

AGENDA

Planning & Zoning Board
City Commission Chambers
September 15, 2026, 8:30 a.m.

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

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

PUBLIC HEARING

- ITEM 1:**
- a. Conditional use for Lone Palm Golf Club to recognize the existing golf course as a conforming use and allow for the development of new recreational facilities on property generally south of W. Memorial Boulevard, east and west of Lone Palm Drive, and west of Howard Avenue (845 Lone Palm Drive). Owner: Lone Palm Golf Club LLC. Applicant: Jason W. Rice, LP Engineering Services, LLC. (CUP26-008)
 - b. Consideration of final decision.

ITEM 2: Annexation, a small-scale land use map amendment to apply a future land use designation of Business Park (BP), and the application of I-2 (Medium Industrial) zoning, concurrent with a City-initiated application to apply a Suburban Special Purpose (SSP) context sub-district designation, on approximately 9.66 acres located south of Old Tampa Highway, east of Browning Road, and west of Airport Road (3740 Old Tampa Highway). Owner: 3740 Old Tampa Highway LLC. Applicant: Timothy Baur, Progressive Development Group, Inc. (ANX26-003/LUS26-001/ZON26-009/ZON26-010)

GENERAL MEETING

ITEM 3: Review minutes of the August meeting.

ITEM 4: 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) **Note: Applicant requests an additional one-month continuance.**

ITEM 5: 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) **Note: Applicant requests an additional one-month continuance.**

ITEM 6: Report of City Commission action on Planning and Zoning Board recommendations along with Planning & Transportation Manager's Report.

ITEM 7: Audience.

ITEM 8: Adjourn.



2601 Highlands Vue Court
Lakeland, FL 33812
Phone: 863-430-7182 Fax: 863-533-3376
jrice@lpengineering.net

August 3, 2026

City of Lakeland
Development Review Team
Conditional Use Application

RE: Lone Palms Golf Club
Civil Plan
800 Lone Palm Dr
Lakeland, FL 33815
Parcel: [232815085500001300](#)
Project No. LP 26001

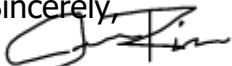
This summary accompanies the application for the conceptual review of the proposed master plan for the future expansion of recreational facilities on the property.

Below is a summary of the renovations to the existing site facilities:

- A. **Two Story Wellness Center** – Fitness & Wellness facilities to include locker rooms, restrooms, showers, treatment/therapy rooms, cold plunge, etc. Mezzanine to include offices, storage, classrooms, restrooms, and elevator & stair systems.
- B. **Banquet Hall** – Large-scale event space to include bathrooms, bridal suite/prep area, storage rooms, dual bar areas, A/V system, Porte cochere, & outdoor patio.
- C. **Kitchen Buildout & Expansion** – Convert existing food storage space plus new addition space to include new cooking line and prep areas as well as storage, and staff bathroom facilities.
- D. **Enclosed Pickleball Facility** – Fully enclose 6 pickleball courts with egress per code. Reconfigure courts as needed. Install new fencing, electrical/lighting, & HVAC systems.
- E. **New 2,000 sq ft storage building** – Storage facility to accommodate pickleball, pétanque, croquet, etc. including passenger transport golf cart storage.

- F. **Partial renovation of current Pickleball pro shop and offices** – remodel existing interior layout and convert into new flex space and for locating two new golf simulators inside the building.
- G. **Site and Outdoor Amenities** – New Croquet courts with covered pavilion, lighting, and cart path. New Pétanque courts with specialty surfacing.
- H. **Pool & Pool house W/Bar area** – New commercial swimming pool & pool house with parking, bathrooms, bar area, and outdoor lounge area.
- I. **Driving Range Field House** – Canopy covered golf hitting bays located at the south end of the driving range.
- J. **Staff & event overflow parking area** – Located west of main entrance road, adjacent to hole one. Proposed sod parking surface for Staff & overflow parking area until a future phase of construction during which buildings and paved parking are added.
- K. **Future Construction** – This future phase is located west of main entrance road, adjacent to hole one and is for the construction of future recreational facilities & related paved parking per code. Parking space calculations shown on the concept plans for this phase are based upon 1 space / 300 SF of construction.

Sincerely,



Jason W. Rice, P.E.,

Manager

L P Engineering Services, LLC

No.	DATE	APPROVED	REVISION
1		JMR	

ENGINEERING
SERVICES, LLC

205 Century Boulevard
Boynton, Florida 33426
phone 888-333-1376
Certificate of Authorization No. 28840

LP

ENGINEERING
SERVICES, LLC

205 Century Boulevard
Boynton, Florida 33426
phone 888-333-1376
Certificate of Authorization No. 28840

Filename:	26001 BASE	Horizontal Scale:	1" = 50'
View:	MASTER	Vertical Scale:	N/A
X-Ref:	N/A	Designed/Drawn by:	DRW
Drawing date:	8-5-26	Checked by:	JMR

LONG PALM ADDITIONS

Master Plan w/ Future Expansions

845 Lone Palm Drive, Lakeland, Florida 33815

PROJECT NO.	26001
SHEET NO.	3A OF 11

PROFESSIONAL ENGINEER

FLORIDA

NO. 84535

STATE OF

JASON W. RICE

100540025

DATE: 8/5/2026

TIME: 12:21 PM

USER: JMR

PROJECT: 26001

FILE: 26001.dwg

DESCRIPTION: LONG PALM ADDITIONS

DESIGNED BY: JMR

CHECKED BY: JMR

DATE: 8/5/2026

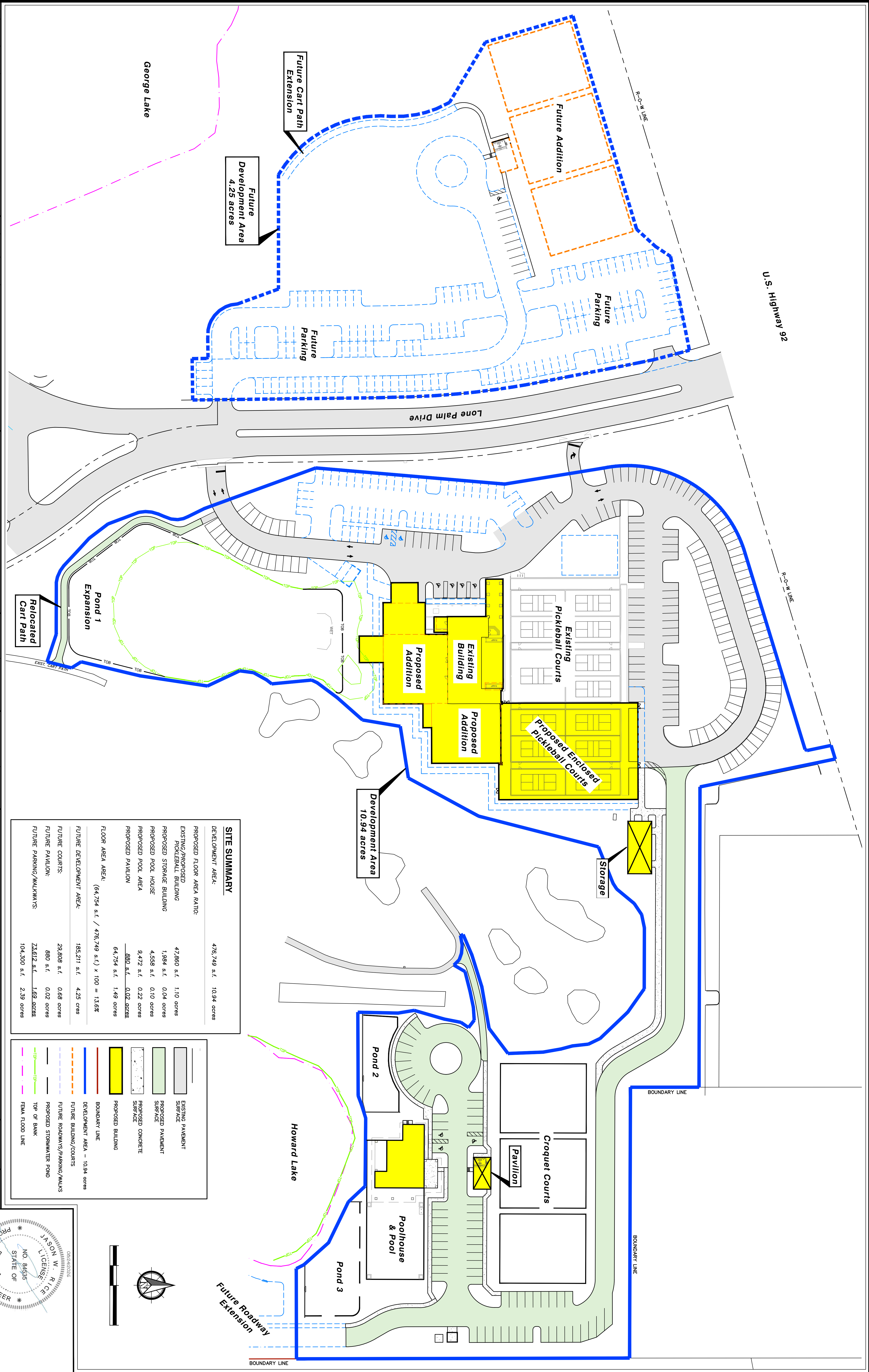
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USER: JMR

PROJECT: 26001

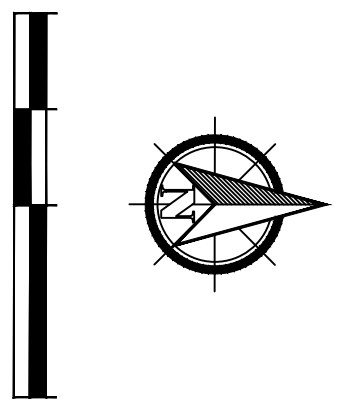
FILE: 26001.dwg

DESCRIPTION: LONG PALM ADDITIONS

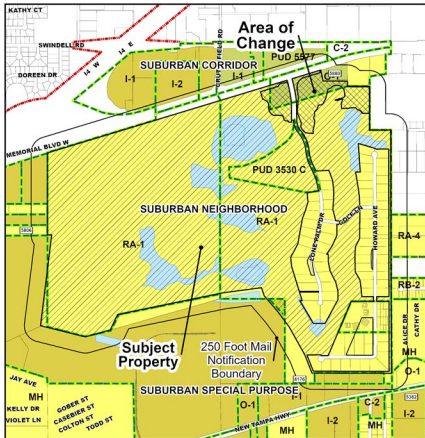


SITE SUMMARY	
DEVELOPMENT AREA:	476,749 s.f. 10.94 acres
PROPOSED FLOOR AREA RATIO:	
EXISTING/PROPOSED PICKLEBALL BUILDING	47,860 s.f. 1.10 acres
PROPOSED STORAGE BUILDING	1,984 s.f. 0.04 acres
PROPOSED POOL HOUSE	4,558 s.f. 0.10 acres
PROPOSED POOL AREA	9,472 s.f. 0.22 acres
PROPOSED PAVILION	880 s.f. 0.02 acres
FLOOR AREA AREA: (64,754 s.f. / 476,749 s.f.) x 100 = 13.6%	64,754 s.f. 1.49 acres
FUTURE DEVELOPMENT AREA:	
FUTURE COURTS:	29,808 s.f. 0.68 acres
FUTURE PAVILION:	880 s.f. 0.02 acres
FUTURE PARKING/WALKWAYS:	23,612 s.f. 1.69 acres
	104,300 s.f. 2.39 acres

EXISTING PAVEMENT SURFACE	PROPOSED PAVEMENT SURFACE	PROPOSED CONCRETE SURFACE	PROPOSED BUILDING
BOUNDARY LINE	DEVELOPMENT AREA - 10.94 acres	FUTURE BUILDING/COURTS	FUTURE ROADWAYS/PARKING/WALKS
PROPOSED STORMWATER POND	TOP OF BANK	FEWA FLOOD LINE	









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

August 28, 2026

RE: 845 Lone Palm Drive - Project No. CUP26-008

Dear Property Owner:

This is to advise you that the Jason W. Rice, LP Engineering Services, LLC., on behalf of Lone Palm Golf Club LLC., requests a conditional use for Lone Palm Golf course to recognize the existing golf course as a conforming use and allow for the development of new recreational facilities on property generally south of W. Memorial Boulevard, east and west of Lone Palm Drive, and west of Howard Avenue (845 Lone Palm Drive). The subject property is legally described as:

AN AREA OF LAND IN SECTION 15, TOWNSHIP 28 S, RANGE 23 E, AND,
SECTION 16, TOWNSHIP 28 S, RANGE 23 E, OWNERSHIP LONE PALM GOLF
CLUB LLC (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, September 15, 2026**, in the City Commission Room, City Hall, 228 S. Massachusetts Avenue. As an owner of property within 250 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 September 15th 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:		ANX26-003			Application Date:		7/9/2026		
Associated Projects:		LUS26-001	ZON26-009	ZON26-010	CPT26-029				
Project Name:		ENTERPRISE #42P5 - REMARKETING FACILITY							
Subject Property Address:		PENDING ANNEXATION							
Parcel ID:					Total Acreage:				
Applicant Name:		TIMOTHY BAUER							
Applicant Address:		12890 AUTOMOBILE BLVD., SUITE A			CLEARWATER		FL	33762	
Owner Name:		3740 Old Tampa Highway, LLC							
Owner Address:		10835 Sundrift Drive			Tampa		FL	33647	
Request:									
Application Type:		Annexation				Voluntary			
Land Use									
Current		Regional Activity Center				(RAC)			
Proposed		Not Applicable							
Zoning									
Current		Munn Park Historic				(C-7)			
Proposed		Not Applicable							
Sub Context District									
Current		(UCT)				Urban Center			
Proposed									
Explanation of Request:		Develop the existing parcel into a vehicle remarketing facility for Enterprise Rent-A-Car.							
Justification:		In order to permit this facility and obtain public utilities the site will be annexed into the City of Lakeland. The property will require Rezoning and Future Sall Scale Land Use applications. Based on the City of Lakeland Future Land Use Map and Zoning Map, the surrounding properties are generally designated Future Land Use of Business Park and Zoned Industrial. The use would be consistent with the Comprehensive Plan, Land Development Code and compatible with adjacent land uses.							
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				GPD	Wastewater		GPD	Solid Waste	PPD

Enterprise #42P5 – Remarketing Facility Project Narrative

Enterprise intends to develop this parcel into a fleet remarketing facility where they process and evaluate existing vehicles prior to divesting them. The facility will not involve the general public.

In order to permit this facility and obtain public utilities the site will be annexed into the City of Lakeland. The property will require Rezoning and Future Small Scale Land Use applications. Based on the City of Lakeland Future Land Use Map and Zoning Map, the surrounding properties are generally designated Future Land Use of Business Park and Zoned Industrial. The use would be consistent with the Comprehensive Plan, Land Development Code and compatible with adjacent land uses.

THIS INSTRUMENT PREPARED BY:

City of Lakeland
Community & Economic Development
Department
228 S. Massachusetts Avenue
Lakeland, Florida 33801
(863) 834-6011
planning@lakelandgov.net

Enterprise #42P5 - Polk County Remarketing Facility

Project Name:

3740 Old Tampa Highway, Lakeland FL 33811

Project Address:

Parcel I.D.(s)

23-28-21-000000-044070

PETITION FOR VOLUNTARY ANNEXATION

The undersigned, 3740 Old Tampa Hwy LLC the owner(s) of real
property described on Exhibit "A" attached hereto and made a part hereof:

1. Petition(s) the City of Lakeland, Florida, pursuant to Section 171.044, Florida Statutes, to annex said property and incorporate same within territorial limits of the City of Lakeland.
2. Consent(s) to the adoption of an ordinance of the City of Lakeland annexing the above described real property and incorporating same within the territorial limits of the City of Lakeland.
3. Consent(s) to the compliance of all City of Lakeland Building Codes, Fire Codes, and such other Codes of the City of Lakeland which are applicable to the construction and development of all unincorporated projects utilizing City of Lakeland Water and/or Wastewater Utilities.
4. Consent(s) to the recordation of the aforesaid ordinance adopted by the City

Commission of the City of Lakeland annexing the above described real property and incorporating same within the territorial limits of the City of Lakeland.

5. Consent to the recording of this Petition, which shall be binding on the heirs, successors and assigns of the Petitioners, and further agree that the annexation of the subject property and the timing thereof shall be at the discretion of the City of Lakeland.

Witnesses as to all signatures:

Signed: *Norman A. Marshall*
Printed: NORMAN A. MARSHALL

Signed: *Ayana Smith*
Printed: Ayana Smith

3740 Old Tampa Hwy LLC

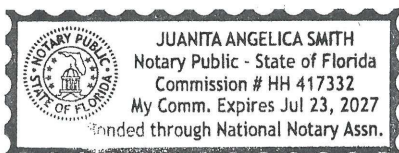
By: *Timothy J. Bauer*
Name: Timothy J. Bauer - Authorized Agent
Title: _____

By: _____
Name: _____
Title: _____

STATE OF FLORIDA)
COUNTY OF POLK)

The foregoing instrument was acknowledged before me this 22nd day of July, 2026, by Timothy J. Bauer, who is [personally known to me] or [who has produced _____] as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 22nd day of July, 2026



Juanita Angelica Smith
Notary Public, State of Florida
Print Name: Juanita Angelica Smith
Commission # HH 417332
Expires: 07/23/27

EXHIBIT "A"

Legal Description

LEGAL DESCRIPTION: PARCEL 23-28-21-000000-0044070 WEST 10 ACRES
OF THE WEST ½ OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼, SECTION
21, TOWNSHIP 28 SOUTH, RANGE 23 EAST LESS AND EXCEPT THE NORTH
223 FEET OF THE EAST 90 FEET THEREOF

EXHIBIT "B"

Map of the Subject Property:

Area Map





File Number: ANX26-003 LUS26-001
ZON26-009 ZON26-010

Present Zoning: None
Present Land Use: County RL-4
Present Context: None
Proposed Zoning: I-2
Proposed Land Use: BP
Proposed Context: Suburban Special Purpose

September 2026

- Subject Property
- 500 Foot Mail Notification Boundary
- ||||| City Limits
- Zoning
- Future Land Use
- Polk FLU
- Conditional Use
- 4567
- Parcels
- ~~~~~ Water Body
- ~~~~~ SPI
- Railroad





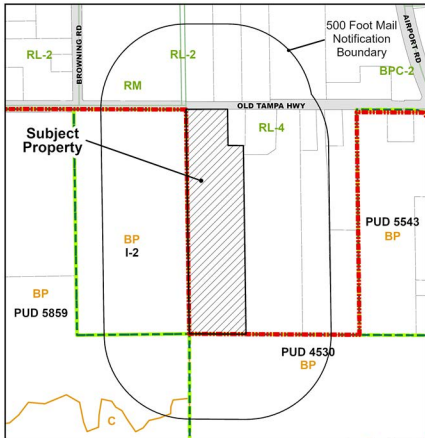
File Number: ANX26-003 LUS26-001
ZON26-009 ZON26-010

Present Zoning: None
Present Land Use: County RL-4
Present Context: None
Proposed Zoning: I-2
Proposed Land Use: BP
Proposed Context: Suburban Special Purpose

September 2026

- Subject Property
- 500 Foot Mail Notification Boundary
- City Limits
- Zoning
- Future Land Use
- Polk FLU
- Conditional Use
- SPI
- Railroad
- Water Body





File Number: ANX26-003 LUS26-001
ZON26-009 ZON26-010

Present Zoning: None
Present Land Use: County RL-4
Present Context: None
Proposed Zoning: I-2
Proposed Land Use: BP
Proposed Context: Suburban Special Purpose

September 2026

- Subject Property
- 500 Foot Mail Notification Boundary
- City Limits
- Zoning
- Future Land Use
- Polk FLU
- 4967 Conditional Use
- Parcels
- Water Body
- SPI
- Railroad
- Roadway/Railway





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

August 28, 2026

RE: Project No. ANX26-003/LUS26-001/ZON26-009/ZON26-010

Dear Property Owner:

This letter is to advise you that Timothy Baur, Progressive Development Group, Inc., on behalf of 3740 Old Tampa Highway LLC, requests annexation, a small-scale land use map amendment to apply a future land use designation of Business Park (BP), and the application of I-2 (Medium Industrial) zoning, concurrent with a City-initiated application to apply a Suburban Special Purpose (SSP) context sub-district designation, on approximately 9.66 acres located south of Old Tampa Highway, east of Browning Road, and west of Airport Road (3740 Old Tampa Highway). The subject property is legally described as:

WEST 10 ACRES OF THE WEST $\frac{1}{2}$ OF THE SOUTHWEST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$,
SECTION 21, TOWNSHIP 28 SOUTH, RANGE 23 EAST LESS AND EXCEPT THE NORTH
223 FEET OF THE EAST 90 FEET THEREOF

The public hearing to consider this request will be held before the Lakeland Planning and Zoning Board at **8:30 a.m., on Tuesday, September 15, 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 September 15th 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, August 18, 2026

8:30 a.m.

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

PUBLIC HEARING

ITEM 1: Conditional use to allow for a research and development facility of an industrial nature on property located at 4020 Kidron Road, Units A12, A13 and A14. Owner: Ruthven Airpark, LLC. Applicant: Andrew Gillespie, Critical Minerals to Metals Corp. (CUP26-005)

Audrey McGuire stated the subject property is comprised of three separate units within Building A of Ruthven Airpark, an industrial business park generally located south of Drane Field Road and west of Lakeland Linder International Airport. A commercial condominium plat was recorded in 2005 which separated each building unit on its own parcel, with an undivided share of the common elements. The subject property is zoned Planned Unit Development (PUD).

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

Ms. McGuire stated Critical Minerals to Metals Corp. (CMTM) provides metallurgical, chemical, and process engineering support and design services for clients involved with critical mineral projects (rare earths). The term “critical mineral” refers to any mineral, element substance or material designated as critical by the U.S Secretary of the Interior, acting through the Director of the U.S Geological Survey. Critical minerals include rare earth minerals that are vital for advanced manufacturing technologies used to produce computer chips, magnets, electric vehicle motors and batteries.

Ms. McGuire stated in 2025, the City Commission approved a Conditional Use Permit through for Critical Minerals to Metals Corp.’s research and development facility at 4020 Kidron Road, Unit C3 (Building C, Unit 3.) The conditional use limited CMTM to one 1,725 sq. ft. facility within Building C. The applicants are relocating to a larger space within Units 12, 13 and 14 within Building A, a combined total of 4,114 sq. ft. of floor area.

Andrew Gillespie, Critical Minerals to Metals Corp., provided an overview of the proposed request.

Ms. McGuire stated staff did not receive any public comment in response to the request.

Ms. McGuire presented the recommended conditions for approval.

Andrew Snyder made a motion for approval of staff’s recommendation. Jolián Rios seconded the motion and it passed 5—0.

GENERAL MEETING

ITEM 2: Review of July minutes.

Jolián Rios made a motion for approval of the minutes from the previous meeting. Andrew Snyder seconded the motion and it passed 5—0.

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)

Todd Vargo stated the applicant requests a one-month continuance.

Andrew Snyder made a motion to continue the item until September. Jolián Rios seconded the motion and it passed 5—0.

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)

Todd Vargo stated the City of Lakeland requests a one-month continuance since it is running concurrent with the previous agenda item.

Andrew Snyder made a motion to continue the item until September. Jolián Rios seconded the motion and it passed 5—0.

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 & Airth, P.A. (PUD26-012)

Matthew Lyons stated the subject property is located at the southeast corner of Harden Boulevard and Oakbridge Parkway. The subject property consists of Crystal Lake Commerce Center, a 110,000 sq. ft. office/business park which was constructed in 1989 according to the Polk County Property Appraiser and has been owned by Marriott Ownership Resorts Inc. since 1993. Existing site improvements consist of four (4) one-story office/warehousing buildings, off-street parking and two internally located service courts used for deliveries. Mr. Lyons pointed to photos on the overhead screen of the subject property and surrounding areas. The applicant requests a major modification of the PUD zoning to allow certain I-1 light industrial and wholesale trade uses in addition to the existing office and commercial entitlements.

Mr. Lyons presented the recommended conditions for approval which included provisions for two additional uses requested by the applicant after the staff report was distributed. The two additional uses included Dark Stores and Industrial Uses, Level I, excluding certain high-impact manufacturing uses.

Tim Campbell, 500 S. Florida Avenue, was present in support of the request.

In response to Terry Dennis, Mr. Campbell stated he agrees to staff's recommended conditions.

Andrew Snyder made a motion for approval of staff's recommendation. Jolián Rios seconded the motion and it passed 5—0.

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 & Airth, P.A. (PUD26-013)

Todd Vargo stated adjacent land uses to the south and west, consist of Parkway Corporate Center, to the north, the subject property abuts Sugar Creek Estates, a single-family residential subdivision and to the east, across Pipkin Creek Road, the subject property abuts Heritage Baptist Church.

Approximately 40% of the subject property consists of uplands suitable for development. The remainder is comprised of wooded jurisdictional wetlands and a stormwater retention area which was constructed to support Parkway Corporate Center to the west. No impacts to the wetlands or stormwater retention areas are proposed as part of the requested changes to the PUD zoning. The purpose of this request is to amend the PUD zoning to allow for certain I-1 light industrial uses in addition to the previously approved office entitlements to provide more flexibility in marketing the property to future tenants.

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

Mr. Vargo stated that since the July 21st meeting, an additional ten e-mails were received in opposition to the proposed major modification. Most of those were opposed to impacting the wetlands.

Mr. Vargo presented the recommended conditions for approval.

Tim Campbell, 500 S. Florida Avenue, was present in support of the request. Mr. Campbell stated he agrees to staff's recommended conditions.

Andrew Snyder made a motion for approval of staff's recommendation. Jolián Rios seconded the motion and it passed 5—0.

ITEM 6: Election of new officers.

Andrew Snyder made a motion to nominate Terry Dennis to serve as Chairperson. Jolián Rios seconded the motion and it passed 5—0.

Jolián Rios made a motion to nominate Andrew Snyder to serve as Vice-Chairperson. Bessie Reina seconded the motion and it passed 5—0.

Jolián Rios made a motion to nominate Bessie Reina to serve as Secretary. Andrew Snyder seconded the motion and it passed 5—0.

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

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

ITEM 8: Audience.

There were no comments from the audience.

ITEM 9: Adjourn.

There being no further discussion, the meeting was adjourned at 9:18 a.m.

Respectfully Submitted,

Terry Dennis, Chair

Bessie Reina, Secretary



Community & Economic Development Staff Request for Delay

Date:	September 15, 2026	Reviewer:	Todd Vargo
Project No:	PUD26-011/ZON26-007	Location:	3515 Airport Road
Owner:	Woods Family Management LLC		
Applicant:	Ryan Behren, Peterson & Myers, P.A.		
Current Zoning:	PUD (Planned Unit Development) 5653	Future Land Use:	Business Park (BP)
Context District:	Suburban Special Purpose (SSP)		
P&Z Hearing:	July 21, 2026	P&Z Final Decision:	October 20, 2026
Request:	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.		

Request for Continuance

Staff requests an additional one-month continuance until October 20, 2026, to provide the applicant and the property owner with additional time to determine whether they will proceed with the project as submitted or amend the zoning application.



Community & Economic Development Staff Request for Delay

Date:	September 15, 2026	Reviewer:	Todd Vargo
Project No:	PUD26-017	Location:	3515 Airport Road
Owner:	Woods Family Management LLC		
Applicant:	Ryan Behren, Peterson & Myers, P.A.		
Current Zoning:	PUD (Planned Unit Development) 5653	Future Land Use:	Business Park (BP)
Context District:	Suburban Special Purpose (SSP)		
P&Z Hearing:	July 21, 2026	P&Z Final Decision:	October 20, 2026
Request:	Major modification of PUD (Planned Unit Development) zoning to remove Tracts B1 and B2 on approximately 20.05 acres located at 3515 Airport Road.		

Request for Continuance

Staff request an additional one-month continuance until October 20, 2026, since the application is running concurrent with PUD26-011 ZON26-007.



Report of City Commission Action on Planning and Zoning Board Recommendations

Tuesday, September 15, 2026

Meeting of August 17, 2026

Ordinances (Second Reading)

Proposed 26-012; Voluntary Annexation of Approximately 12.64 Acres Located North of State Road 33, South of Old Polk City Road, West of Epicenter Boulevard, and East of Tomkow Road. (ANX26-001) **Approved 6—1, Ordinance 6149**

Proposed 26-013; Large Scale Amendment #LUL26-001 to the Future Land Use Map to Apply Business Park (BP) Land Use on Approximately 12.64 Acres Located North of State Road 33, South of Old Polk City Road, West of Epicenter Boulevard and East of Tomkow Road (LUL26-001) **Approved 6—1, Ordinance 6150**

Proposed 26-014; Application of I-2 (Medium Industrial) Zoning and Suburban Special Purpose (SSP) Context District Designation on Approximately 12.64 Acres Located North of State Road 33, South of Old Polk City Road, West of Epicenter Boulevard and East of Tomkow Road. (ZON26-002/ZON26-003) **Approved 6—1, Ordinance 6151**