecting Cleveland Heights Boulevard with Lakeland Highlands Road. According to the Polk County Roadway Network Database (2026), Hallam Drive has a directional capacity of 790 trips. The roadway has a two-hour average volume of 344 trips eastbound and 358 westbound, operating at an acceptable Level-of-Service "C". The proposed 24 single-family dwelling units will generate approximately 218 Daily and 22 P.M. Peak Hour (4 PM to 6PM) trips, using average rates and published for Land Use Code 210 (Single-Family Detached Housing) in the Institute of Transportation Engineers' Trip Generation Manual (12th Edition). A Binding Concurrency Determination will be required at the time of subdivision construction plan submittal. A Binding School Concurrency determination shall also be made in advance of subdivision plan review.

Fixed-route transit service is not provided to the subject property, however the Lakeland Area Mass Transit District (LAMTD, known as the "Citrus Connection") has identified the Cleveland Heights area as a potential Mobility on Demand service area in the current Transportation Development Plan adopted in 2025. Sidewalk facilities exist on both sides of Hallam Drive west of Oakglen Road, providing safe and accessible bike and pedestrian use in the neighborhood. At Oakglen Road, a crosswalk with rapid-flashing beacons has been installed across Hallam Drive to convey pedestrians to the sidewalk located on the south side of the road extending eastward from that location.

The internal roadway within the proposed development will be maintained by the required Homeowners Association. If the access is proposed to be gated, it shall be designed with sufficient stacking depth to prevent vehicle traffic from queuing onto Hallam Drive. This street shall be required to include sidewalks as required by the Land Development Code and Engineering Standards Manual. Final roadway design and any required modifications to Hallam Drive at the development site will be determined through the City's subdivision review and permitting processes.

While the requested RA-1 zoning classification does not adopt a specific development program or allow for the imposition of conditions at this stage of the zoning process, the amount of trips generated by the illustrative development program is expected to have a minimal impact on the Cleveland Heights Boulevard and Lakeland Highlands Road intersections given the assignment of inbound and outbound project trips to both directions of Hallam Drive. For example, 24 single-family detached homes would allocate an estimated seven inbound trips in each direction and four outbound trips in each direction during the PM Peak Hour of Adjacent Street Traffic, 4 PM to 6 PM.

3.1 Comprehensive Plan Compliance

The proposed density of 1.41 units per acre is well within the parameters and policies of the RL Future Land Use designation. The site is located approximately one mile from FL-37/S Florida Avenue Transit Oriented Corridor and falls within the Urban Development area of the City. 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 and Economic Development Staff reviewed this request and recommends approval of the change in zoning from LD to RA-1. Letters of notification were mailed to one-hundred and thirty-eight (138) property owners within 500 feet of the subject property. At the public hearing, comments were received from seven nearby property owners as previously noted.

ATTACHMENT "A"

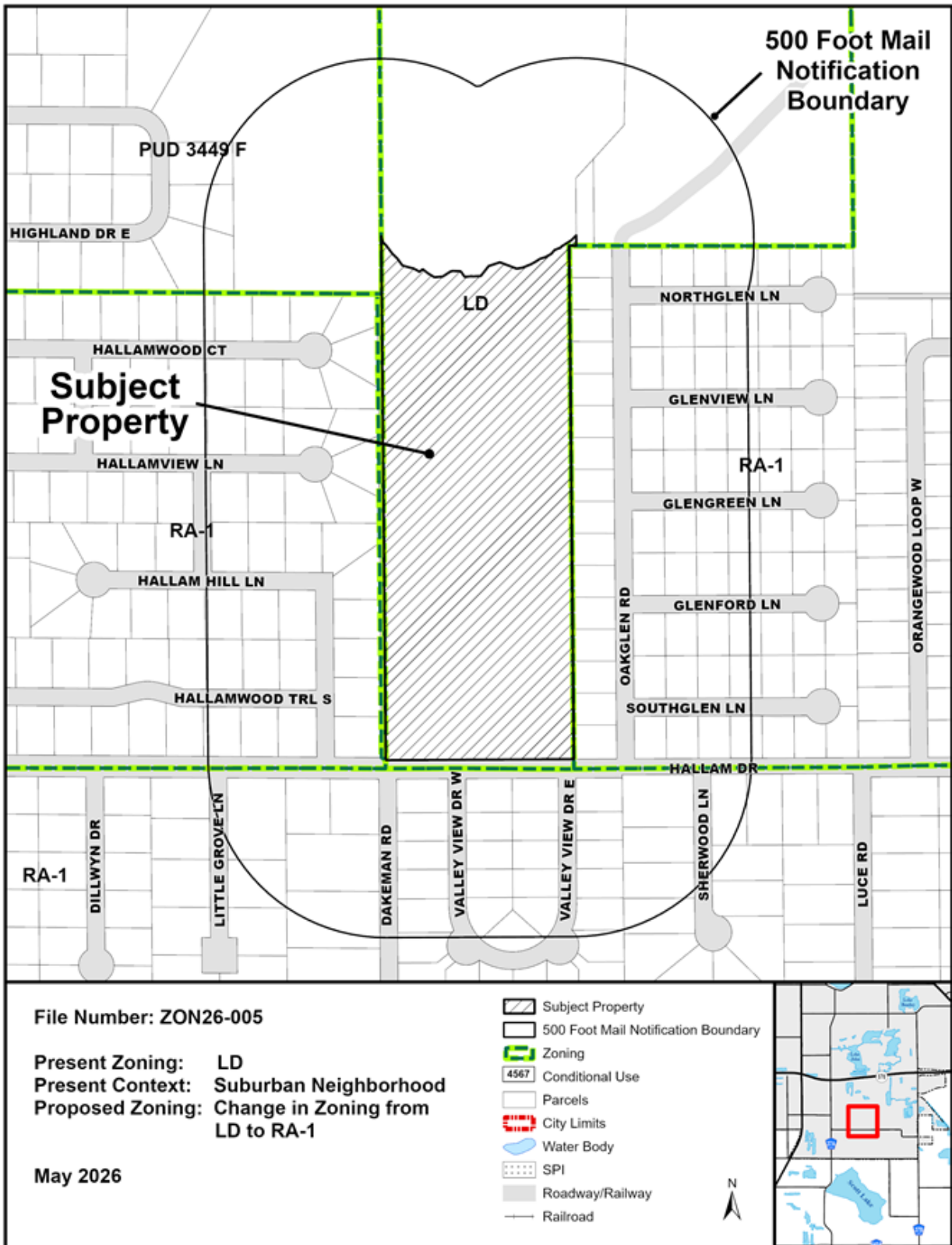
Legal Description

A PORTION OF THE WEST 1/2 OF THE SW 1/4 OF SECTION 5, TOWNSHIP 29 SOUTH, RANGE 24 EAST, POLK COUNTY, FLORIDA DESCRIBED AS:

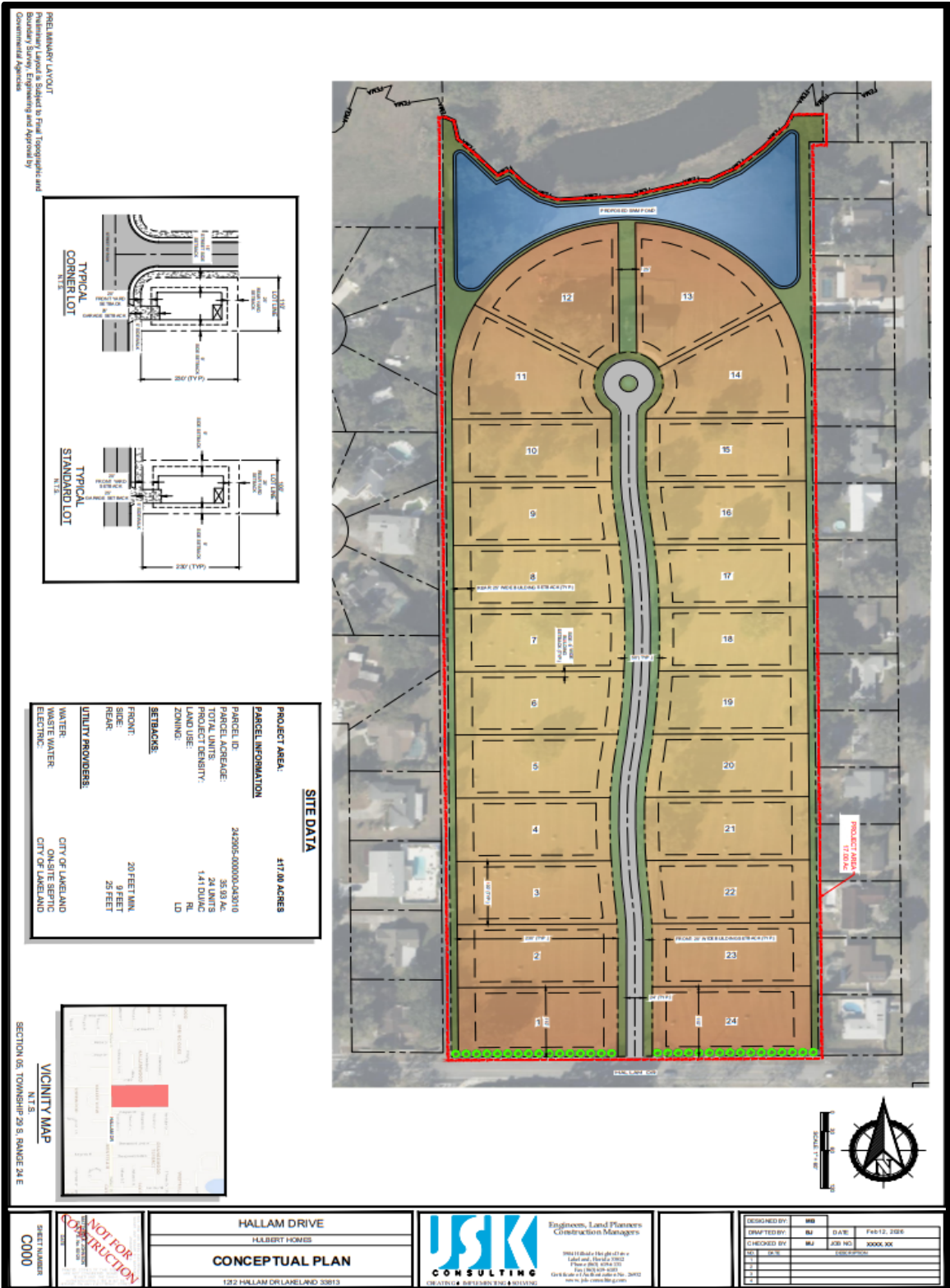
COMMENCE AT THE NORTHWEST CORNER OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 5, TOWNSHIP 29 SOUTH, RANGE 24 EAST, THENCE RUN S00°29'01"E ALONG THE EAST LINE OF TRACT B OF SPRING OAKS, AS RECORDED IN PLAT BOOK 84, PAGES 19 AND 20 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, A DISTANCE OF 1175.03 FEET TO THE POINT OF BEGINNING; THENCE RUN S16°43'16"E, A DISTANCE OF 20.61 FEET; THENCE RUN N31°27'01"E, A DISTANCE OF 1.22 FEET; THENCE RUN S48°26'37"E, A DISTANCE OF 8.92 FEET; THENCE RUN S28°16'50"E, A DISTANCE OF 3.98 FEET; THENCE RUN S38°54'25"E, A DISTANCE OF 9.56 FEET; THENCE RUN S36°30'17"E, A DISTANCE OF 18.62 FEET; THENCE RUN S47°16'42"E, A DISTANCE OF 17.15 FEET; THENCE RUN S34°47'42"E, A DISTANCE OF 11.77 FEET; THENCE RUN S36°57'04"E, A DISTANCE OF 13.58 FEET; THENCE RUN S74°35'14"E, A DISTANCE OF 29.60 FEET; THENCE RUN N55°48'23"E, A DISTANCE OF 0.30 FEET; THENCE RUN N84°08'28"E, A DISTANCE OF 0.46 FEET; THENCE RUN S80°46'39"E, A DISTANCE OF 1.36 FEET; THENCE RUN S61°25'31"E, A DISTANCE OF 20.31 FEET; THENCE RUN N51°23'25"E, A DISTANCE OF 11.41 FEET; THENCE RUN S51°44'06"E, A DISTANCE OF 18.83 FEET; THENCE RUN S58°31'13"E, A DISTANCE OF 20.96 FEET; THENCE RUN N85°01'55"E, A DISTANCE OF 23.91 FEET; THENCE RUN N56°53'08"E, A DISTANCE OF 26.61 FEET; THENCE RUN N78°48'21"E, A DISTANCE OF 5.90 FEET; THENCE RUN S87°48'53"E, A DISTANCE OF 15.73 FEET; THENCE RUN S87°55'23"E, A DISTANCE OF 6.58 FEET; THENCE RUN S35°15'38"E, A DISTANCE OF 19.34 FEET; THENCE RUN N84°57'16"E, A DISTANCE OF 20.59 FEET; THENCE RUN S59°26'49"E, A DISTANCE OF 1.49 FEET; THENCE RUN N86°57'13"E, A DISTANCE OF 23.47 FEET; THENCE RUN N38°30'36"E, A DISTANCE OF 35.83 FEET; THENCE RUN N71°01'56"E, A DISTANCE OF 33.29 FEET; THENCE RUN S69°04'15"E, A DISTANCE OF 50.57 FEET; THENCE RUN N81°08'20"E, A DISTANCE OF 13.58 FEET; THENCE RUN N76°10'06"E, A DISTANCE OF 4.81 FEET; THENCE RUN N68°02'00"E, A DISTANCE OF 19.35 FEET; THENCE RUN N66°33'44"E, A DISTANCE OF 6.29 FEET; THENCE RUN N60°20'46"E, A DISTANCE OF 11.98 FEET; THENCE RUN N57°05'42"E, A DISTANCE OF 16.10 FEET; THENCE RUN N72°40'51"E, A DISTANCE OF 16.10 FEET; THENCE RUN N60°46'11"E, A DISTANCE OF 19.18 FEET; THENCE RUN N39°56'34"E, A DISTANCE OF 13.61 FEET; THENCE RUN N67°12'26"E, A DISTANCE OF 14.37 FEET; THENCE RUN N87°16'55"E, A DISTANCE OF 2.75 FEET; THENCE RUN N39°57'33"E, A DISTANCE OF 6.18 FEET; THENCE RUN N57°55'13"E, A DISTANCE OF 33.67 FEET; THENCE RUN N43°36'40"E, A DISTANCE OF 13.15 FEET; THENCE RUN S00°29'01"E, A DISTANCE OF 27.72 FEET TO A POINT ON THE NORTH LINE OF OAK GLEN, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 50, PAGE 30 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE RUN N89°53'23"W ALONG SAID NORTH LINE, A DISTANCE OF 20.00 FEET TO THE NORTHWEST CORNER OF SAID OAK GLEN; THENCE RUN S00°29'01"E ALONG THE WEST LINE OF SAID OAK GLEN, A DISTANCE OF 1446.34 FEET TO THE SOUTHWEST CORNER OF SAID OAK GLEN, SAID POINT ALSO BEING A POINT ON THE NORTH RIGHT OF WAY OF HALLAM ROAD; THENCE RUN S89°46'48"W ALONG SAID NORTH RIGHT OF WAY, A DISTANCE OF 529.38 FEET TO A POINT ON THE EAST LINE OF HALLAMWOOD, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 65, PAGE 2 OF THE OFFICIAL RECORDS OF POLK COUNTY, FLORIDA; THENCE RUN N00°29'01"W ALONG SAID EAST LINE, A DISTANCE OF 1474.47 FEET TO THE POINT OF BEGINNING.

CONTAINING 737,494.90 SQUARE FEET, OR 16.93 ACRES. MORE OR LESS.

ATTACHMENT "B"



ATTACHMENT "C"





Report of City Commission Action on Planning and Zoning Board Recommendations

Tuesday, June 16, 2026

Meeting of June 1, 2026

Ordinances (First Reading)

Proposed 26-012; Voluntary Annexation of Approximately 12.64 Acres Located North of State Road 33, South of Old Polk City Road, West of Epicenter Boulevard, and East of Tomkow Road. (ANX26-001)

Proposed 26-013; Large Scale Amendment #LUL26-001 to the Future Land Use Map to Apply Business Park (BP) Land Use on Approximately 12.64 Acres Located North of State Road 33, South of Old Polk City Road, West of Epicenter Boulevard and East of Tomkow Road (LUL26-001) **Approved for Transmittal, 6—0**

Proposed 26-014; Application of I-2 (Medium Industrial) Zoning and Suburban Special Purpose (SSP) Context District Designation on Approximately 12.64 Acres Located North of State Road 33, South of Old Polk City Road, West of Epicenter Boulevard and East of Tomkow Road. (ZON26-002/ZON26-003)

Proposed 26-016; Approving a Conditional Use to Convert a Nonconforming Commercial Lodging Use to a Six-Unit Multi-Family Residential Use on Property Located at 817 South Boulevard. (CUP25-016)

Meeting of May 18, 2026

Ordinances (Second Reading)

Proposed 26-010; Approving a Conditional Use to Convert a Nonconforming Industrial-Type Service Establishment, Level I, to a Wholesale Trade Use, Level I, to Allow for the Wholesale Trade of Flooring Materials, Installation Tools and Supplies on Property Located at 1512 E. Gary Road. (CUP26-003) **Approved 7—0, Ordinance 6141**

Proposed 26-011; Amending Ordinance 5971; Major Modification of PUD (Planned Unit Development) Zoning to Adopt a New Site Development Plan and Allow for the Development of 112 Multi-Family Dwelling Units in Lieu of 92 Single-Family Attached (Townhome) Dwelling Units on Approximately 10.56 Acres Generally Located at the Southeast Corner of 10th Street and Saratoga Avenue. (PUD26-002) **Approved 7—0, Ordinance 6142**