

AGENDA

Planning & Zoning Board
City Commission Chambers
July 21, 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:**
- Minor modification of PUD (Planned Unit Development) zoning to adopt a new site development plan to allow for the development of a 4,200 sq. ft. medical office building and a 3,000 sq. ft. retail bank with a drive through, in lieu of the previously approved site development plan and commercial entitlements, on property located at 1200 Oakbridge Parkway. Owner: Drummond Company Inc. Applicant: Timothy F. Campbell, Clark, Campbell, Lancaster, Workman & Arith, P.A. (PUD26-016)
 - Consideration of final decision.
- ITEM 2:** Change in zoning on approximately 24.93 acres from LD (Limited Development) to PUD (Planned Unit Development), concurrent with a City-initiated application to change the context sub-district designation from Suburban Neighborhood (SNH) to Suburban Special Purpose (SSP), and the application of new PUD zoning on approximately 20.05 acres, to allow for I-2 (Medium Industrial) and limited I-1 (Light Industrial – Limited Commercial) uses on property located at 3485 and 3515 Airport Road. Owner: Woods Family Management, LLC. Applicant: Ryan Behren, Peterson & Myers, P.A. (PUD26-011/ZON26-007)
- ITEM 3:** Major modification of PUD (Planned Unit Development) zoning to remove Tracts B1 and B2 on approximately 20.05 acres located at 3515 Airport Road. Applicant: City of Lakeland. (PUD26-017)
- ITEM 4:** Major modification of PUD (Planned Unit Development) zoning to allow certain I-1 light industrial and wholesale trade uses, in addition to existing office and commercial entitlements, on property located at 1200 Highway 98 South (1200 Bartow Road). Owner: Marriott Ownership Resorts Inc. Applicant: Timothy F. Campbell, Clark, Campbell, Lancaster, Workman & Arith, P.A. (PUD26-012)
- ITEM 5:** Major modification of PUD (Planned Unit Development) zoning to allow Wholesale Trade Uses, Level I, and Industrial-Type Service Establishments, Level I, not including Automobile Towing Services, in addition to the previously approved office uses on property located at 4155 Pipkin Creek Road. Owner: Parkway Partners I LLC. Applicant: Timothy F. Campbell, Clark, Campbell, Lancaster, Workman & Arith, P.A. (PUD26-013)

GENERAL MEETING

- ITEM 6:** Review minutes of the June meeting.

ITEM 7: Presentation by the Lakeland Community Redevelopment Agency to provide an overview of recent updates to the Midtown CRA redevelopment plan. This presentation is for informational purposes only and no action will be required by the Board. The updates to the Midtown CRA redevelopment plan can be viewed using the following link: [Midtown CRA Redevelopment Plan Update](#)

ITEM 8: Election of new officers.

Current officers: Jeri Thom, Chair
 Terry Dennis, Vice-Chair
 Bessie Reina, Secretary

ITEM 9: Report of City Commission action on Planning and Zoning Board recommendations along with Planning & Transportation Manager's Report.

ITEM 10: Audience.

ITEM 11: Adjourn.



Planning & Zoning Board General Application

General Information:									
Project No:	PUD26-016			Application Date:			6/22/2026		
Associated Projects:	CPT26-057								
Project Name:	EAST VILLAGE MINOR MODIFICATION								
Subject Property Address:	1200 OAKBRIDGE PKWY								
Parcel ID:	232835138170008010				Total Acreage:		4.32		
Applicant Name:	TIMOTHY F CAMPBELL								
Applicant Address:	500 SOUTH FLORIDA AVENUE				LAKELAND		FL	33801	
Owner Name:	DRUMMOND COMPANY INC								
Owner Address:	PO BOX 10246				BIRMINGHAM		AL	35202	
Request:									
Application Type:	Planned Unit Development					Minor Modification			
Land Use									
Current	Residential Medium					(RM)			
Proposed	Not Applicable								
Zoning									
Current	Planned Unit Development					(PUD) 5823			
Proposed	Not Applicable								
Sub Context District									
Current	(UCO)					Urban Corridor			
Proposed									
Explanation of Request:	The Applicant seeks a minor modification to incorporate a revised PUD Site Plan to allow two commercial/office uses (total of approximately 7,200 square feet) and to show the remainder of East Village as a remaining entitle building area to be developed through a later filed PUD modification (and further revised PUD Site Plan) pursuant to the remaining existing PUD entitlements.								
Justification:	The PUD entitlements are not proposed to be changed. The Applicant seeks to adopt a revised PUD Site Plan that depicts two commercial / office uses with the remaining entitlements to be approved at a future date with the adoption of a further revised PUD Site Plan.								
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	



CLARK, CAMPBELL, LANCASTER,
WORKMAN & AIRTH, P.A.
— ATTORNEYS AT LAW —

TIMOTHY F. CAMPBELL

Board Certified Real Estate Attorney
Board Certified City, County & Local Government Attorney
Land Use and Zoning | Commercial Real Estate | Corporate Law

tcampbell@clarkcampbell-law.com

H. ADAMS AIRTH, JR., LLM
KEVIN R. ALBAUM⁴
JOHN M. BUTZ
TIMOTHY F. CAMPBELL^{1,3}
CHASE CHANIN, LL.M.
MEGAN E. CHARITY
SABRINA L. CHIANESE
RONALD L. CLARK^{*}
KYLE H. JENSEN
EDWARD B. KERR
JOHN J. LANCASTER, LL.M.²
ELLIOTT V. MITCHELL
PETER J. MUNSON^{*}
MADISON R. NEWBERG
MICHAEL E. WORKMAN¹

+ RETIRED
BOARD CERTIFICATIONS:
1. REAL ESTATE 2. TAX LAW
3. CITY, COUNTY & LOCAL GOVERNMENT
4. ELDER LAW

June 22, 2026

Brian Rewis, Director
Community and Economic Development Department
City of Lakeland
228 South Massachusetts Avenue
Lakeland, Florida 33801

Re: Drummond Company, Inc. (East Village) | PUD 26-016

Dear Brian:

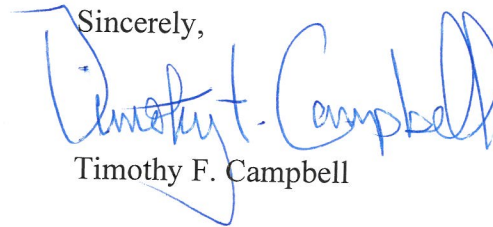
Our firm represents Drummond Company, Inc., an Alabama corporation (“**DCI**”), with respect to its efforts to seek a minor modification of the entitlements for the proposed development of a commercial retail and office development (the “**Intended Uses**”) on a portion of the southeast quadrant of the intersection of Harden Boulevard and Oakbridge Parkway (commonly referred to as “**East Village**”). We submitted an application for a Minor Modification (the “**Minor Modification**”) to Planned Unit Development (“**PUD**”) Ordinance No. 5823 (the “**2020 PUD Ordinance**”), together with related supporting materials (collectively, the “**Application Documents**”). The requested Minor Modification is intended to incorporate a modified PUD site plan included in the Application Documents and confirm that the PUD allows for 26,000 square feet of Commercial, Office, Medical Office, Restaurants, General Retail and Personal Services Uses, including single tenant uses and two freestanding restaurants, without drive-through facilities, with a combined floor area no greater than 10,000 square feet (the “**Allowed Uses**”). No new or additional uses are proposed.

The Minor Modification is simply to incorporate a revised PUD site plan for the Allowed Uses to allow for two specific commercial/office uses (totaling 7,200 square feet) and show the remainder of East Village (18,800 square feet) to be developed in accordance with the remaining PUD Allowed Uses subject to a future PUD modification to incorporate a further revised PUD site plan that reflects the specific allowed uses. The Intended Uses will address the need for commercial retail and office uses in one of the fastest growing areas in the country and in an area of the City in which there is great demand for such services. The traffic impacts for the Intended Uses are the same as those presently allowed in the 2020 PUD Ordinance and DRI Development Order so no change to the Development Order is required.

Name: Brian Rewis
Subject: PUD Modification
Date: June 22, 2026
Page: Page Two of Two

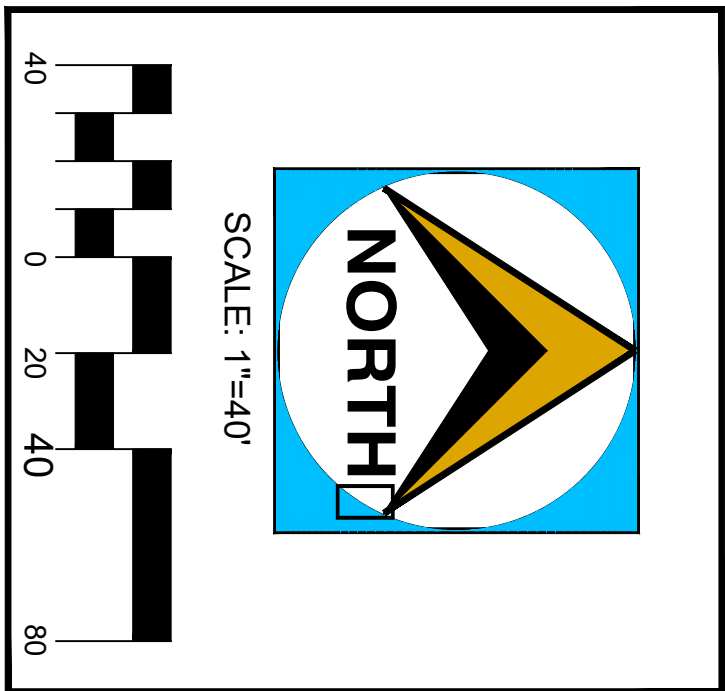
We look forward to working with the City to process the Application Documents and the Minor Modification for approval. Please call or email should you have any further questions or comments in this regard.

Sincerely,



Timothy F. Campbell

Copy: Client and Development Team (transmitted by email)
Jacob Mossholder, Elevate Acquisitions, LLC (transmitted via email)
Teresa Maio, Community Development Assistant Director (transmitted by email)
Chuck Barmby, Planning and Transportation Manager (transmitted by email)



Remaining Entitled Building Area:
- 18,800 SF
- Including up to 10,000 SF of Restaurant

Northside

Engineering, Inc.

Civil · Land Planning · Traffic Studies · Landscape
Due Diligence Reports · Land Use · Re-Zoning
Stormwater Management · Utility Design
Construction Administration

300 South Belcher Road, Clearwater, Florida 33765
Tel: 727-443-2869 Fax: 727-446-8036
tech@northsideengineering.net
Est. 1989

Donald B. Fairbairn, P.E. #44971
Registry # 31306

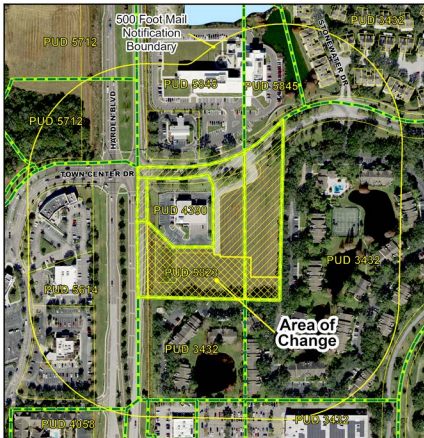
PROJECT # 2612	
ISSUE DATE: 03/05/26	
REVISIONS:	
No.	Date Description
1	1/1/1
2	1/1/1
3	1/1/1
4	1/1/1
5	1/1/1
6	1/1/1
7	1/1/1
8	1/1/1
9	1/1/1
10	1/1/1
DRAWN BY: J.B.	

CONCEPT PLAN

MIXED USE @
OAKBRIDGE PKWY & HARDEN BLVD,
LAKELAND, FL 33803

Northside
Engineering, Inc.

C3.0A



File Number: PUD26-016

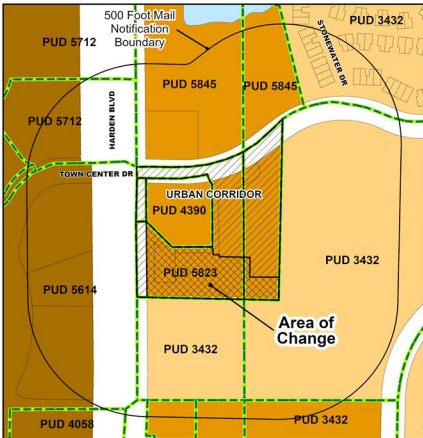
Present Zoning: PUD 5823

Present Context: Urban Corridor

Proposed Zoning: Minor Modification of PUD Zoning to Adopt a New Site Plan and Allow for a 4,200 sq. ft. Dentist Office and a 3,000 sq. ft. Bank with a Drive Through

July 2026





File Number: PUD26-016

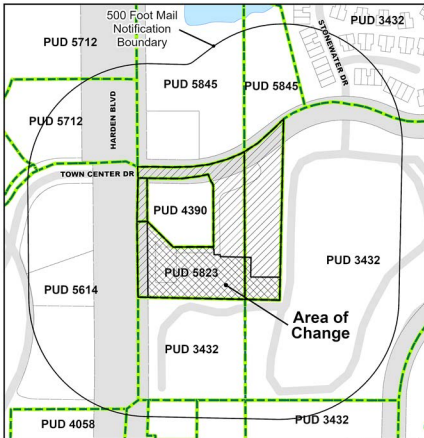
Present Zoning: PUD 5823

Present Context: Urban Corridor

Proposed Zoning: Minor Modification of PUD Zoning to Adopt a New Site Plan and Allow for a 4,200 sq. ft. Dentist Office and a 3,000 sq. ft. Bank with a Drive Through

July 2026





File Number: PUD26-016

Present Zoning: PUD 5823

Present Context: Urban Corridor

Proposed Zoning: Minor Modification of PUD Zoning to Adopt a New Site Plan and Allow for a 4,200 sq. ft. Dentist Office and a 3,000 sq. ft. Bank with a Drive Through

July 2026





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

July 3, 2026

RE: 1200 Oakbridge Parkway - Project No. PUD26-016

Dear Property Owner:

This letter is to advise you that Timothy F. Campbell, Clark, Campbell, Lancaster, Workman & Arith, P.A., on behalf of the Drummond Company Inc. requests a minor modification to PUD (Planned Unit Development) zoning to adopt a new site development plan to allow for the development of a 4,200 sq. ft. medical office building and a 3,000 sq. ft. retail bank with a drive through, in lieu of the previously approved site development plan and commercial entitlements, on property located at 1200 Oakbridge Parkway. The subject property is legally described as follows:

AN AREA OF LAND DESCRIBED AS LOT OFFICE TRACT H IN SUBDIVISION OAKBRIDGE ONE, LESS PARCELS 232835138170008020 AND 232835138170008030, POLK COUNTY FLORIDA. (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, July 21, 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 July 21st 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.

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



Planning & Zoning Board General Application

General Information:										
Project No:		PUD26-011			Application Date:		6/1/2026			
Associated Projects:		ZON26-007								
Project Name:		WOODS FAMILY COMMERCIAL								
Subject Property Address:		3515 AIRPORT RD								
Parcel ID:		232833000000044040			Total Acreage:		88.13			
Applicant Name:		RYAN BEHREN								
Applicant Address:		225 EAST LEMON STREET, SUITE 300			LAKELAND		FL		33802	
Owner Name:		WOODS FAMILY MANAGEMENT LLC								
Owner Address:		6120 IRBY LN W			LAKELAND		FL		33811	
Request:										
Application Type:		Planned Unit Development				New				
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:		On behalf of Woods Family Management, LLC and Airport Road Properties of Polk County, LLC, Peterson & Myers, P.A. (the "Applicant") is requesting to establish a Planned Unit Development (the "Proposed PUD"). The Proposed PUD will be established on Polk County Parcel ID Nos. 23-28-33-000000-043010, 23-28-33-000000-044050, 23-28-33-000000-044040 (the "Subject Property"). The Applicant is also requesting a Context District change from Suburban Neighborhood to Suburban Special Purpose for Parcel ID No. 23-28-33-000000043010.								
Justification:		The Proposed PUD does not materially change the uses allowed on the majority of the Subject Property. The two southern parcels would maintain the allowable uses provided under the existing PUD zoning. Notably, the Proposed PUD limits the intensity of uses on the Subject Property by removing gas stations as an allowable use on the two proposed outparcels along Airport Road.								
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		64377		GPD		Wastewater		54720		
						GPD		Solid Waste		
								2248		
								PPD		

Proposed PUD: Narrative and Justification

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

Requests

On behalf of Woods Family Management, LLC and Airport Road Properties of Polk County, LLC, Peterson & Myers, P.A. (the "Applicant") is requesting to establish a Planned Unit Development (the "Proposed PUD"). The Proposed PUD will be established on Polk County Parcel ID Nos. 23-28-33-000000-043010, 23-28-33-000000-044050, 23-28-33-000000-044040 (the "Subject Property"). The Subject Property is located within the City of Lakeland's Suburban Special Purpose and Suburban Neighborhood Context Districts and has a Future Land Use designation of Business Park (BP). A portion of the Subject Property is currently zoned PUD under PUD 5653, while the remaining portion is zoned Limited Development (LD). The Applicant is also requesting a Context District change from Suburban Neighborhood to Suburban Special Purpose for Parcel ID No. 23-28-33-000000-043010. The purpose of the requested Context District change is to create a unified Suburban Special Purpose designation across the Subject Property, allowing the Proposed PUD to be fully implemented.

Justification

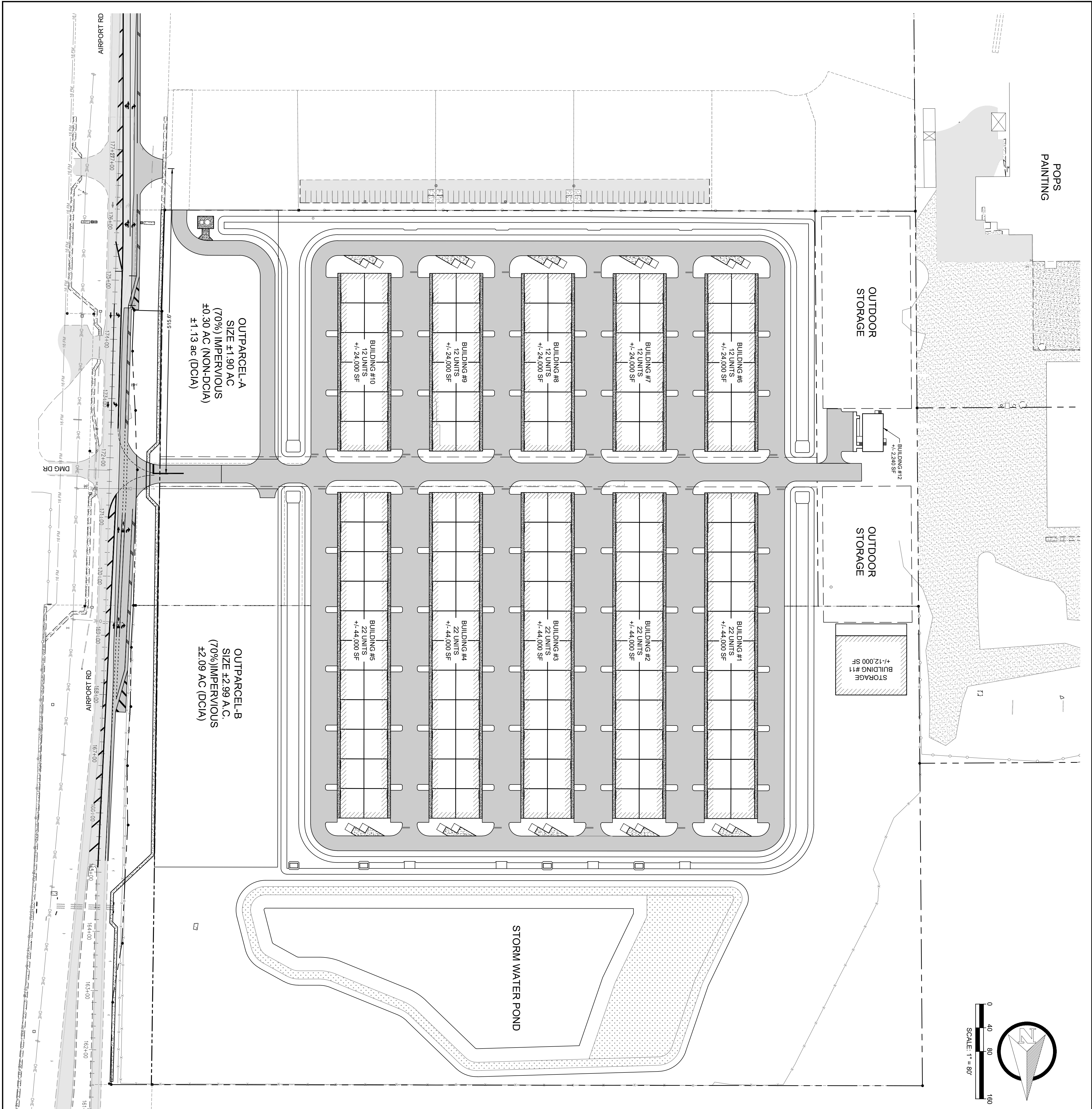
The Applicant is requesting approval of the Proposed PUD to allow the Subject Property to reach its full development potential. The Proposed PUD would remove two parcels from PUD 5653 and create a new PUD district that also includes the northern LD parcel. This would allow for the redevelopment of the Subject Property into a comprehensive industrial park, with supporting amenities located on the outparcels to the east along Airport Road.

The Proposed PUD does not materially change the uses allowed on the majority of the Subject Property. The two southern parcels would maintain the allowable uses provided under the existing PUD zoning. Notably, the Proposed PUD limits the intensity of uses on the Subject Property by removing gas stations as an allowable use on the two proposed outparcels along Airport Road.

The majority of the northern LD parcel will be utilized as a stormwater pond, which will serve as a buffer between the industrial uses on the southern portion of the Subject Property and the residential development within Carillon Lakes. The Proposed PUD also includes performance standards addressing common concerns associated with industrial development, including noise, vibrations, and dust. These standards will help minimize potential impacts, if any, on surrounding properties and ensure compatibility with the broader area.

Overall, the Subject Property's proximity to Drane Field Road makes it a prime location for redevelopment into a complete industrial park. The Proposed PUD is compatible with the character of the area and with the existing uses along Airport Road. The Subject Property's location

on Airport Road provides convenient access to the Polk Parkway and presents a significant opportunity for thoughtful redevelopment along the corridor.



SITE CHARACTERISTICS	
1. PROPERTY LOCATION & INFORMATION:	3515 AIRPORT RD. LAKELAND, FL 33811
PROPERTY LOCATION:	23-28-33-00000-044910, 23-28-33-00000-044910 & 23-28-33-00000-044910
PROPERTY ACREAGE:	44.08 AC
ONSITE WETLANDS:	44.08 AC
FEMA FLOOD ZONE(S):	ZONE 'X'
MAP NUMBER:	121050C0294 G & 121050C0460 G
EFFECTIVE DATE:	DECEMBER 22, 2016
SECTION / TOWNSHIP / RANGE	33 / 28 S / 23 E
2. DEVELOPMENT CHARACTERISTICS	
OUTPARCEL-A	±1.90 A.C.
OUTPARCEL-B	±2.89 A.C.
BUILDING #1:	44,000 S.F.
BUILDING #2:	44,000 S.F.
BUILDING #3:	44,000 S.F.
BUILDING #4:	44,000 S.F.
BUILDING #5:	44,000 S.F.
BUILDING #6:	24,000 S.F.
BUILDING #7:	24,000 S.F.
BUILDING #8:	24,000 S.F.
BUILDING #9:	24,000 S.F.
BUILDING #10:	12,000 S.F.
BUILDING #11:	12,000 S.F.
BUILDING #12:	2,240 S.F.
TOTAL:	354,240 S.F.
3. OWNERSHIP DATA	23-28-33-00000-044910
PROPERTY TAX ID#:	AIRPORT ROAD PROPERTIES OF FLORIDA, L.L.C.
OWNER:	AIRPORT RD. LAKELAND, FL 33811
PARCEL ADDRESS:	
PROPERTY TAX ID#:	23-28-33-00000-044910 & 23-28-33-00000-044950
OWNER:	WOODS FAMILY MANAGEMENT LLC
PARCEL ADDRESS:	3515 AIRPORT RD. LAKELAND, FL 33811

DRAWN: JS		REVISIONS	
DESIGNED: JSRLS			
CHECKED: RG			
PROJECT # 1185.05			



**GADD
& ASSOCIATES**
CIVIL ENGINEERING & CONSULTING

4685 E. COUNTY ROAD 540A
LAKELAND, FL 33813
PHONE: (863) 940-9979
Certificate of Authorization #30194
www.GaddCivil.com

AIRPORT ROAD WAREHOUSES

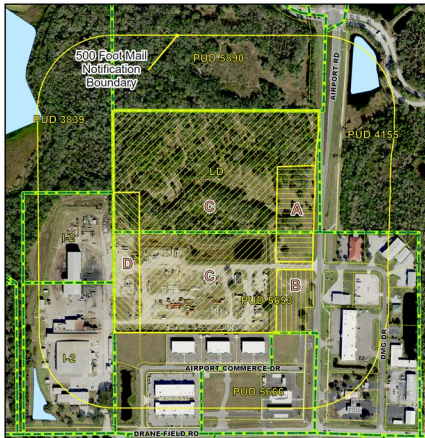
3515 AIRPORT RD
LAKELAND, FL 33811

ISSUED FOR	
REVIEW	03.09.2026
PERMIT(WMD)	
PERMIT(CITY/COUNTY)	
PERMIT(FDEP)	
BID	
CONSTRUCTION	

NOT FOR CONSTRUCTION
FOR REVIEW ONLY

DATE

CONCEPTUAL SITE PLAN
This is a Conceptual Site Plan.
Features depicted are subject to change
pending Survey, Engineering, and Final
Approval from applicable agencies.

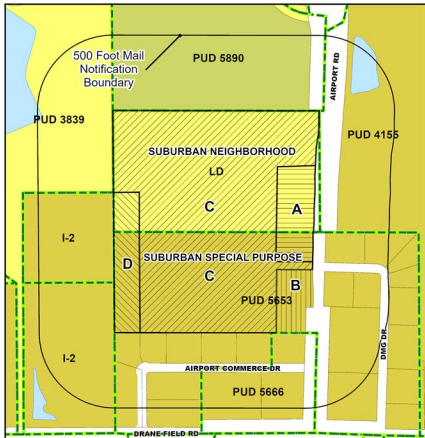


File Number: PUD26-011 ZON26-007

Present Zoning: LD and PUD 5653
Present Context: Suburban Special Purpose and Suburban Neighborhood
Proposed Zoning: Change in Zoning, from LD to PUD, and Change in Context Sub-District, from SNH to SSP, on Approximately 24.93 acres, and the Application of New PUD Zoning on Approximately 20.05 acres
Proposed Context: Suburban Special Purpose
 July 2026

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





File Number: PUD26-011 ZON26-007

Present Zoning: LD and PUD 5653

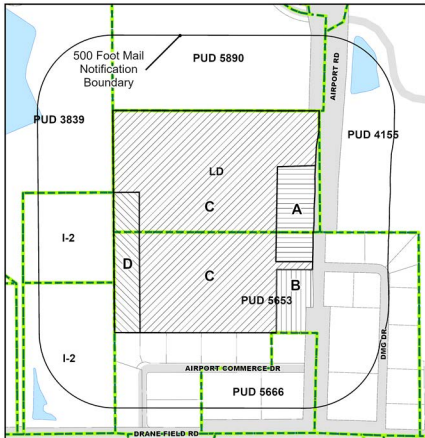
Present Context: Suburban Special Purpose and Suburban Neighborhood

Proposed Zoning: Change in Zoning, from LD to PUD, and Change in Context Sub-District, from SNH to SSP, on Approximately 24.93 acres, and the Application of New PUD Zoning on Approximately 20.05 acres

Proposed Context: Suburban Special Purpose
July 2026

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





File Number: PUD26-011 ZON26-007

Present Zoning: LD and PUD 5653

Present Context: Suburban Special Purpose and Suburban Neighborhood

Proposed Zoning: Change in Zoning, from LD to PUD, and Change in Context Sub-District, from SNH to SSP, on Approximately 24.93 acres, and the Application of New PUD Zoning on Approximately 20.05 acres

Proposed Context: Suburban Special Purpose
July 2026

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





228 S MASSACHUSETTS AVE
LAKELAND, FLORIDA 33801
PLANNING@LAKELANDGOV.NET

July 3, 2026

RE: 3515 Airport Road - Project No. PUD26-011/ZON26-007

Dear Property Owner:

This is to advise you that Ryan Behren, Peterson & Myers, P.A. on behalf of Woods Family Management, LLC., requests a change in zoning on approximately 24.93 acres from LD (Limited Development) to PUD (Planned Unit Development), concurrent with a City-initiated application to change the context sub-district designation from Suburban Neighborhood (SNH) to Suburban Special Purpose (SSP), and the application of new PUD zoning on approximately 20.05 acres, to allow for I-2 (Medium Industrial) and limited I-1 (Light Industrial – Limited Commercial) uses on property located at 3485 and 3515 Airport Road. The subject property is legally described as:

AN AREA OF LAND IN SECTION 33, TOWNSHIP 28 S, RANGE 23 E, THE SOUTH 807 FEET OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER; AND; THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER. (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, July 21, 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 July 21st 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.

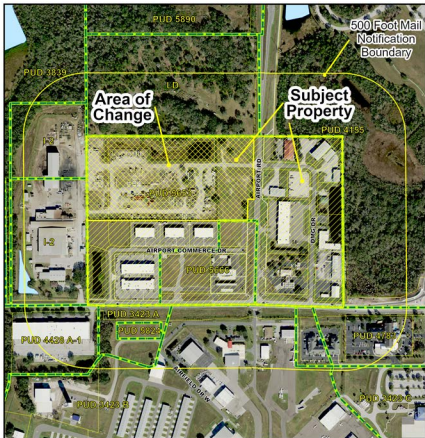
In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this proceeding, or those requiring language assistance (free of charge) should contact the City of Lakeland ADA Specialist, Kristin Meador, 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



Planning & Zoning Board General Application

General Information:									
Project No:	<u>PUD26-017</u>			Application Date:			6/26/2026		
Associated Projects:	PUD26-011								
Project Name:	CITY INITIATED								
Subject Property Address:	3515 AIRPORT RD								
Parcel ID:	232833000000044040				Total Acreage:		88.13		
Applicant Name:	CITY OF LAKELAND								
Applicant Address:	228 S MASSACHUSETTS AV			LAKELAND		FL	33801		
Owner Name:	WOODS FAMILY MANAGEMENT LLC								
Owner Address:	6120 IRBY LN W			LAKELAND		FL	33811		
Request:									
Application Type:	Planned Unit Development					Administrative 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:	Major modification of PUD (Planned Unit Development) zoning to remove Tracts B1 and B2 on approximately 20.05 acres located at 3515 Airport Road. Through a separate zoning action, Tracts B1 and B2 will be incorporated as part of a new PUD zoning district, along with an adjacent 24.93-acre parcel to the north.								
Justification:									
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:						
Potable Water	64377	GPD	Wastewater	54720	GPD	Solid Waste	2248	PPD	



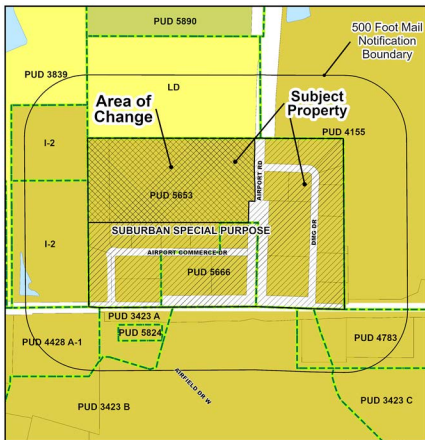
File Number: PUD26-017

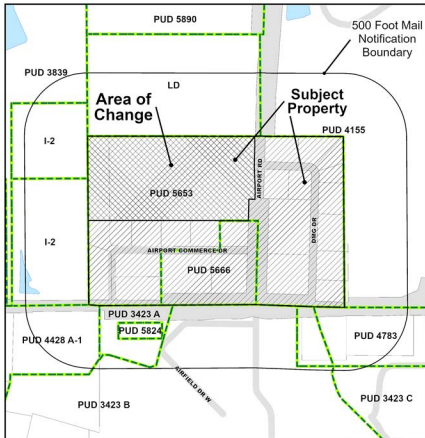
Present Zoning: 5653 and 5666
 Present Context: Suburban Special Purpose
 Proposed Zoning: Major Modification of PUD Zoning to Remove Tracts B1 and B2

July 2026

- 500 Foot Mail Notification Boundary
- Zoning
- 4967 Conditional Use
- Parcels
- City Limits
- Water Body
- SPI
- Railroad







File Number: PUD26-017

Present Zoning: 5653 and 5666

Present Context: Suburban Special Purpose

Proposed Zoning: Major Modification of PUD Zoning to Remove Tracts B1 and B2

July 2026





228 S MASSACHUSETTS AVE
LAKELAND, FLORIDA 33801
PLANNING@LAKELANDGOV.NET

July 3, 2026

RE: 3515 Airport Road - Project No. PUD26-017

Dear Property Owner:

This is to advise you that 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. Through a separate zoning action, Tracts B1 and B2 will be incorporated as part of a new PUD zoning district, along with an adjacent 24.93-acre parcel to the north. The subject property is legally described as:

AN AREA OF LAND IN SECTION 33, TOWNSHIP 28 S, RANGE 23 E, THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER. (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, July 21, 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 July 21st 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.

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



Planning & Zoning Board General Application

General Information:										
Project No:		<u>PUD26-012</u>			Application Date:		6/1/2026			
Associated Projects:		CPT26-052								
Project Name:		PUD ORDINANCE 3618 BUSINESS PARK MODIFICATION								
Subject Property Address:		1200 HWY 98 S								
Parcel ID:		242820000000023050			Total Acreage:		21.89			
Applicant Name:		TIMOTHY F CAMPBELL								
Applicant Address:		500 SOUTH FLORIDA AVENUE			LAKELAND		FL		33801	
Owner Name:		MARRIOTT OWNERSHIP RESORTS INC								
Owner Address:		9002 SAN MARCO CT			ORLANDO		FL		32819	
Request:										
Application Type:		Planned Unit Development				Major Modification				
Land Use										
Current		Business Park				(BP)				
Proposed		Not Applicable								
Zoning										
Current		Planned Unit Development				(PUD) 3618 C				
Proposed		Not Applicable								
Sub Context District										
Current		(UCO)				Urban Corridor				
Proposed										
Explanation of Request:		The applicant requests a modification of the PUD Ordinance to allow all uses allowed within the Industrial (I-1) zoning district to allow industrial warehouse uses as a permitted primary use of the subject property. The PUD Ordinance already allows warehouse and storage as a secondary use of the property.								
Justification:		The applicant requests for the modification to allow the I-2 uses, consistent with similar uses in the vicinity of the subject property along U.S. 98 given the growing demand for such uses to serve the growing population of the City of Lakeland and Central Florida.								
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		



CLARK, CAMPBELL, LANCASTER,
WORKMAN & AIRTH, P.A.
— ATTORNEYS AT LAW —

H. ADAMS AIRTH, JR., LL.M.
KEVIN R. ALBAUM*
JOHN M. BUTZ
TIMOTHY F. CAMPBELL^{1,3}
CHASE CHANIN, LL.M.
MEGAN E. CHARITY
SABRINA L. CHIANESE
RONALD L. CLARK*
KYLE H. JENSEN
EDWARD B. KERR
JOHN J. LANCASTER, LL.M.²
ELLIOTT V. MITCHELL
PETER J. MUNSON*
MADISON R. NEWBERG
MICHAEL E. WORKMAN¹

+ RETIRED
BOARD CERTIFICATIONS:
1. REAL ESTATE 2. TAX LAW
3. CITY, COUNTY & LOCAL GOVERNMENT
4. ELDER LAW

TIMOTHY F. CAMPBELL

Board Certified Real Estate Attorney
Board Certified City, County & Local Government Attorney
Land Use and Zoning | Commercial Real Estate | Corporate Law

tcampbell@clarkcampbell-law.com

June 1, 2026

Brian Rewis, Director
Community and Economic Development Department
City of Lakeland
228 South Massachusetts Avenue
Lakeland, Florida 33801

Dear Brian:

We represent Marriott Ownership Resorts Inc. (the “**Applicant**”) regarding its request to modify City of Lakeland PUD Ordinance 3618 (the “**PUD**”) concerning the property identified as Polk County Parcel Identification Number 242820000000023050. The purpose of the proposed modification is to allow for all uses permitted within the I-1 zoning district to be permitted on the Property with the existing site plan and building plan layout (the “**Proposed Use**”).

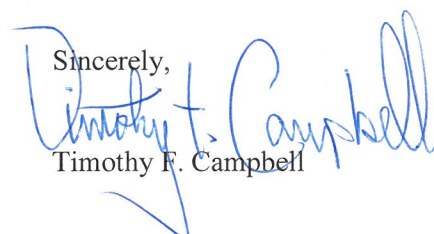
The Proposed Use is a limited expansion of the uses presently permitted by the PUD. The PUD currently permits related storage, warehouse and service uses, and the requested modification is therefore consistent with the overall character of the existing entitlements.

The Applicant proposes to keep the following prohibited uses in the PUD:

- Regulated Uses
- Storage of flammable or toxic materials
- Bars, lounges or nightclubs with liquor and convenience stores
- Transient lodging
- Kennels

We respectfully request your support for this proposed modification to the PUD to allow for the Proposed Use. Please feel free to call or email should you have any further questions or comments in this regard. Please advise if you require any additional information.

Sincerely,


Timothy F. Campbell

Copy: Client (transmitted by email)

Site Plan





File Number: PUD26-012

Present Zoning: PUD 3618 C

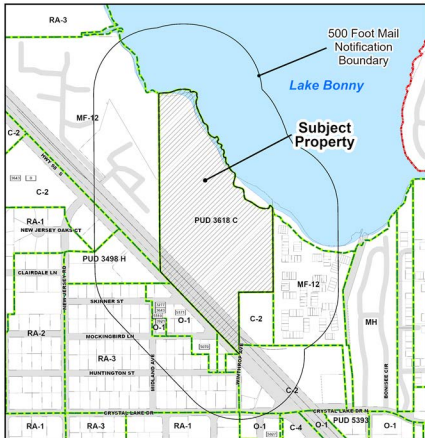
Present Context: Urban Corridor

Proposed Zoning: Major Modification of PUD Zoning to Allow for Certain I-1 Uses in Addition to Existing Office and Commercial Entitlements

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

July 2026





File Number: PUD26-012

Present Zoning: PUD 3618 C

Present Context: Urban Corridor

Proposed Zoning: Major Modification of PUD Zoning to Allow for Certain I-1 Uses in Addition to Existing Office and Commercial Entitlements

July 2026

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





228 S MASSACHUSETTS AVE
LAKELAND, FLORIDA 33801
PLANNING@LAKELANDGOV.NET

July 3, 2026

RE: 1200 Highway 98 South - Project No. PUD26-012

Dear Property Owner:

This is to advise you that Timothy F. Campbell, Clark, Campbell, Lancaster, Workman & Arith, P.A., on behalf of Marriott Ownership Resorts Inc., requests a major modification of PUD (Planned Unit Development) zoning to allow certain I-1 light industrial and wholesale trade uses, in addition to existing office and commercial entitlements, on property located at 1200 Highway 98 South (1200 Bartow Road). The subject property is legally described as:

AN AREA OF LAND IN SECTION 20, TOWNSHIP 28 S, RANGE 24 E, BOUND BY SWANNS COVE LUXURY HOMES TO THE WEST, LAKE BONNY TO THE NORTHEAST, THE GROVE SUBDIVISION TO THE EAST, BARTOW ROAD/US 98 TO THE SOUTHWEST, LESS PARCEL 242820000000022060. (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, July 21, 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 July 21st 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.

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



Planning & Zoning Board General Application

General Information:									
Project No:	<u>PUD26-013</u>			Application Date:			6/1/2026		
Associated Projects:	CPT26-053								
Project Name:	PUD ORDINANCE 5965 MODIFICATION								
Subject Property Address:	4155 PIPKIN CREEK RD								
Parcel ID:	232903000000012010				Total Acreage:		10.92		
Applicant Name:	TIMOTHY F CAMPBELL								
Applicant Address:	500 SOUTH FLORIDA AVENUE			LAKELAND		FL	33801		
Owner Name:	PARKWAY PARTNERS I LLC								
Owner Address:	3700 DMG DR			LAKELAND		FL	33811		
Request:									
Application Type:	Planned Unit Development					Major Modification			
Land Use									
Current	Business Park					(BP)			
Proposed	Not Applicable								
Zoning									
Current	Planned Unit Development					(PUD) 5965			
Proposed	Not Applicable								
Sub Context District									
Current	(SSP)					Suburban Special Purpose			
Proposed									
Explanation of Request:	The applicant requests that PUD Ordinance 5965 be modified to allow for small bay warehouse uses as a principal use. The applicant is not requesting to modify the existing PUD site plan so as not to create any additional impacts.								
Justification:	The request is to accommodate significant demand for small bay warehouse uses where small businesses can locate their offices with attached warehouse use. The proposed modification incorporates the existing approved PUD site plan so as not to generate additional impacts.								
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	



CLARK, CAMPBELL, LANCASTER,
WORKMAN & AIRTH, P.A.
— ATTORNEYS AT LAW —

TIMOTHY F. CAMPBELL

Board Certified Real Estate Attorney
Board Certified City, County & Local Government Attorney
Land Use and Zoning | Commercial Real Estate | Corporate Law

tcampbell@clarkcampbell-law.com

H. ADAMS AIRTH, JR., LLM
KEVIN R. ALBAUM⁴
JOHN M. BUTZ
TIMOTHY F. CAMPBELL^{1,3}
CHASE CHANIN, LL.M.
MEGAN E. CHARITY
SABRINA L. CHIANESE
RONALD L. CLARK⁴
KYLE H. JENSEN
EDWARD B. KERR
JOHN J. LANCASTER, LL.M.²
ELLIOTT V. MITCHELL
PETER J. MUNSON⁴
MADISON R. NEWBERG
MICHAEL E. WORKMAN¹

+ RETIRED
BOARD CERTIFICATIONS:
1. REAL ESTATE 2. TAX LAW
3. CITY, COUNTY & LOCAL GOVERNMENT
4. ELDER LAW

June 1, 2026

Brian Rewis, Director
Community and Economic Development Department
City of Lakeland
228 South Massachusetts Avenue
Lakeland, Florida 33801

Dear Brian:

We represent Parkway Partners I, LLC (the “**Applicant**”) in connection with its request to modify City of Lakeland PUD Ordinance 5965 (the “**PUD**”) for the property identified as Polk County Parcel Identification Number 23-29-03-000000-012010 (the “**Property**”). The purpose of the proposed modification is to permit small bay warehouse uses as a principal use on the Property (the “**Proposed Use**”).

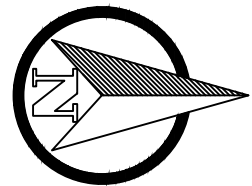
The Proposed Use will enable the Applicant to provide functional space for small business owners to operate their businesses and is consistent with development trends in the area, the City of Lakeland and Polk County. The Proposed Use will benefit businesses that lease or purchase space on the Property, as well as the customers in the City of Lakeland and surrounding areas who receive services from those businesses.

We respectfully request your support for this proposed modification to the PUD to allow for the Proposed Use. Please feel free to call or email should you have any further questions or comments in this regard. Please advise if you require any additional information.

Sincerely,

Timothy F. Campbell

Copy: Client (transmitted by email)



SITE DATA:

1. The proposed development shall be constructed in accordance with the requirements of City of Lakeland.

2. Owner/Developer: 4025 S Pipkin Rd
PIPKIN CREEK PARKWAY
LAKELAND, FLORIDA 33811

3. Property Location Information
Pipkin Creek Rd
Lakeland, FLORIDA 33811

23-29-03-000000-012010

Section 03, Township 29 South, Range 23 East, Polk County
Property Tax ID #:

4. Future Land Use: Business Park

Current Use: Vacant
Proposed Use: Commercial

5. Building Requirements and Setbacks:
The applicable building requirements and setbacks are noted below. These setbacks are based upon City of Lakeland requirements.

North (side): 20' and 50' from residential district
South (side): 20' and 50' from residential district
East (front): 50'
West (rear): 30' and 65' from residential district
Minimum Lot Width: 100'
Minimum Lot Area: 43,560sq ft (additional 1' for each additional 2' of setback, to a max of 90'
Maximum Lot Coverage: 50% Applicant must submit application to FPA
Maximum Building Height: 35' (including roof height)

Parking Requirements:
1.1 Space per Employee x 18 = 25
Total = 25

Parking Provided:

25 Paved Spaces including
2 Paved Handicap spaces.

SLACK CREEK ESTATES
PLAT BOOK 66, PAGE 18
PORTION OF SECTION 31 EAST
SOUTH, RANGE 23 EAST

N89°39'14"W 1099.15'(P)
S89°51'45"W 101.75'(P)

1/2" UNIT & SQUARE UNITS (P)

4" DRAINAGE & UTILITY EASEMENT

15' LANDSCAPE BUFFER
EXISTING UTILITIES WILL BE PRESERVED WITHIN BUFFER.

15' LANDSCAPE BUFFER

BETHANY CHRISTIAN CHURCH

PIPKIN CREEK ROAD (POSTED)
(A.K.A. PIPKIN ROAD)
319.3' PAVED / RIGHT-OF-WAY VARIES

PARCEL 1A

PARCEL 1B

APPROXIMATE LOCATION OF FLOOD ZONE LINE
AS SCALED FROM
FIRM MAP 12105C048F
EFFECTIVE DATE 12/20/2000

WELL & TANK

WETLAND BUFFER

WETLAND BUFFER

WETLAND LIMITS

WETLAND BUFFER

WETLAND BUFFER

WETLAND BUFFER

WETLAND BUFFER

POND

PROPOSED BUILDING 200

PROPOSED BUILDING 100

15' LANDSCAPE BUFFER
EXISTING UTILITIES WILL BE PRESERVED WITHIN BUFFER.

15' LANDSCAPE BUFFER
EXISTING UTILITIES WILL BE PRESERVED WITHIN BUFFER.

15' LANDSCAPE BUFFER
EXISTING UTILITIES WILL BE PRESERVED WITHIN BUFFER.

15' LANDSCAPE BUFFER
EXISTING UTILITIES WILL BE PRESERVED WITHIN BUFFER.

15' LANDSCAPE BUFFER
EXISTING UTILITIES WILL BE PRESERVED WITHIN BUFFER.

15' LANDSCAPE BUFFER
EXISTING UTILITIES WILL BE PRESERVED WITHIN BUFFER.

N00°33'14"W 12.03'(D&F)

N89°40'10"E 970.83'(P&F)

TRACT SIM 2

PARKWAY CORPORATE CENTER
PLAT BOOK 66, PAGE 18
PORTION OF SECTION 31 EAST
SOUTH, RANGE 23 EAST

NO.	REVISION	BY	DATE
1			
2			

PLAN SCALE
NOTED

FILE NAME: Master File
DATE: 07-08-2022

DESIGNED AS
DRAWN SE
CHECKED AS

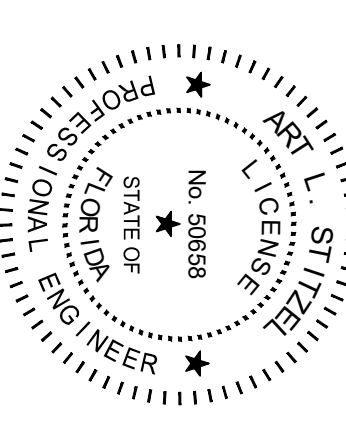


STITZEL Engineering & Construction, Inc.

317 West Highland Dr, Suite #101
Lakeland, Florida 33813
Fax: (863) 607-4550
Phone: (863) 607-4455

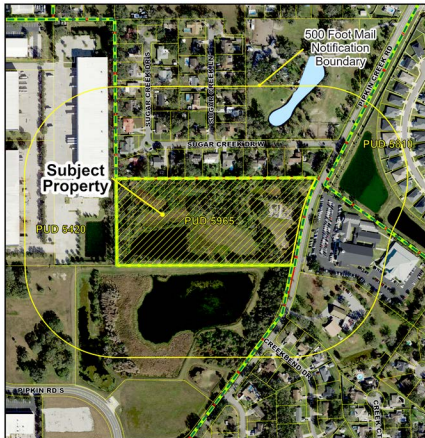
THE DESIGNS SHOWN HERE ARE PROPRIETARY INFORMATION. THIS INFORMATION SHALL NOT BE COPIED, SOLD, OR DISTRIBUTED WITHOUT THE PRIOR WRITTEN PERMISSION OF STITZEL ENGINEERING & CONSTRUCTION, INC.

SITE PLAN
PROPOSED SITE DEVELOPMENT:
Pipkin Rd Commercial
BUILDING ADDITION AND PARKING
Pipkin Creek Rd
LAKELAND, FLORIDA 33811



ART STITZEL, P.E. #50668 CA#27473
Certification not valid without
original signature and date.
DATE: _____

C4.0



File Number: PUD26-013

Present Zoning: PUD 5965

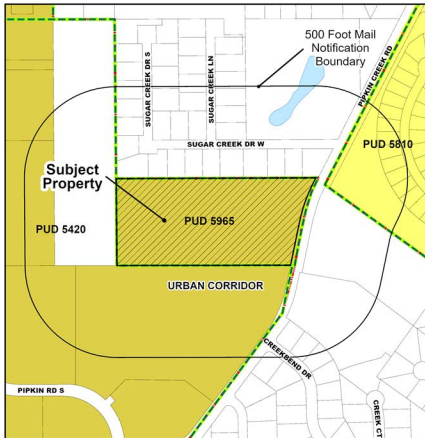
Present Context: Urban Corridor

Proposed Zoning: Major Modification of PUD Zoning to Allow for I-1 Industrial-type Services and Wholesale Trade Uses in Addition to Existing Office Entitlements

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

July 2026





File Number: PUD26-013

Present Zoning: PUD 5965

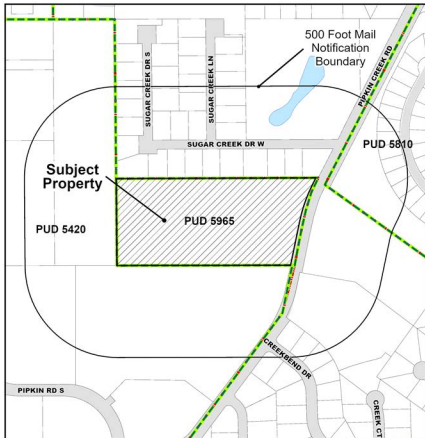
Present Context: Urban Corridor

Proposed Zoning: Major Modification of PUD Zoning
to Allow for I-1 Industrial-type Services
and Wholesale Trade Uses in Addition
to Existing Office Entitlements

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

July 2026





File Number: PUD26-013

Present Zoning: PUD 5965

Present Context: Urban Corridor

Proposed Zoning: Major Modification of PUD Zoning
to Allow for I-1 Industrial-type Services
and Wholesale Trade Uses in Addition
to Existing Office Entitlements

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



July 2026



228 S MASSACHUSETTS AVE
LAKELAND, FLORIDA 33801
PLANNING@LAKELANDGOV.NET

July 3, 2026

RE: 4155 Pipkin Creek Road - Project No. PUD26-013

Dear Property Owner:

This is to advise you that Timothy F. Campbell, Clark, Campbell, Lancaster, Workman & Arith, P.A., on behalf of Parkway Partners I LLC, requests a major modification of PUD (Planned Unit Development) zoning to allow Wholesale Trade Uses, Level I, and Industrial-Type Service Establishments, Level I, not including Automobile Towing Services, in addition to the previously approved office uses on property located at 4155 Pipkin Creek Road. The subject property is legally described as:

THE S 463.43 FT OF SE1/4 OF NE1/4 LYING W OF PIPKIN RD & N 12.03 FT OF NE1/4 OF SE1/4 LYING W OF PIPKIN RD LESS RIGHT-OF-WAY FOR PIPKIN CREEK ROAD

The public hearing to consider this request will be held before the Lakeland Planning and Zoning Board at **8:30 a.m., on Tuesday, July 21, 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 July 21st 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.

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, June 16, 2026

8:30 a.m.

The City of Lakeland Planning and Zoning Board met in Regular Session. Board Members, Terry Dennis, Bessie Reina, Veronica Rountree, Susan Seitz, Andrew Snyder and Jeri Thom were present. Community & Economic Development staff 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: 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)

Audrey McGuire stated the subject property was platted in 1994 and annexed into the City in 2017.

Ms. McGuire pointed to photos on the overhead screen of the subject property and surrounding areas.

Ms. McGuire stated the request is for the modification of PUD (Planned Unit Development) zoning to revise the setback and minimum lot area requirements within Tract E of the subject property.

Shelton Rice, 225 E. Lemon Street, provided an overview of the proposed request.

Ms. McGuire presented the recommended conditions for approval.

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

Terry Dennis made a motion for approval of staff's recommendation. Veronica Rountree seconded the motion and it passed 6—0.

ITEM 2: 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)

Audrey McGuire stated the subject property is located west of State Route 33 and south of Interstate-4. The subject property was zoned PUD (Planned Unit Development) in 2015.

Ms. McGuire stated the request is for the modification of PUD (Planned Unit Development) zoning to allow for a truck washing facility.

Ms. McGuire pointed to photos on the overhead screen of the subject property, surrounding areas, proposed site plan and renderings of the facility.

Bart Allen, 225 E. Lemon Street, representing the applicant, provided an overview of the proposed request.

In response to Jeri Thom, Mr. Allen stated the facility will not have any maintenance services, only truck washing.

Ms. McGuire presented the recommended conditions for approval.

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

Veronica Rountree made a motion for approval of staff's recommendation. Terry Dennis seconded the motion and it passed 6—0.

GENERAL MEETING

ITEM 3: Review of May minutes.

Andrew Snyder made a motion for approval of the minutes from the previous meeting. Susan Seitz seconded the motion and it passed 6—0.

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)

Todd Vargo stated 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. 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.

Mr. 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.

Mr. Vargo pointed to photos on the overhead screen of the subject property and surrounding areas. 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. Since this request is for I-2 zoning, a binding site development plan was not required as part of the zoning application.

Mr. Vargo stated staff did not receive any public comment in response to the request and recommends approval.

Andrew Snyder made a motion for approval of staff's recommendation. Susan Seitz seconded the motion and it passed 6—0.

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)

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. The proposed zoning change will only apply to the upland portion of the property with frontage along Hallam Drive. 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.

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

Mr. Sims stated staff recommends approval.

Andrew Snyder made a motion for approval of staff's recommendation. Veronica Rountree seconded the motion and it passed 5—0. Jeri Thom was recused from the vote for this item.

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.

Valerie Vaught, Lakeland Community Redevelopment Agency, made a lengthy presentation that provided an overview of recent updates to the Dixieland CRA and Downtown CRA redevelopment plans.

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

Audrey McGuire reviewed the recent actions of the City Commission. Ms. McGuire also reviewed the new cases for the July hearing.

ITEM 8: Audience.

There were no comments from the audience.

ITEM 9: Adjourn.

There being no further discussion, the meeting was adjourned at 9:37 a.m.

Respectfully Submitted,

Jeri Thom, Chair

Bessie Reina, Secretary



Report of City Commission Action on Planning and Zoning Board Recommendations

Tuesday, July 21, 2026

Meeting of July 6, 2026

Ordinances (First Reading)

Proposed 26-019; Change in Zoning from LD (Limited Development) to RA-1 (Single-Family Residential) on Approximately 16.93 Acres Located at 1212 Hallam Drive. (ZON26-005)

Proposed 26-020; Change in Zoning from LD (Limited Development) to I-2 (Medium Industrial) and a Change from Suburban Neighborhood (SNH) to Suburban Special Purpose (SSP) Context District, on Approximately 3.87 Acres Located at 559 Laura Road. (ZON26-004/ZON26-006)

Meeting of June 15, 2026

Ordinances (Second Reading)

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) **Approved 7—0, Ordinance 6143**