

ORDINANCE NO. \_\_\_\_

PROPOSED ORDINANCE NO. 26-013

**AN ORDINANCE RELATING TO LOCAL GOVERNMENT COMPREHENSIVE PLANNING; MAKING FINDINGS; PROVIDING FOR LARGE SCALE AMENDMENT #LUL26-001 TO THE FUTURE LAND USE MAP OF THE LAKELAND COMPREHENSIVE PLAN: OUR COMMUNITY 2030; PROVIDING FOR THE APPLICATION OF A FUTURE LAND USE DESIGNATION OF BUSINESS PARK (BP) 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; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, on July 19, 2021, the City Commission of the City of Lakeland, Florida, by Ordinance 5885, adopted the Lakeland Comprehensive Plan: Our Community 2030; and

**WHEREAS**, the Planning and Zoning Board held a public hearing on April 21, 2026 to consider a request for an amendment to the Future Land Use Map of the Lakeland Comprehensive Plan applying a future land use designation of Business Park (BP) 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 (the "Property"); and

**WHEREAS**, the Planning and Zoning Board, at its regular meeting on May 19, 2026, approved and recommended to the City Commission that said amendment to the Future Land Use Map of the Comprehensive Plan be adopted; and

**WHEREAS**, the City Commission, after holding duly-advertised public hearings at which all interested persons were provided the opportunity to be heard,

and having transmitted the proposed amendment to the Florida Department of Commerce for review, finds that it is in furtherance of the public health, safety and welfare of the citizens of the City of Lakeland, Florida to adopt the requested amendment to the Future Land Use Map of the Comprehensive Plan;

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION  
OF THE CITY OF LAKE LAND, FLORIDA:**

**SECTION 1.** The foregoing findings are true and correct and are incorporated herein by reference.

**SECTION 2.** The Future Land Use Map of the Lakeland Comprehensive Plan: Our Community 2030 is amended to designate the Property as Business Park (BP), as more particularly described on Attachment “A” and graphically depicted on Attachment “B,” attached hereto and made a part hereof.

**SECTION 3.** This Ordinance shall become effective in accordance with the Department of Commerce’s notice of intent to find the plan amendment in compliance as provided in Section 163.3184(4), Florida Statutes. If timely challenged, the amendment shall not become effective until the Department of Commerce or the Administration Commission enters a final order determining the adopted amendment to be in compliance.

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

**SECTION 5.** If any word, sentence, clause, phrase, or provision of this Ordinance, for any reason, is held to be unconstitutional, void, or invalid, the validity of the remainder of this Ordinance shall not be affected thereby.

**PASSED AND CERTIFIED AS TO PASSAGE** this 17th day of August,

A.D. 2026.

**CITY COMMISSION OF THE  
CITY OF LAKE LAND, FLORIDA**

By: \_\_\_\_\_  
SARA ROBERTS McCARLEY  
MAYOR

ATTEST: \_\_\_\_\_  
KELLY S. KOOS  
CITY CLERK

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

## ATTACHMENT "A"

### LEGAL DESCRIPTION

Parcel ID No. 24-27-10-000000-011020

TRACTS 26 AND 27:

COMMENCE AT THE NORTHWEST CORNER OF THE NE 1/4 OF SECTION 10, TOWNSHIP 27 SOUTH, RANGE 24 EAST, POLK COUNTY, FLORIDA, RUN THENCE NORTH 89°34'20" EAST ALONG THE NORTH BOUNDARY OF SAID SECTION 10, 690.00 FEET, THENCE SOUTH 00°17'54" EAST, 30.00 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF THE OLD POLK CITY-LAKELAND ROAD, THENCE NORTH 89°34'20" EAST ALONG SAID RIGHT OF WAY, 84.20 FEET TO THE P.C. OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 924.93 FEET, THENCE SOUTHEASTERLY ALONG SAID RIGHT OF WAY AND SAID CURVE THROUGH A CENTRAL ANGLE OF 28°49'00", AN ARC DISTANCE OF 465.19 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF SOUTH 76°01'10" EAST AND A CHORD DISTANCE OF 460.30 FEET; TO THE P.T. OF SAID CURVE, THENCE CONTINUE ALONG SAID RIGHT OF WAY, SOUTH 61°36'40" EAST, 136.47 FEET, THENCE SOUTH 00°17'54" EAST, 469.68 FEET, THENCE SOUTH 89°34'20" WEST, 650.00 FEET, THENCE NORTH 00°17'54" WEST, 650.00 FEET TO THE POINT OF BEGINNING.

TRACT 28:

COMMENCE AT THE NORTHWEST CORNER OF THE NE 1/4 OF SECTION 10, TOWNSHIP 27 SOUTH, RANGE 24 EAST, POLK COUNTY, FLORIDA, RUN THENCE NORTH 89°34'20" EAST ALONG THE NORTH BOUNDARY OF SAID SECTION 10, 690.00 FEET, THENCE SOUTH 00°17'54" EAST, 30.00 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF THE OLD POLK CITY-LAKELAND ROAD, SAID POINT BEING THE POINT OF BEGINNING, RUN THENCE NORTH 89°34'20" EAST ALONG SAID RIGHT OF WAY 84.20 FEET TO THE P.C. OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 924.93 FEET, THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 28°49'00", AN ARC DISTANCE OF 465.19 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF SOUTH 76°01'10" EAST AND A CHORD DISTANCE OF 460.30' FEET; TO THE P.T. OF SAID CURVE, THENCE SOUTH 61°36'40" EAST ALONG SAID RIGHT OF WAY 136.47 FEET TO THE POINT OF BEGINNING. THENCE SOUTH 61°36'40" EAST ALONG SAID RIGHT OF WAY, 296.38 FEET, THENCE SOUTH 00°17'54" EAST, 326.83 FEET, THENCE SOUTH 89°34'20" WEST, 260.00 FEET, THENCE NORTH 00°17'54" WEST, 469.68 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 491,356.12 SQ. FT. OR 11.280 ACRES, MORE OR LESS.

**AND**

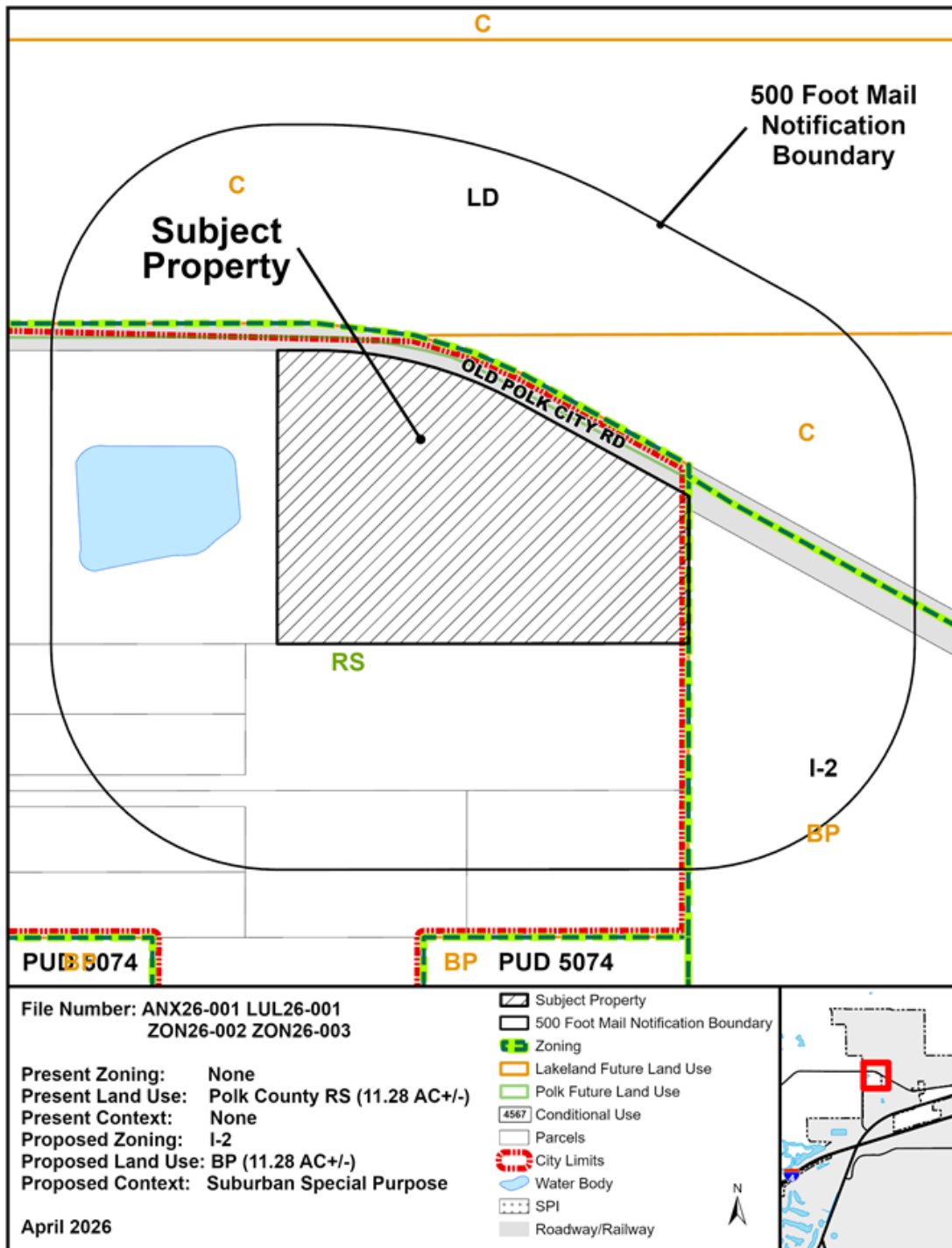
Adjacent Right of Way

A PARCEL OF LAND LYING IN A PORTION OF OLD POLK CITY ROAD, A 60-FOOT-WIDE RIGHT OF WAY PER O.R.B. 1222, PAGE 77, AS SITERECORDED IN THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 27 SOUTH, RANGE 24 EAST, POLK COUNTY, FLORIDA, THENCE RUN NORTH 89°34'20" EAST, ALONG THE NORTH BOUNDARY LINE OF SAID SECTION 10, A DISTANCE OF 690.00 FEET TO THE POINT OF BEGINNING OF HEREIN DESCRIBED ANNEXATION ROAD RIGHT OF WAY; THENCE NORTH 00°17'54" WEST, A DISTANCE OF 30.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF SAID OLD POLK CITY ROAD, SAID LINE ALSO BEING THE SOUTH BOUNDARY LINE OF A PARCEL, AS RECORDED IN O.R.B. 2811, PAGE 1645 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE NORTH 89°34'20" EAST, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 84.06 FEET TO A POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 984.93 FEET AND A DELTA ANGLE OF 28°49'00"; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 495.37 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF SOUTH 76°01'10" EAST AND A CHORD DISTANCE OF 490.16 FEET; THENCE CONTINUE ALONG SAID NORTH RIGHT OF WAY LINE, SOUTH 61°36'40" EAST, A DISTANCE OF 400.02 FEET; THENCE SOUTH 00°17'54" EAST, DEPARTING SAID NORTH RIGHT OF WAY LINE OF SAID OLD POLK CITY ROAD, A DISTANCE OF 68.40 FEET TO A POINT ON THE SOUTH RIGHT OF WAY OF SAID OLD POLK CITY ROAD, SAID LINE ALSO BEING THE NORTH BOUNDARY LINE OF A PARCEL, AS RECORDED IN O.R.B. 11517, PAGE 607 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE NORTH 61°36'40" WEST, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 432.85 FEET TO A POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 924.93 FEET AND A DELTA ANGLE OF 28°49'00"; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 465.19 FEET, SAID CURVE SUBTENDED BY A CHORD BEARING OF NORTH 76°01'10" WEST WITH A CHORD DISTANCE OF 460.30 FEET; THENCE SOUTH 89°34'20" WEST, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 84.20 FEET; THENCE NORTH 00°17'54" WEST, DEPARTING SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 58,855.11 SQ. FT. OR 1.351 ACRES, MORE OR LESS.

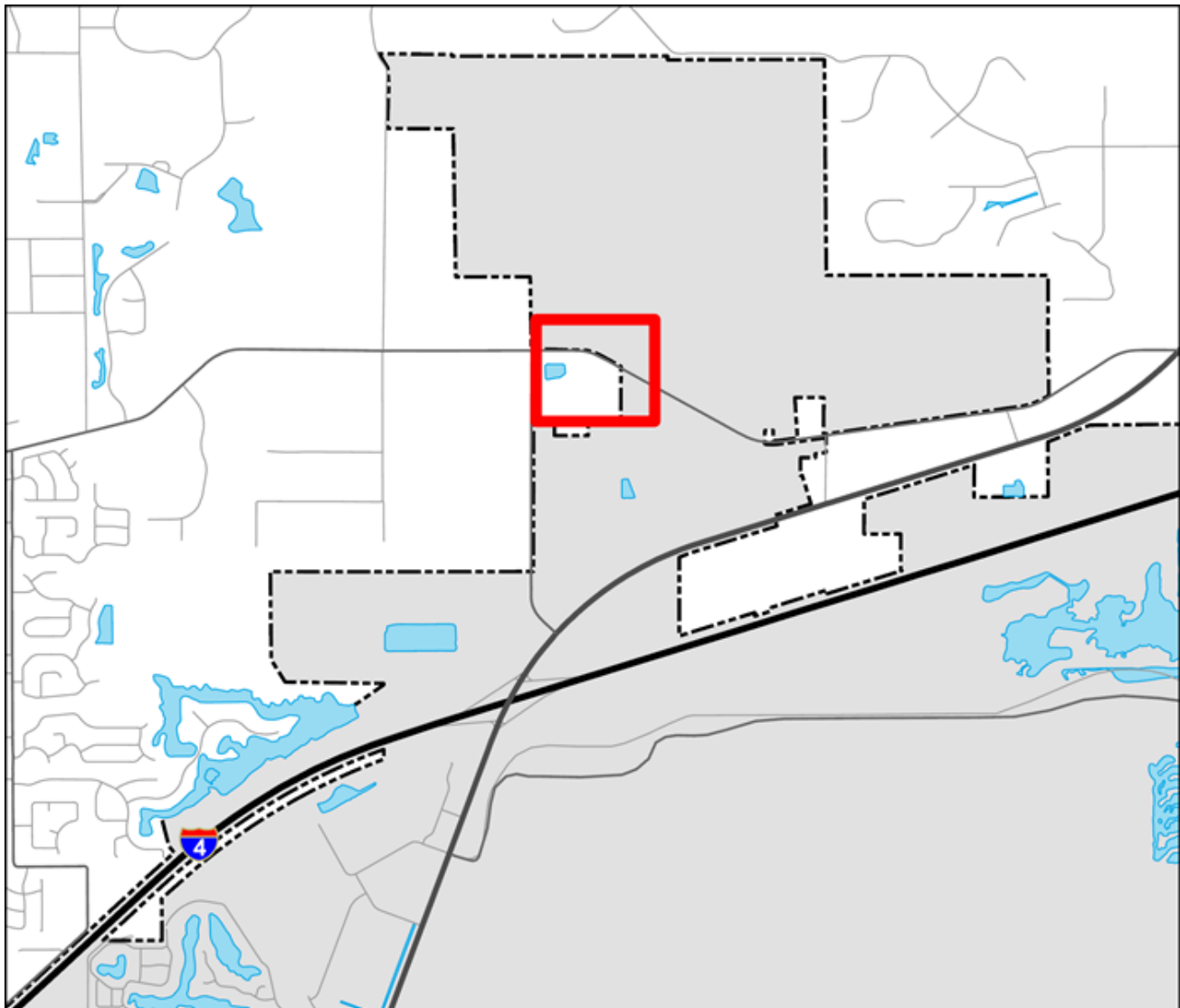
# ATTACHMENT "B"



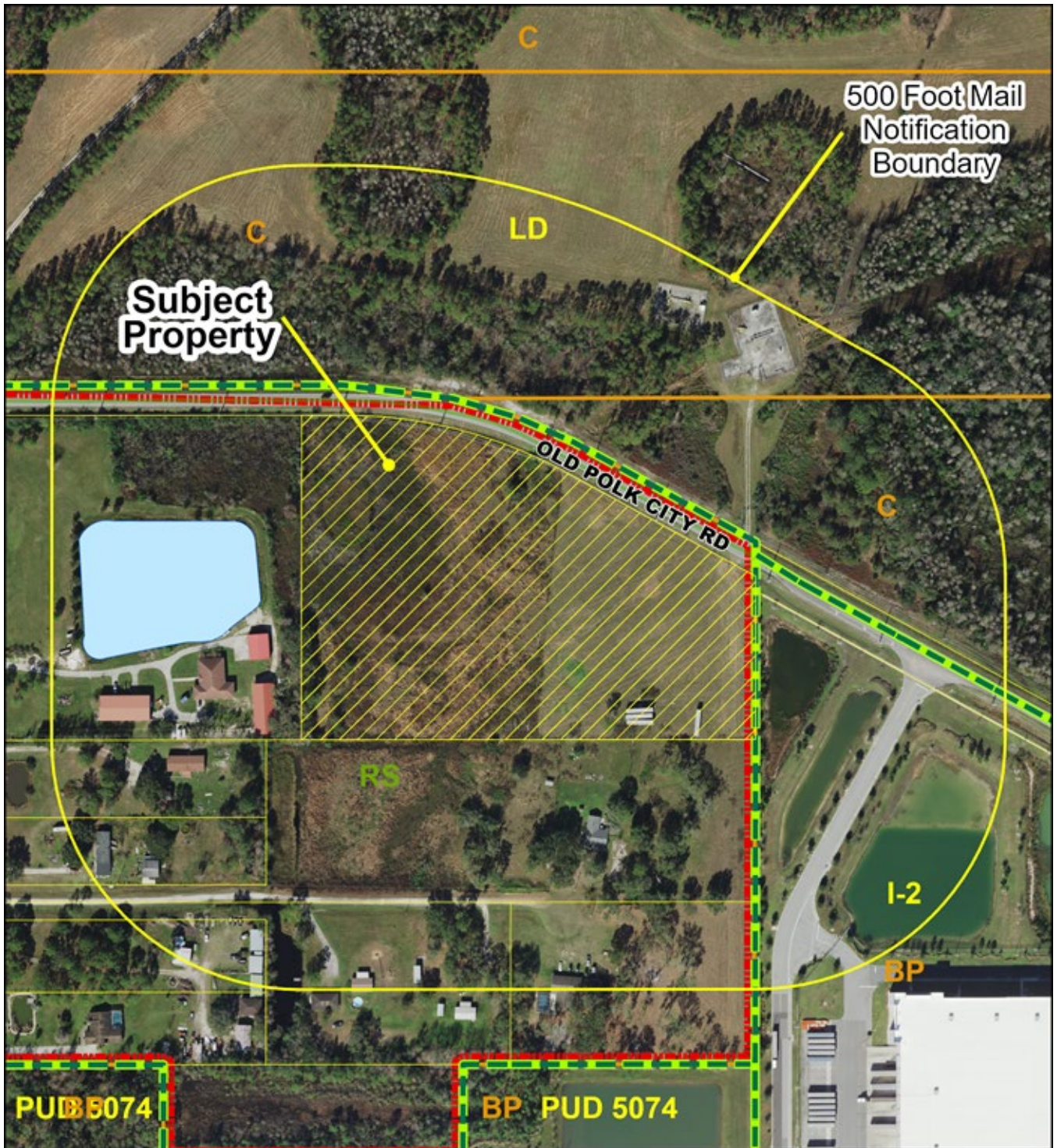
# Planning & Zoning Board Recommendation

|                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                  |                     |                     |                    |
|---------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|---------------------|---------------------|--------------------|
| Date:                                       | August 17, 2026                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                  | Reviewer:           | Johnathan (JP) Sims |                    |
| Project No:                                 | ANX26-001/LUL26-001/ZON26-002/ZON26-003                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                  |                     | Location:           | Old Polk City Road |
| Owner:                                      | Juan E. Santiago Garcia                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                  |                     |                     |                    |
| Applicant:                                  | Kendra Andrews, Sloan Engineering Group                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                  |                     |                     |                    |
| Existing Designations for Subject Property: |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                  |                     |                     |                    |
| Zoning:                                     | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Future Land Use: | Polk County RSX     | Context District:   | N/A                |
| P&Z Hearing:                                | April 21, 2026                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                  | P&Z Final Decision: | May 19, 2026        |                    |
| Request:                                    | Annexation, a large-scale 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 north of Highway 33 N, south of Old Polk City Road, west of Epicenter Boulevard, and east of Tomkow Road. Also included is the Adjacent Right of Way for an additional 1.35 acres, totaling 12.64 acres. |                  |                     |                     |                    |

## 1.0 Location Maps









## 2.0 Background

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### 2.1 Summary

Kendra Andrews, Sloan Engineering Group, on behalf of Juan E. Santiago, requests annexation, a large-scale 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 north of Highway 33 N, south of Old Polk City Road, west of Epicenter Boulevard, and east of Tomkow Road. A map of the subject property is included as Attachment “B.” Also included is the Adjacent Right of Way for an additional 1.35 acres, totaling 12.64 acres.

### 2.2 Subject Property

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 GSACSC is a special administrative area, which covers approximately 322,690 acres across northern Polk and southern Lake counties, that was designated in 1979 by the Florida legislature to protect crucial hydrological functions in the Floridan Aquifer recharge area. Rainwater drains across the surface of this vast area, creating the headwaters of the Withlacoochee, Ocklawaha, Hillsborough and Peace rivers and percolates through the soil to replenish the Floridan aquifer system.

The eastern portion of the subject property consists of uplands suitable for development while the western portion is within the 100-year floodplain (Flood Zone A) and contains a 4.31-acre wetland area. Adjacent land uses consist of warehouse/distribution center uses to the east. There is a single-family residence to the south and west. Land owned by the City of Lakeland is to the north and listed as Vacant Municipal per the Property Appraiser.

### 2.3 Project Background

The purpose of this request is to obtain annexation, land use and zoning approval to allow for future development of the property for I-2 uses. If approved by the City Commission, the applicant intends to develop the property with a 45,000 square foot warehouse. A copy of the proposed nonbinding site plan for the warehouse is included as Exhibit “A” for informational purposes only.

### 2.4 Existing Uses of Adjacent Properties

| Boundary | Existing Land Use | FLUM               | Zoning | Context |
|----------|-------------------|--------------------|--------|---------|
| North    | Government        | Conservation (C)   | LD     | SNH     |
| South    | Residential       | Polk County RSX    | NA     | NA      |
| East     | Industrial        | Business Park (BP) | I-2    | SSP     |
| West     | Residential       | Polk County RSX    | NA     | NA      |

### 2.5 Attachments

Attachment A: Legal Description

Attachment B: Base Map of Subject Property

Attachment C: Future Land Use Map

Attachment D: Wetlands Map

Exhibit A: Non-Binding Site Plan

### 3.0 Discussion

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Chapter 177, Florida Statutes sets forth the criteria for Voluntary Annexation. Properties which are the subject of annexation must be contiguous to the existing municipal boundaries, be reasonably compact in area to allow for the logical and orderly expansion of the municipal boundaries and be developed for urban purposes. The annexation of such property may not result in the creation of any enclaves. The subject property is 11.28 acres in area and contiguous to the City of Lakeland's municipal boundaries along its eastern property line and adjacent to city limits across Old Polk City Road to the north, meeting the requirements set forth regarding its contiguous and compact nature. Annexation of the subject property together with 1.35 acres of the adjacent Old Polk City Road right-of-way for a total 12.64 acres will not create an enclave.

Concurrent with annexation, a large-scale land use amendment from County RSX to City Business Park (BP) is proposed. Although the subject property is less than 50 acres in area, it requires a large-scale land use amendment because it is located within the GSACSC and is not exempt from State review. Per the policies of the Lakeland Comprehensive Plan: *Our Community 2030*, the BP land use is intended to support employment centers with light manufacturing, warehouse/distribution, and related office uses. In accordance with Policy FLU-1.14E of the Future Land Use Element, the BP land use designation is permitted within the GSACSC. This land use is also consistent with existing land use of the adjacent property to the east.

The proposed I-2 (Medium Industrial) zoning designation may be considered under the BP land use designation within the GSACSC, as reflected in Table 6.3-2 (Green Swamp Permitted Zoning Districts) of the Land Development Code. The I-2 zoning district is intended for a broad range of business park, industrial and wholesale uses with relatively moderate external impacts and do not create an appreciable nuisance or hazard. The proposed I-2 zoning district is consistent with the zoning of the adjacent property to the east. With the request for annexation, land use and zoning, the City is proposing to apply a Suburban Special Purpose (SSP) context sub-district designation to the subject property. The SSP context sub-district is intended for single-use, suburban development sites such as industrial parks and business parks or special facilities such as hospitals, universities, power plants, freight yards and airports. The district is characterized by low to moderate density development, no consistent block structure, and low walkability. The SSP context sub-district designation is typically applied to properties which are located on the periphery of developed areas and oriented toward major transportation facilities.

The eastern portion of the subject property is uplands suitable for development. The western portion of the subject property is within the 100-year floodplain (Flood Zone A) and, according to information provided by the applicant, contains a 4.31-acre wetland which will remain undisturbed. In accordance with Section 6.3 (Green Swamp Area of Critical State Concern) of the Land Development Code, no development will be permitted within an identified wetland or within the 100-year floodplain areas, except where allowed by the applicable federal, state or regional permitting agencies or when required to provide site access, utility services, stormwater management, public safety, or other services to allow for beneficial use of the property. As such, wetlands and areas within the 100-year floodplain must be identified as environmental set-aside areas on future development plans. Following annexation and application of land use / zoning, the applicants are proposing to develop the upland portion of the site with a 45,000 sq. ft. warehouse, as reflected in the non-binding site plan (Exhibit "A") which is provided for reference only. Any subsequent development order, including site plan approval and permitting, will be subject to compliance with the GSACSC standards specified in Section 6.3 of the Land Development Code and will require a public hearing by the Planning and Zoning Board prior to transmittal to Commerce for compliance review.

### **3.1 Transportation and Concurrency**

#### **a. Level of Service**

The project is located on Old Polk City Road east of Tomkow Road. Old Polk City Road is classified as an Urban Major Collector by the Polk Transportation Planning Organization's Roadway Network Database (April 13, 2026). The Polk Transportation Planning Organization's Roadway Network Database shows this segment of Old Polk City Road has an Annual Average Daily Traffic (AADT) volume of 3,200 vehicles and peak two-hour average volumes of 147 Eastbound and 141 Westbound vehicles, and a capacity of 790 equating to a current Level of Service "B". The proposed City land use and zoning classifications for the subject property will generate fewer estimated Daily and PM Peak Hour Trips than residential development allowed within the Polk City/Urban Growth Special Protection Area (PC-SPA). Using data published in the Institute of Transportation Engineers *Trip Generation Manual* (12<sup>th</sup> Edition) for the closest applicable Land Use Code (150, Warehouse) the applicant's proposed warehouse is expected to generate approximately 62 Daily Trips, between seven and 25 trips during the PM Peak Hour (of Adjacent Street Traffic, 4-6 PM). A 45,000 square foot light industrial building (ITE Code 110), also allowed per the City's I-2 zoning classification, would generate 162 Daily and 22 PM Peak Hour Trips (of Adjacent Street Traffic, 4-6 PM). Per Polk Comprehensive Plan Policy 2.132-C8, densities within the Polk City SPA shall not exceed a gross density of three dwelling units/acre, meaning that 34 single-family detached dwelling units (ITE Code 210) would generate an estimated 309 to 540 Daily Trips and 32 to 36 PM Peak Hour Trips (of Adjacent Street Traffic, 4-6 PM). Binding concurrency determinations will be required at the time of site plan submittal, and the site will be subject to Polk County permitting requirements.

#### **b. Access, Right-of-Way, and Internal Circulation**

The subject property borders Old Polk City Road/County Road 582, operated by Polk County. This facility provides direct access to FL-33 and the significant investment of that portion of the system by the FDOT.

Driveway connections to Old Polk City Road will be permitted through Polk County. As part of the project, a thirty-foot right of way dedication measured from the center line shall be required and dedicated to Polk County.

#### **c. Pedestrian and Bicycle Concerns**

The project will include a frontage sidewalk along Old Polk City Road, connecting to the adjacent sidewalk along the Centerstate Logistics Park frontage. This will help fill in the gaps as the city continues to create opportunities to connect to the State's Shared-use Network (SUN) Trail system. On-road bicycle lanes currently do not exist on Old Polk City Road, thus providing more importance for the additional sidewalk connection.

#### **d. Mass Transit**

The subject property is not currently served by a transit route operated by the Lakeland Area Mass Transit District (LAMTD) and is not located within LAMTD's boundaries within which a half-mill ad valorem tax is levied for transit services. Prior to site plan approval, the owner shall submit a petition to the LAMTD Board of Directors requesting that the subject property be added to the transit district as required per Section 6.3.7 of the Land Development Code since the subject property is located within the GSACSC. A sidewalk will be required along the site's frontage with Americans with Disabilities Act (ADA) compliant pedestrian routes to each principal building entrance.

#### **e. Potable Water, Wastewater, & Solid Waste**

The subject property is located within the service area of the City's Northside Wastewater Treatment Plant. Potable water and sewer mains will need to be extended to the subject property, by the developer, from the intersection at Tomkow Road prior to development. Use of onsite sewage treatment and disposal (septic) systems for non-residential development within the GSACSC is prohibited. Solid waste service will be provided by City of Lakeland Public Works Department. At the time of site plan review, a concurrency review will be required to verify water and wastewater capacity and address any improvements necessary to support the actual site development proposal.

**Comments were received from the Southwest Florida Water Management District (SWFWMD) regarding LUL26-001 on July 13<sup>th</sup>, 2026.** They can be summarized as follows: The site falls within the Central Florida Water Initiative (CFWI). If it is deemed by the District that adverse effects will occur with this permit, the District has the ability to modify permitted quantities after the permittee has been given the chance to resolve the situation. This could include mitigation of impact or reconsideration of allocation. Such actions may include developing alternative water supplies, the implementation of water resource and I or water supply development projects, the application of impact offsets or substitution credits, operating plans, heightened water conservation or other appropriate actions.

On July 22<sup>nd</sup>, 2026, comments were received from Florida Commerce representative David Pullin, requesting an analysis demonstrating that the estimated water consumption for the maximum allowed use does not exceed the City's permit capacity . Information regarding the Wastewater Treatment Plant (WWTP) capacity was also requested by Mr. Pullin on July 30<sup>th</sup>.

Based on information provided by the Water Utilities Department, the City currently has sufficient permit capacity to serve the water and wastewater demands of the proposed development. As with all developments, a hydraulic feasibility analysis is required to identify connection points and any potential system upgrades that may be necessary. The estimated demand for the proposed project is 7,088 gallons per day (GPD) for both water and wastewater. Water demand is calculated at a rate of 315 GPD per 2,000 sq. ft. of building. Wastewater demand is calculated as 85% of the water demand. A capacity request for the proposed development was confirmed by the Water Utilities Department on April 21, 2026.

Per the City of Lakeland's Water Use Permit, the City is permitted to use / pump up to 35 million gallons of water per day and our current average is 27.871 million gallons per day (MGD). With a committed capacity of 3.05 MGD, the remaining surplus water capacity is 4.11 MGD under the current permit.

The Northside Wastewater Treatment Plant (WWTP) has a permitted capacity of 8 MGD and is currently treating 5.06 MGD. With a committed capacity of 0.86 MGD, the total available surplus capacity for the Northside WWTP is 2.08 MGD.

The above information, as well as a copy of the City of Lakeland's Water Use Permit and Northside WWTP permit were provided to Florida Commerce on July 24<sup>th</sup> and 31<sup>st</sup> in response to their comments.

#### **f. Parks and Recreation**

The subject property is not adjacent to any city owned park facilities. However, care and attention working with the City's Arborist will be of importance due to the proximity to the Green Swamp Area of Critical State Concern (GSACSC).

#### **g. Stormwater Management (Drainage)**

There is an existing Zone A flood zone located on site per FEMA Panel 12105C0170G. The site also contains wetlands. Impacts to any flood zone/wetlands will be minimized to the greatest extent possible and appropriate compensation/mitigation will be provided if impacts are unavoidable. The site topography is generally flat on the eastern portion and gradually falls to the west towards the existing flood zone. The existing soil consists of Lynne Sand in most of the uplands and Eaton mucky fine sand and Floridana mucky fine sand in the rest of the site. These soils are characterized as poorly drained and very poorly drained, respectively.

Any drainage improvements associated with approved development within the City must be consistent with the Infrastructure Element and all applicable goals, objectives and policies of the adopted Comprehensive Plan. Specifically, stormwater systems must comply with Objectives 4.2 and 4.3 of the Infrastructure Element and their associated policies regarding stormwater management level of service standards, standards for flood protection and issues of water quality. Permits from the Water Management District regarding the

applicant's proposed stormwater management system will be required prior to commencement of any construction activities.

#### **h. Fire, Emergency Medical (EMS) & Law Enforcement**

While these services are not subject to a concurrency determination, they are important considerations for any future development. City police service is available, but there are no local sub-stations within proximity to the subject property. Five to eight-minute response times are ideal for fire and emergency medical services (EMS). The closest City fire station (Station No. 6) is located approximately 5 miles to the southwest at 5050 State Road 33 North, which is estimated to be approximately a fourteen-minute drive from the site. While Polk County provides EMS to municipal and county residents, City fire services offer Advanced Life Support capabilities from virtually all stations to provide first response to incidents. The closest EMS station (Polk County Station 25 – Moore Road) is located about 2.4 miles to the west at 8525 Moore Rd and is estimated to be approximately a five-minute drive to the site.

### **3.2 Comprehensive Plan Compliance**

#### **a. Future Land Use Element of the Lakeland Comprehensive Plan**

The proposed land use amendment is consistent with general characteristics for location, size, square footage and employment radius of the Business Park (BP) land use, as outlined in Table Flu-4 (Future Land Use Summary Table) of the Comprehensive Plan. The proposed amendment is compatible with surrounding future land uses described in Table 2.4 above. The proposed area for a change in land use from County Residential Suburban (RSX) to Business Park (BP) is located west of existing warehouse uses and north of State Road 33.

The subject property is in the Urban Development Area within the larger Lakeland Planning Area, as reflected on MAP FLU-2 of the Comprehensive Plan. Table FLU-5 (Future Land Use Intensity Areas and Future Land Use Categories) indicates the proposed Business Park (BP) land use is permitted within the Urban Development Area. The proposed BP land use is also consistent with Policy FLU-1.14E as it pertains to allowed land uses within the GSACSC.

#### **b. Other Applicable Elements of the Lakeland Comprehensive Plan**

The request is consistent with several goals, objectives and policies of the Lakeland Comprehensive Plan, including but not limited to: Green Swamp Area of Critical State Concern Policies FLU-1.14E through FLU-1.14T; Transportation Element, Policy TRN-1.6F; and Conservation Element objective CON-1.3.

#### **c. Consistency with Future Land Use Elements of the Other Jurisdictions**

The proposed amendment is adjacent to properties located in unincorporated Polk County which are designated Residential Suburban (RSX).

### **3.3 Other Planning Issues**

#### **a. Environmental**

##### **I. Wetlands and Floodplains:**

The subject property is located within the Green Swamp Area of Critical State Concern and, while less than 50 acres in size, is considered non-exempt and must be reviewed by Florida Commerce. According to the survey and non-binding site plan provided by the applicant, 4.31 acres of land on the subject property are considered wetlands. The applicant is currently in the process of obtaining permits to address the wetland and floodplain areas of the site, and permit requests to mitigate, re-establish, and improve these heavily disturbed areas are underway. Thus far, the proposed development has demonstrated compliance with all relevant wetland and floodplain policies of the Comprehensive Plan and Land Development Code, including the policies related to the Green Swamp.

##### **II. Listed Species:**

The following species were observed on site during inspection:

- Brown Anole
- Loggerhead shrike



- Blue-gray gnatcatcher
- Black vulture
- Belted kingfisher
- Gray catbird
- Northern house wren
- Turkey vulture
- Yellow-rumped warbler

The following species were **not** observed on site during inspection:

- Audubon's Crested Caracara
- Eastern Indigo Snake
- Florida Burrowing Owl
- Florida Sandhill Crane
- Gopher Tortoise
- Sand Skink
- Southeastern American Kestrel
- Wood Stork
- American Bald Eagle

#### **b. Development of Regional Impact Issues**

The site is not located within a Development of Regional Impact (DRI) and proposed development does not constitute a DRI pursuant to Section 380.06, Florida Statutes.

#### **c. Green Swamp Area of Critical State Concern Issues**

The subject property, as previously indicated, is located within the Green Swamp Area of Critical State Concern (GSACSC). Per Article 6.3.2.1 of the LDC, Business Park (BP) is an allowable Future Land Use within the Green Swamp. The eastern portion of the site that is uplands could be developed, but the western half must remain undisturbed as it has active wetlands on it. This is shown as an example in the provided non-binding site plan. While the property is currently undeveloped, the application of City land use and zoning requires review by the Florida Department of Commerce (Commerce) similar to a large-scale land use amendment since it is located within the Green Swamp. Approval of all future development orders, including site plan approval and permits, will be subject to compliance with the GSACSC standards specified within Article 6, Sub-Section 6.3 of the Land Development Code. All future development orders will require approval by the Planning and Zoning Board and transmittal to Commerce for a 45-day compliance review. No development order shall take effect or be acted upon until after the compliance review period and a final order is issued by Commerce.

The proposed development has thus far demonstrated compliance with all relevant Comprehensive Plan and Land Development Code policies.

### **4.0 Recommendation**

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#### **4.1 Community and Economic Development Staff**

The Community and Economic Development Staff reviewed this request and recommends approval of the annexation, the application of BP (Business Park) future land use, I-2 (Light Industrial) zoning and SSP (Suburban Special District) context district designation to the subject property. Letters of notification were mailed to eight property owners within 500 feet of the subject property and no comments were received.

#### **4.2 The Planning & Zoning Board**

On May 19, 2026, this recommendation was approved by a 7—0 vote of the Planning and Zoning Board.

It is recommended that the City Commission approve the request for annexation and application of BP land use, I-2 zoning, and SSP context district as described in this report.

#### **4.3. Comments from Other Agencies**

This amendment is non-exempt in regard to the Local Government Comprehensive Plan Certification Program Agreement between the City and the State of Florida and is subject to State review and comment.



#### **4.4. Conclusions & Recommendation**

The proposed change in land use from Residential Suburban (RS) within unincorporated Polk County to Business Park (BP) on 12.63 acres is compatible with surrounding land uses and consistent with the relevant policies of the Comprehensive Plan. The Community and Economic Development Department has reviewed the proposed Future Land Use Map amendment and consulted with City service providers to determine that appropriate capacity exists to support the proposed development and therefore finds the request consistent with the Lakeland Comprehensive Plan: Our Community 2030.

It is recommended that the future land use map amendment from Residential Suburban (RS) to Business Park (BP) as described above and in Attachments "A," "B," "C," and "D" be approved.

Since this Plan amendment applies to lands within the Green Swamp Area of Critical State Concern, the City Commission approved the transmittal of the proposed amendment package to the Florida Department of Commerce for State Coordinated Review pursuant to Section 163.3184(4), Florida Statutes, on June 1, 2026, by a 6-0 vote. Comments were received from the Southwest Florida Management District (SWFWMD) and request for additional information related to water and wastewater capacity was received from the Florida Department of Commerce. The Community and Economic Development Department, with the assistance of the Water Utilities Department, provided a response to the comments on July 24<sup>th</sup> and 31<sup>st</sup> as outlined in Sub-Section 3.1.e above. Official comments from the Florida Department of Commerce are anticipated to be received by August 10, 2026.

Non-exempt amendments, once adopted, have a 30-day appeal period and a 45-day review period by the Florida Department of Commerce prior to going into effect.

## ATTACHMENT "A"

### LEGAL DESCRIPTION

Parcel ID No. 24-27-10-000000-011020

TRACTS 26 AND 27:

COMMENCE AT THE NORTHWEST CORNER OF THE NE 1/4 OF SECTION 10, TOWNSHIP 27 SOUTH, RANGE 24 EAST, POLK COUNTY, FLORIDA, RUN THENCE NORTH 89°34'20" EAST ALONG THE NORTH BOUNDARY OF SAID SECTION 10, 690.00 FEET, THENCE SOUTH 00°17'54" EAST, 30.00 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF THE OLD POLK CITY-LAKELAND ROAD, THENCE NORTH 89°34'20" EAST ALONG SAID RIGHT OF WAY, 84.20 FEET TO THE P.C. OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 924.93 FEET, THENCE SOUTHEASTERLY ALONG SAID RIGHT OF WAY AND SAID CURVE THROUGH A CENTRAL ANGLE OF 28°49'00", AN ARC DISTANCE OF 465.19 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF SOUTH 76°01'10" EAST AND A CHORD DISTANCE OF 460.30 FEET; TO THE P.T. OF SAID CURVE, THENCE CONTINUE ALONG SAID RIGHT OF WAY, SOUTH 61°36'40" EAST, 136.47 FEET, THENCE SOUTH 00°17'54" EAST, 469.68 FEET, THENCE SOUTH 89°34'20" WEST, 650.00 FEET, THENCE NORTH 00°17'54" WEST, 650.00 FEET TO THE POINT OF BEGINNING.

TRACT 28:

COMMENCE AT THE NORTHWEST CORNER OF THE NE 1/4 OF SECTION 10, TOWNSHIP 27 SOUTH, RANGE 24 EAST, POLK COUNTY, FLORIDA, RUN THENCE NORTH 89°34'20" EAST ALONG THE NORTH BOUNDARY OF SAID SECTION 10, 690.00 FEET, THENCE SOUTH 00°17'54" EAST, 30.00 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF THE OLD POLK CITY-LAKELAND ROAD, SAID POINT BEING THE POINT OF BEGINNING, RUN THENCE NORTH 89°34'20" EAST ALONG SAID RIGHT OF WAY 84.20 FEET TO THE P.C. OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 924.93 FEET, THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 28°49'00", AN ARC DISTANCE OF 465.19 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF SOUTH 76°01'10" EAST AND A CHORD DISTANCE OF 460.30' FEET; TO THE P.T. OF SAID CURVE, THENCE SOUTH 61°36'40" EAST ALONG SAID RIGHT OF WAY 136.47 FEET TO THE POINT OF BEGINNING. THENCE SOUTH 61°36'40" EAST ALONG SAID RIGHT OF WAY, 296.38 FEET, THENCE SOUTH 00°17'54" EAST, 326.83 FEET, THENCE SOUTH 89°34'20" WEST, 260.00 FEET, THENCE NORTH 00°17'54" WEST, 469.68 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 491,356.12 SQ. FT. OR 11.280 ACRES, MORE OR LESS.

**AND**

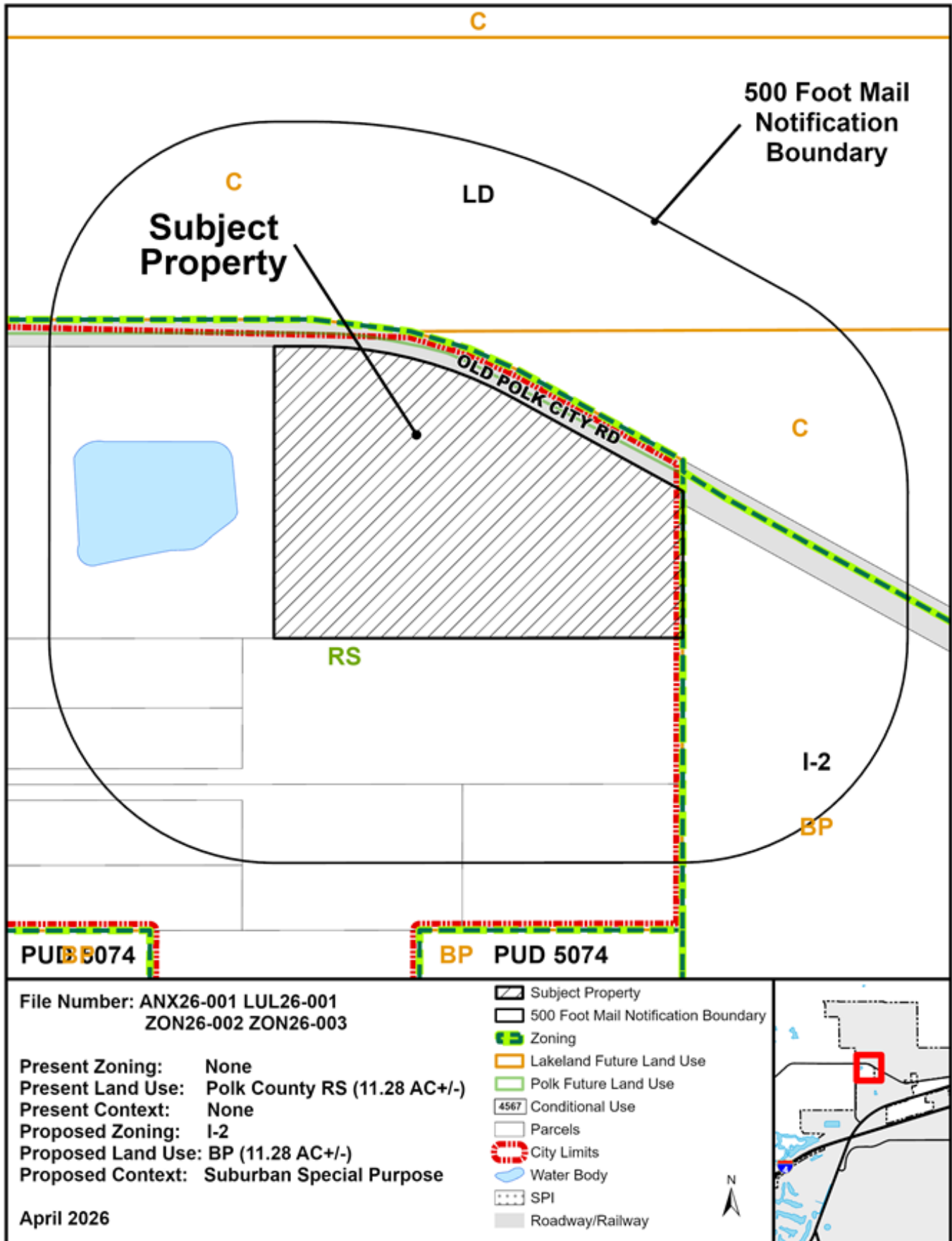
Adjacent Right of Way

A PARCEL OF LAND LYING IN A PORTION OF OLD POLK CITY ROAD, A 60-FOOT-WIDE RIGHT OF WAY PER O.R.B. 1222, PAGE 77, AS SITERECORDED IN THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

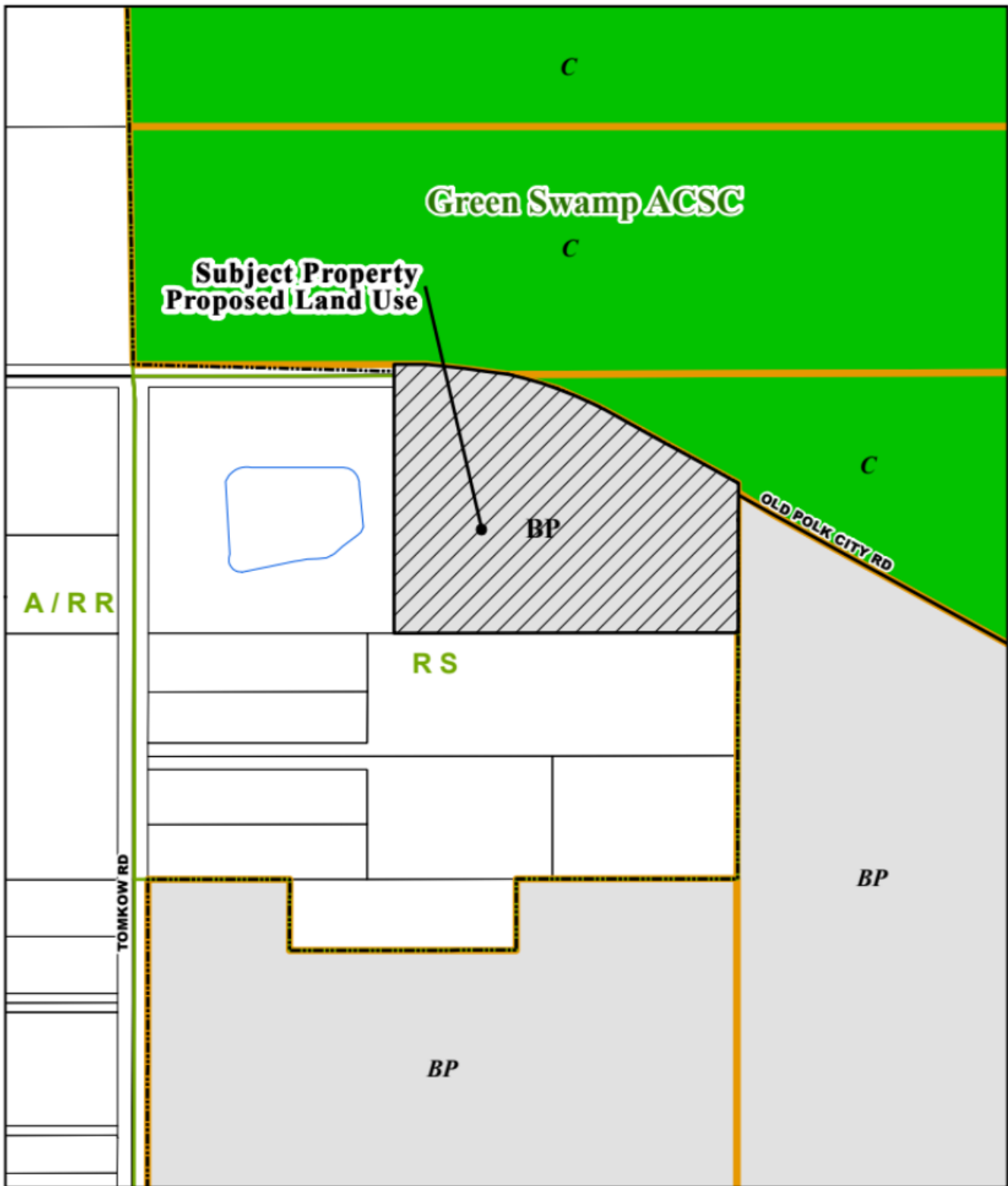
COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 27 SOUTH, RANGE 24 EAST, POLK COUNTY, FLORIDA, THENCE RUN NORTH 89°34'20" EAST, ALONG THE NORTH BOUNDARY LINE OF SAID SECTION 10, A DISTANCE OF 690.00 FEET TO THE POINT OF BEGINNING OF HEREIN DESCRIBED ANNEXATION ROAD RIGHT OF WAY; THENCE NORTH 00°17'54" WEST, A DISTANCE OF 30.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF SAID OLD POLK CITY ROAD, SAID LINE ALSO BEING THE SOUTH BOUNDARY LINE OF A PARCEL, AS RECORDED IN O.R.B. 2811, PAGE 1645 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE NORTH 89°34'20" EAST, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 84.06 FEET TO A POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 984.93 FEET AND A DELTA ANGLE OF 28°49'00"; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 495.37 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF SOUTH 76°01'10" EAST AND A CHORD DISTANCE OF 490.16 FEET; THENCE CONTINUE ALONG SAID NORTH RIGHT OF WAY LINE, SOUTH 61°36'40" EAST, A DISTANCE OF 400.02 FEET; THENCE SOUTH 00°17'54" EAST, DEPARTING SAID NORTH RIGHT OF WAY LINE OF SAID OLD POLK CITY ROAD, A DISTANCE OF 68.40 FEET TO A POINT ON THE SOUTH RIGHT OF WAY OF SAID OLD POLK CITY ROAD, SAID LINE ALSO BEING THE NORTH BOUNDARY LINE OF A PARCEL, AS RECORDED IN O.R.B. 11517, PAGE 607 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE NORTH 61°36'40" WEST, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 432.85 FEET TO A POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 924.93 FEET AND A DELTA ANGLE OF 28°49'00"; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 465.19 FEET, SAID CURVE SUBTENDED BY A CHORD BEARING OF NORTH 76°01'10" WEST WITH A CHORD DISTANCE OF 460.30 FEET; THENCE SOUTH 89°34'20" WEST, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 84.20 FEET; THENCE NORTH 00°17'54" WEST, DEPARTING SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 58,855.11 SQ. FT. OR 1.351 ACRES, MORE OR LESS.

# ATTACHMENT "B"



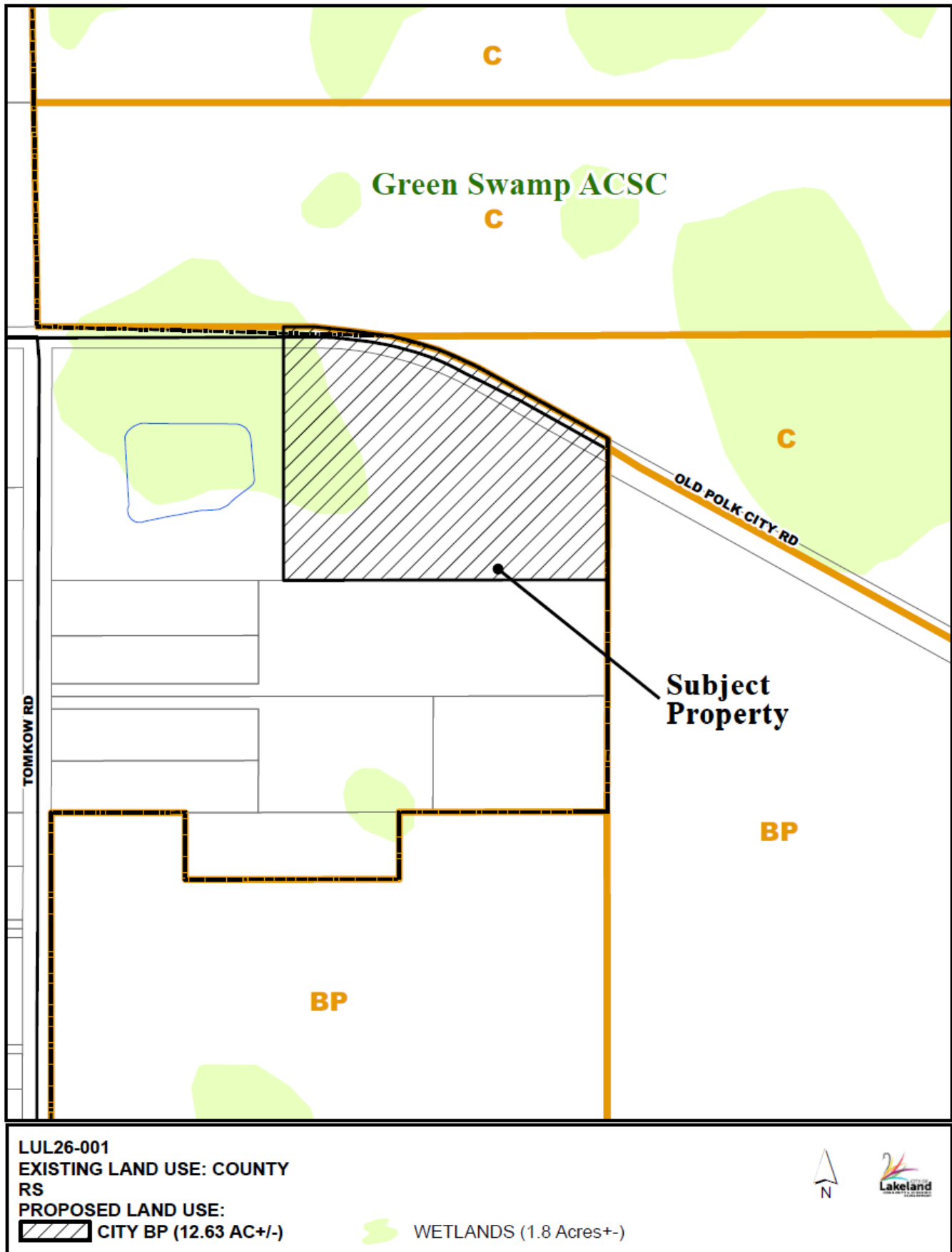
# ATTACHMENT "C"



LUL26-001  
 EXISTING LAND USE: COUNTY  
 RS  
 PROPOSED LAND USE:  
 [Hatched Box] CITY BP (12.63 AC+/-)

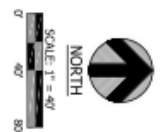


ATTACHMENT "D"





**811**  
Know what's below.  
Call before you dig.

[illegible]