

## AGENDA

Planning & Zoning Board  
Lakeland Electric Building rooms 1A/B  
May 16, 2023 8:30 a.m.

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, Jenny Sykes, no later than 48 hours prior to the proceeding, at **(863) 834-8444**. Email: **Jennifer.Sykes@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 to allow for the replacement of mobile homes within an existing nonconforming mobile home park on property located at 405 Union Drive. Owner: Williams Park Venture 1 Inc. Applicant: Colleen and Frank Williams. (CUP23-006)
  - b. Consideration of final decision.
- ITEM 2:**
- a. Major modification of a conditional use to allow a preschool with a maximum enrollment of 67 students as an accessory use to an existing church on property located at 411 W. Robson Street. Owner: Northside Assembly of God of Lakeland. Applicant: Sarah Case, Next Level Planning & Permitting. (CUP23-007)
  - b. Consideration of final decision.
- ITEM 3:**
- a. Minor modification of PUD (Planned Unit Development) zoning for Airport Commerce Park to adopt a new site plan and allow for a four-story, 114-room hotel as a development option within Tract A on property located at 3650 Airport Commerce Drive. Owner: Airport Commerce Partners LLC. Applicant: Timothy Campbell, Clark, Campbell, Lancaster & Munson, P.A. (PUD23-005)
  - b. Consideration of final decision.
- ITEM 4:**
- a. Minor modification of PUD (Planned Unit Development) zoning for the Villages at Noah's Landing to allow a solar power generation facility as an accessory use on property located at 500 Inspiration Drive. Owner: Villages at Noah's Landing Ltd. Applicant: Cindy Haer. (PUD23-006)
  - b. Consideration of final decision.

## GENERAL MEETING

- ITEM 5:** Review minutes of the April meeting.

**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.



# Planning & Zoning Board General Application

## General Information:

<b>Project No:</b>	CUP23-006	<b>Application Date:</b>	3/17/2023		
<b>Project Name:</b>	405 UNION DR				
<b>Subject Property Address:</b>	405 UNION DR				
<b>Parcel ID:</b>	232736015500001070	<b>Total Acreage:</b>	2.91		
<b>Applicant Name:</b>	COLLEEN AND FRANK WILLIAMS				
<b>Applicant Address:</b>	2585 GERBER DAIRY RD	WINTER HAVEN	FL	33880	
<b>Owner Name:</b>	WILLIAMS PARK VENTURE 1 INC				
<b>Owner Address:</b>	PO BOX 1556	EAGLE LAKE	FL	33839-1556	

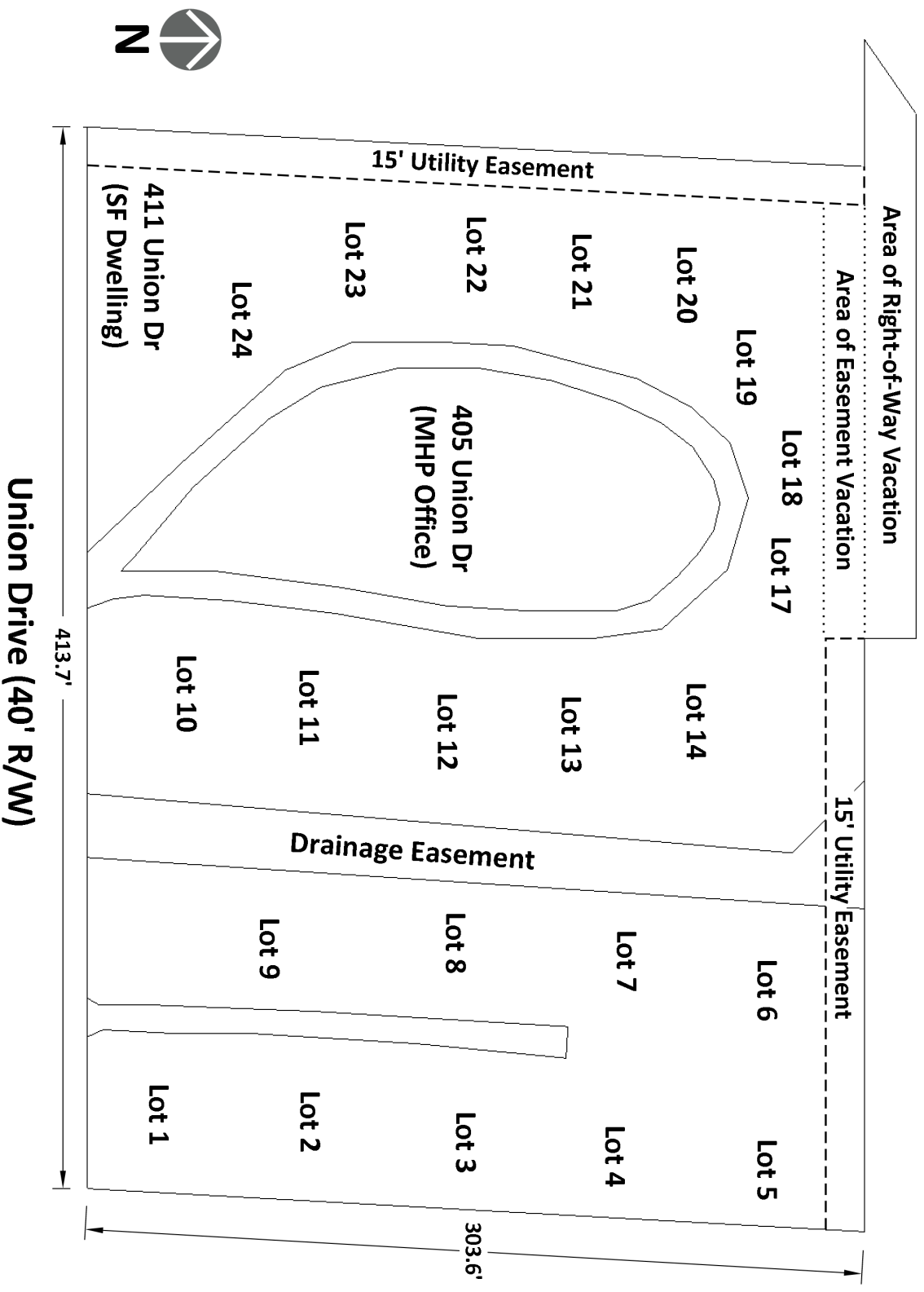
## Request:

<b>Application Type:</b>	<b>CONDITIONAL USE</b>	<b>NEW</b>
<b>Proposed</b>		<b>Current</b>
<b>Zoning:</b>	RA-3 (Single-Family)	(RA-3) Single Family
<b>Land Use:</b>	RM-Residential Medium	Residential Medium (RM)
<b>Context:</b>	UNH-Urban Neighborhood	Urban Neighborhood (UNH)
<b>Explanation of Request:</b>	Replacing older mobile homes with newer mobile homes in Glenwood. 24 units are there currently, and we would eventually like to replace all units	
<b>Justification:</b>	Want to replace any old units with newer models	

## Concurrency:

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

# Union Drive Mobile Home Park Site Plan



PUD 5962

250 Foot Mail  
Notification  
Boundary

PUD 3589 E

Subject  
Property

COLLINS ST W

RA-3

BAIRD AVE


UNION DR

Robson SPI

PETTWAY DR

File Number: CUP23-006

Present Zoning: RA-3 with SPI  
Present Context: Urban Neighborhood  
Proposed Zoning: Conditional Use to  
Allow Replacement  
of Mobile Homes

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



May 2023

PUD 5962

250 Foot Mail Notification Boundary

PUD 3589 E

Subject Property

GOLLINS-ST-W

RA-3  
SPI

UNION DR

URBAN NEIGHBORHOOD

Robson SPI

BAIRD AVE

PETTEWAY DR

File Number: CUP23-006

Present Zoning: RA-3 with SPI  
Present Context: Urban Neighborhood  
Proposed Zoning: Conditional Use to Allow Replacement of Mobile Homes

-  Subject Property
-  250 Foot Mail Notification Boundary
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-  Conditional Use
-  SPI
-  Parcels
-  Railroad
-  Water Body

May 2023



PUD 5962

250 Foot Mail  
Notification  
Boundary

I-4

I-4

PUD 3589 E

Subject  
Property

COLLINS-ST-W

SPI

RA-3

UNION DR

BAIRD AVE

Robson SPI

PETTEWAY DR

File Number: CUP23-006

Present Zoning: RA-3 with SPI  
Present Context: Urban Neighborhood  
Proposed Zoning: Conditional Use to  
Allow Replacement  
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May 2023

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





228 S Massachusetts Avenue  
Lakeland FL 33801  
[planning@lakelandgov.net](mailto:planning@lakelandgov.net)

April 28, 2023

RE: 405 Union Drive - Project No. CUP23-006

Dear Property Owner:

This is to advise you that Colleen and Frank Williams request a conditional use to allow for the replacement of mobile homes within an existing nonconforming mobile home park on property located at 405 Union Drive. The property is legally described as:

GLENWOOD PARK PB 9 PG 25 BLK A LOT 7 & BEG NW COR OF LOT 6 RUN E 4PT2 FT SLY TO PT 2PT9 FT E OF SW COR W TO SW COR N TO BEG & LOTS 8 & 9.

The public hearing to consider this request will be held before the Lakeland Planning and Zoning Board at **8:30 a.m., on Tuesday, May 16, 2023** in the Lakeland Electric Building rooms 1A/B, 501 E. Lemon Street. 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](mailto:planning@lakelandgov.net), prior to the Tuesday, May 16<sup>th</sup> meeting.

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

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THIS IS A COURTESY LETTER NOT REQUIRED BY LAW





# Planning & Zoning Board General Application

## General Information:

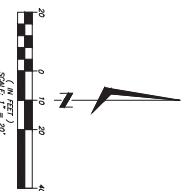
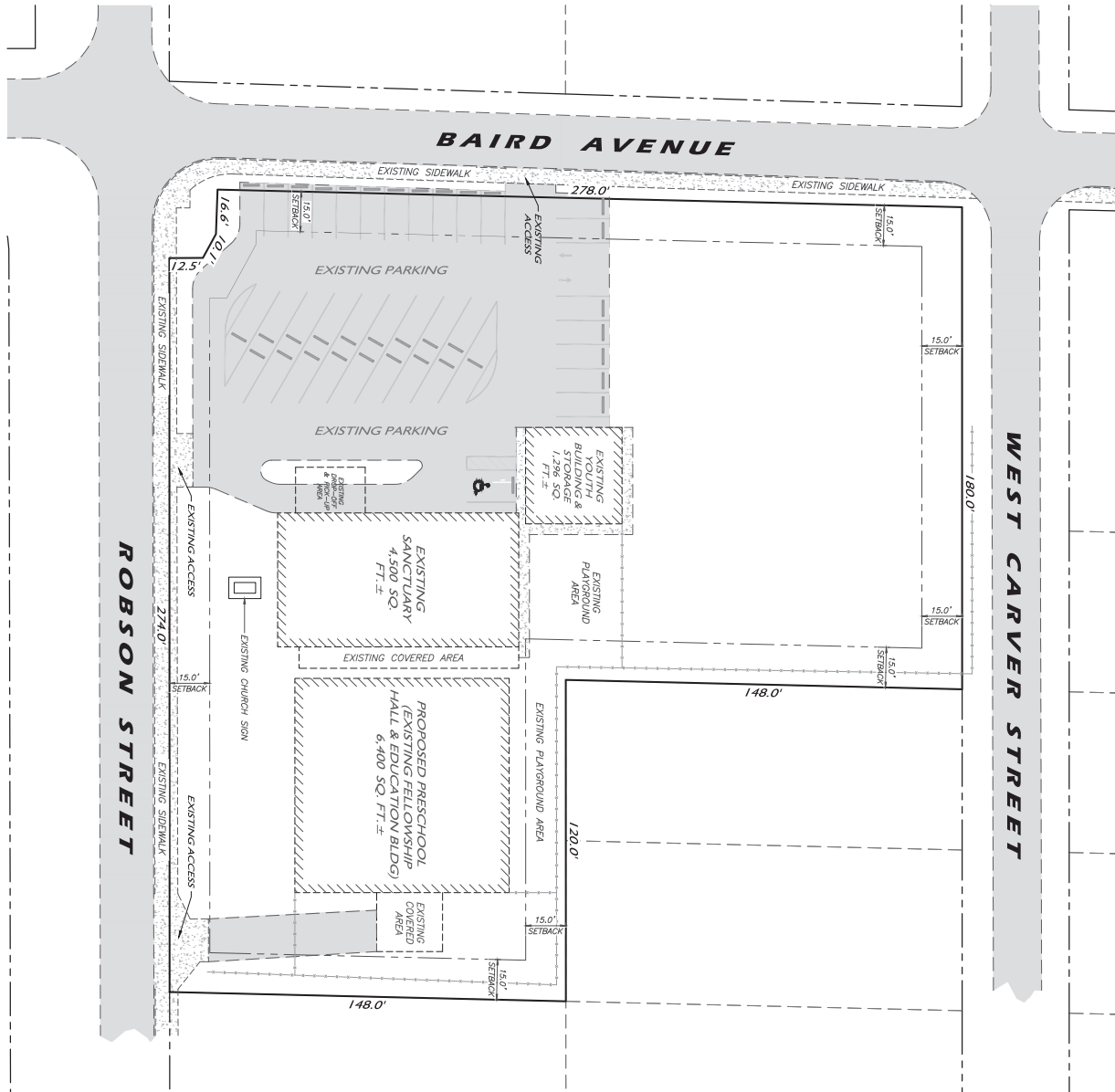
<b>Project No:</b>	CUP23-007	<b>Application Date:</b>	4/10/2023		
<b>Project Name:</b>	NORTHSIDE ASSEMBLY OF GOD OF LAKELAND PRESCHOOL				
<b>Subject Property Address:</b>	411 W ROBSON ST #W/I				
<b>Parcel ID:</b>	232736016000008160	<b>Total Acreage:</b>	1.62		
<b>Applicant Name:</b>	NEXT LEVEL PLANNING PERMITTING				
<b>Applicant Address:</b>	3825 S FLORIDA AVE SUITE 4	LAKELAND	FL	33813	
<b>Owner Name:</b>	NORTHSIDE ASSEMBLY OF GOD OF L				
<b>Owner Address:</b>	411 W ROBSON ST	LAKELAND	FL	338052134	

## Request:

<b>Application Type:</b>	<b>CONDITIONAL USE</b>	<b>MINOR MODIFICATION</b>
<b>Proposed</b>		<b>Current</b>
<b>Zoning:</b>	RA-3 (Single-Family)	(RA-3) Single Family
<b>Land Use:</b>	RL-Residential Low	Residential Medium (RM)
<b>Context:</b>	UNH-Urban Neighborhood	Urban Neighborhood (UNH)
<b>Explanation of Request:</b>	Proposed Modification to ORD 4358 to allow a preschool within the existing Northside Assembly of God church	
<b>Justification:</b>	Ord 4358 was approved in 2002 with the existing church; the church now wants to allow a Preschool operation within the existing facilities.	

## Concurrency:

<b>Proposed Dwelling Units:</b>	0	<b>Project Floor Area:</b>	11000	Square feet	
<b>Type of Use:</b>	Church	<b>Phase</b>	1	<b>Year</b>	2024
<b>Estimate of Public Service Demand</b>					
<b>Roadways</b>	<b>Daily Trips:</b>	0	<b>PM Peak Hour Trips:</b>	0	
<b>Potable Water</b>		GPD	<b>Wastewater</b>	GPD	<b>Solid Waste</b>
					PPD



**VICINITY MAP**  
SCALE: N.T.S.

**PROJECT SITE**

**SITE DATA:**

PARCEL NUMBER:	23-27-36-01600-0001169
LAND AREA:	= 1.63 ACRES ±
EXISTING BLDG AREA:	= 12,196 SQ. FT. ±
SETBACKS:	
FRONT:	= 15 FEET FROM PROPERTY LINE
SIDE:	= 15 FEET FROM PROPERTY LINE
REAR:	= 15 FEET FROM PROPERTY LINE
ZONING:	= RM-3
EXISTING PARKING:	= 37 SPACES

**NOTE:**  
INGRESS / EGRESS AND STORM WATER MANAGEMENT TO BE PERMITTED WITH RESPECTIVE AGENCIES IN THE FUTURE.

**CONTACT:**  
SARAH CASE  
NEXT LEVEL PLANNING & PERMITTING  
3825 SOUTH FLORIDA AVENUE, SUITE 4  
LAKELAND, FLORIDA 33813  
www.nextlevelpolk.com



**NORTHSIDE  
ASSEMBLY OF GOD  
LAKELAND**

**ORD 4358 CU  
MODIFICATION**

DESIGNED BY: JAC  
DRAWN BY: JAC  
CHECKED BY: JAC  
SCALE: N.T.S.



**File Number:** CUP23-007

**Present Zoning:** RA-3 with SPI and Conditional Use

**Present Context:** Urban Neighborhood

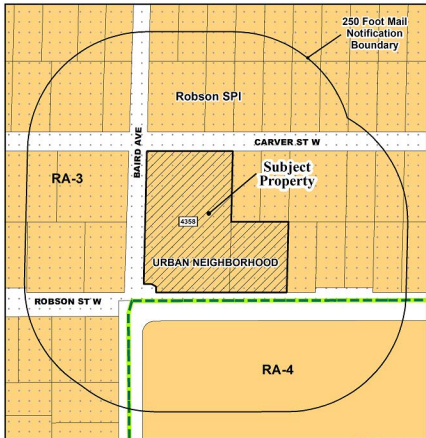
**Proposed Zoning:** Major Modification of Conditional Use to Allow for a Preschool

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



May 2023







**File Number:** CUP23-007

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**Present Context:** Urban Neighborhood

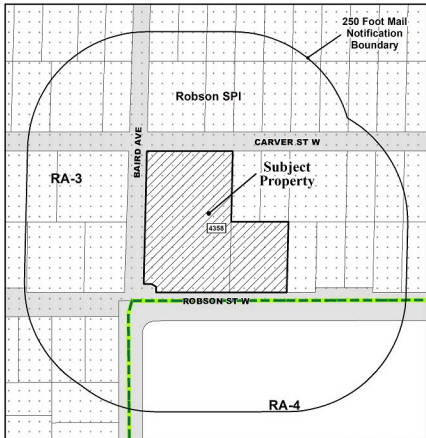
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May 2023





**File Number:** CUP23-007

**Present Zoning:** RA-3 with SPI and Conditional Use

**Present Context:** Urban Neighborhood

**Proposed Zoning:** Major Modification of Conditional Use to Allow for a Preschool

-  Subject Property
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228 S Massachusetts Avenue  
Lakeland FL 33801  
[planning@lakelandgov.net](mailto:planning@lakelandgov.net)

April 28, 2023

RE: 411 W. Robson Street - Project No. CUP23-007

Dear Property Owner:

This is to advise you that Sarah Case, Next Level Planning & Permitting, requests a major modification of a conditional use to allow a preschool with a maximum enrollment of 67 students as an accessory use to an existing church on property located at 411 W. Robson Street. The property is legally described as:

NORTH FLORIDA HEIGHTS SUB PB 15 PG 18 BLK H LOTS 1 THRU 3 & 16  
THRU 20 LESS R/W AS DESC IN OR 5826-2126, POLK COUNTY FLORIDA.

The public hearing to consider this request will be held before the Lakeland Planning and Zoning Board at **8:30 a.m., on Tuesday, May 16, 2023** in the Lakeland Electric Building rooms 1A/B, 501 E. Lemon Street. 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](mailto:planning@lakelandgov.net), prior to the Tuesday, May 16<sup>th</sup> meeting.

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# Planning & Zoning Board General Application

## General Information:

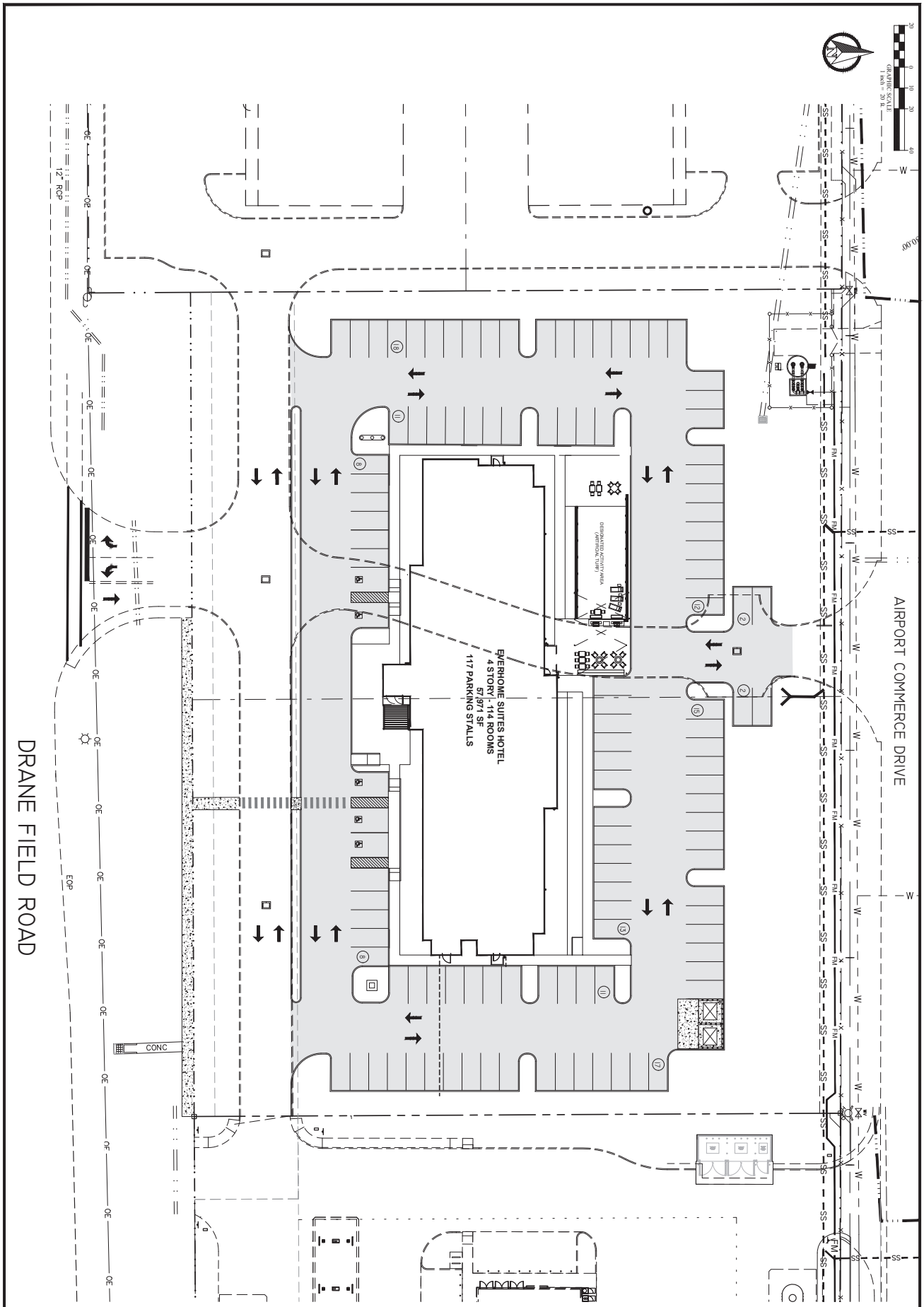
<b>Project No:</b>	PUD23-005	<b>Application Date:</b>	3/10/2023		
<b>Project Name:</b>	PURSUIT MULTI-FAMILY (ACP)_3650 AIRPORT COMMERCE DR				
<b>Subject Property Address:</b>	3650 AIRPORT COMMERCE DR				
<b>Parcel ID:</b>	232833138104000020	<b>Total Acreage:</b>	2.85		
<b>Applicant Name:</b>	TIMOTHY F CAMPBELL				
<b>Applicant Address:</b>	500 SOUTH FLORIDA AVENUE	LAKELAND	FL	33801	
<b>Owner Name:</b>	AIRPORT COMMERCE PARTNERS LLC				
<b>Owner Address:</b>	500 SOUTH FLORIDA AVENUE	LAKELAND	FL	338013201	

## Request:

<b>Application Type:</b>	<b>PLANNED UNIT DEVELOPMENT</b>	<b>MINOR MODIFICATION</b>
<b>Proposed</b>		<b>Current</b>
<b>Zoning:</b>	PUD (Planned Unit Development)	(PUD) 5666 Planned Unit Development
<b>Land Use:</b>	BP-Business Park	Business Park (BP)
<b>Context:</b>	Not Applicable	Suburban Special Purpose (SSP)
<b>Explanation of Request:</b>	The applicant seeks a modification to Ordinance 5666 to allow a hotel within Tract A and to add specific development standards for a hotel in Tract A	
<b>Justification:</b>	See support correspondence submitted with this application.	

## Concurrency:

<b>Proposed Dwelling Units:</b>	0	<b>Project Floor Area:</b>	0	Square feet	
<b>Type of Use:</b>	Hotel	<b>Phase</b>	1	<b>Year</b>	2024
<b>Estimate of Public Service Demand</b>					
<b>Roadways</b>	<b>Daily Trips:</b>	0	<b>PM Peak Hour Trips:</b>	0	
<b>Potable Water</b>		GPD	<b>Wastewater</b>	GPD	<b>Solid Waste</b> PPD



C3.0

STITZEL ENGINEERING & CONSTRUCTION, INC.  
 317 West Highland Dr., Suite 1001  
 Lakeland, Florida 33813  
 Phone: (883) 967-4459  
 Fax: (883) 607-4455

**SITE AND UTILITY PLAN**

PROPOSED SITE DEVELOPMENT:

**EverHome Suites**  
**COMMERCIAL BUILDING**  
 AIRPORT COMMERCE DRIVE  
 LAKELAND, FLORIDA 33811

**STITZEL Engineering & Construction, Inc.**

317 West Highland Dr., Suite 1001  
 Lakeland, Florida 33813  
 Phone: (883) 967-4459  
 Fax: (883) 607-4455

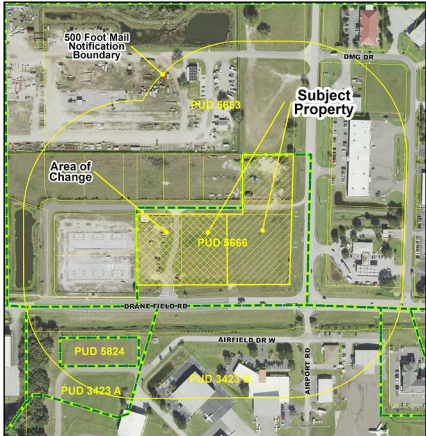
THE DESIGNER ASSURES ALL PROPERTY INFORMATION. THIS INFORMATION SHALL NOT BE COPIED, SOLD, OR  
 DISTRIBUTED WITHOUT THE PRIOR WRITTEN PERMISSION OF STITZEL ENGINEERING & CONSTRUCTION, INC.  
 (COPYRIGHT STITZEL ENGINEERING & CONSTRUCTION)

DESIGNED	SEG	FILE NAME	Master File	PLAN SCALE
DRAWN	SEG	DATE	02-06-2023	NOTED
CHECKED	AS			

CONTRACTOR SHALL FIELD VERIFY ALL CONSTRUCTION PRIOR TO BIDDING AND IS RESPONSIBLE FOR VERIFICATION OF EXISTING UTILITY SIZE & LOCATION. THIS PLAN MAY NOT REFLECT ALL CONSTRUCTION OBSTACLES, ACCESS, DEWATERING, LOCAL PERMITTING, ETC. THAT MAY BE REQUIRED.

NO.	REVISION	BY	DATE
1			
2			





File Number: PUD23-005

Present Zoning: PUD5666

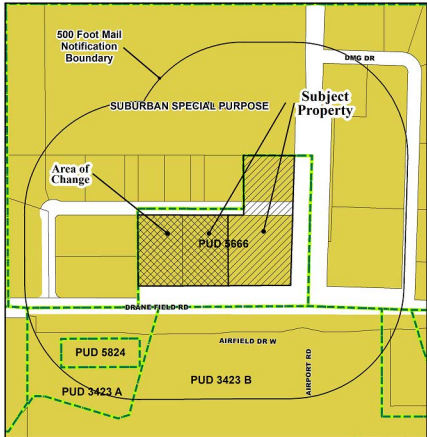
Present Context: Suburban Special Purpose

Proposed Zoning: Minor Modification of PUD  
Zoning to Allow a 114-room  
Hotel within Tract A











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



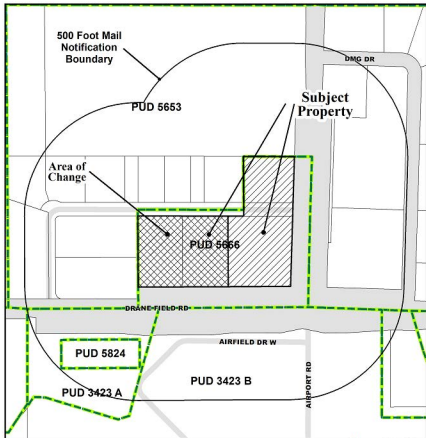
May 2023



File Number: PUD23-005  
 Present Zoning: PUD5666  
 Present Context: Suburban Special Purpose  
 Proposed Zoning: Minor Modification of PUD Zoning to Allow a 114-room Hotel within Tract A

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





File Number: PUD23-005

Present Zoning: PUD5666

Present Context: Suburban Special Purpose

Proposed Zoning: Minor Modification of PUD Zoning to Allow a 114-room Hotel within Tract A

May 2023





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

April 28, 2023

RE: 3650 Airport Commerce Drive - Project No. PUD23-005

Dear Property Owner:

This is to advise you that Timothy Campbell, Clark, Campbell, Lancaster & Munson, P.A., requests a minor modification of PUD (Planned Unit Development) zoning for Airport Commerce Park to adopt a new site plan and allow for a four-story, 114-room hotel as a development option within Tract A on property located at 3650 Airport Commerce Drive. The subject property is legally described as:

Lots 1 and 2, AIRPORT COMMERCE PARK, according to the plat or map thereof recorded in Plat Book 168, Pages 1-2, Public Records of Polk County, Florida.

The public hearing to consider this request will be held before the Lakeland Planning and Zoning Board at **8:30 a.m., on Tuesday, May 16, 2023** in the Lakeland Electric Building rooms 1A/B, 501 E. Lemon Street. 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](mailto:planning@lakelandgov.net), prior to the Tuesday, May 16<sup>th</sup> meeting.

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# Planning & Zoning Board General Application

## General Information:

<b>Project No:</b>	PUD23-006	<b>Application Date:</b>	4/4/2023		
<b>Project Name:</b>	NOAH'S ARK_500 INSPIRATION DR_SOLAR FARM				
<b>Subject Property Address:</b>	500 INSPIRATION DR				
<b>Parcel ID:</b>	242730000000022040	<b>Total Acreage:</b>	0		
<b>Applicant Name:</b>	CINDY HAER				
<b>Applicant Address:</b>	500 INSPIRATION DR	LAKELAND	FL	33805	
<b>Owner Name:</b>					
<b>Owner Address:</b>					

## Request:

<b>Application Type:</b>	<b>PLANNED UNIT DEVELOPMENT</b>	<b>MINOR MODIFICATION</b>
<b>Proposed</b>		<b>Current</b>
<b>Zoning:</b>	PUD (Planned Unit Development)	(PUD) 4800 Planned Unit Development
<b>Land Use:</b>	RM-Residential Medium	Residential Medium (RM)
<b>Context:</b>	SNH-Suburban Neighborhood	Suburban Neighborhood (SNH)
<b>Explanation of Request:</b>	Minor modification to the PUD zoning for the Villages at Noah's Landing to allow for a solar power generation facility as an accessory use on property located at 500 Inspiration Drive.	
<b>Justification:</b>	Residents would be vocationally trained and then employed at the greenhouse. They would be involved in the growing, maintaining, harvesting, packaging, and packing the vegetables. The greenhouse will be modified to accommodate the Residents' abilities. It is through the Horticulture Therapy program we are creating with the University of Florida that would provide the necessary vocational training and life skills our Residents would need to interview, be hired, and maintain their jobs. As a long-term goal, we would advance our Residents into supervisory and management positions.	

## Concurrency:

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

Noah's Ark of Central Florida is a residential community for adults with intellectual and developmental disabilities. We offer low-income housing and educational and vocational training to allow our Residents to thrive while remaining independent.

We were the first community to serve the intellectually and developmentally disabled population in the state of Florida. We were fortunate to have been donated 56 acres of land by the City of Lakeland. Sixteen acres have already been developed with our apartment complex, The Villages at Noah's Landing. We have a Land Usage Restriction Agreement (LURA) with the State of Florida and are required to have a community garden. Our research discovered a vertical greenhouse that could be built on a tenth of an acre. We want to put solar panels on the roof to power the greenhouse for a climate-controlled space to grow vegetables year-round. The Great Patch will employ approximately 30-40 Residents of Noah's Ark and Polk County communities with adults with intellectual and developmental disabilities (Residents).

Additionally, we have partnered with the University of Florida, College of Medicine, and Horticultural Therapy Department to create a unique educational and vocational program. We will create an internship to live on our campus for at least a school year. The intern will facilitate the educational and vocational training, which will include but is not limited to interview training and on-the-job training in the greenhouse. The Internship will be a supervisor to the Residents of The Great Patch. The educational component is underway. Noah's Ark has been awarded several grants to allow us to begin the educational component by providing smaller programs that teach the Residents about plant growth, planting, and watering the garden. On April 1, we partnered with Publix Super Markets in Publix Serves. Approximately 12 Publix Pharmacy associates and 15 Noah's Ark Residents and employees moved 18 yards of topsoil and planted cucumbers, yellow bell tomatoes, black cherry tomatoes, cowpeas, mini-sweet peppers, and squash. In early May, we plan to partner with GEICO to harvest the crop and provide an educational program that teaches Residents about food freshness and food safety. We will help Residents identify expiration dates on various food packages, identify fresh fruits and vegetables, and when they have become "foul." We will discuss the importance of this and what can happen if they don't properly remove food consistently.

In the fall of 2022, when we approached a solar company to begin the conversation about solar on the greenhouse and our apartment buildings, we learned and became excited about the prospect of building a solar farm on the remainder of the land. The pandemic financially impacted Noah's Ark. Not knowing the ramifications of the pandemic, most Residents went home to live with their families and loved ones. As a result, they did not pay the activities fee, which is a revenue stream for our organization. It, therefore, created a deficit. Fast forward to 2022, it became incumbent upon the new administration to think creatively about how we might solve this deficit. Noah's Ark has undergone six administrative changes in the past three years. These revolving door changes have taken their toll on Noah's Ark. It is through the leadership of Cauney Bamberg, President/CEO, and Cindy Haer, Director for the Advancement of Philanthropy, that we have been able to bring a vision and a path forward. Currently,

Noah's Ark spends approximately \$200,000 per year on electricity. Placing solar panels on the current buildings allows Noah's Ark the opportunity to reduce its electric bill significantly. We discussed with the solar company that we have enough acreage to build a solar farm and began doing our due diligence and researching what kinds of opportunities a solar farm could provide Noah's Ark. In our research, we discovered that we have the potential to partner with Lakeland Electric (LE) by selling our over-produced electricity to them. After many conversations with the leadership at LE, we were given the full support of this project and are moving forward.

We then formed a committee to help us navigate through the process of this project. This committee began to discuss the long-term benefits of this project for Noah's Ark and whether this was feasible for us to consider. We determined that it would solve some of our financial challenges and allow us to partner with the City of Lakeland and Lakeland Electric and create a win-win situation for all of us. Noah's Ark isn't coming to the City of Lakeland for a handout, which many nonprofits often do, but rather this would be a business partner and create a lasting relationship. We are now in conversation with Lakeland Electric, the City of Lakeland, and the City Commission and are negotiating a Power Purchase Agreement (PPA). This financial stability would allow Noah's Ark to move forward with its plans to expand the residential community much sooner than anticipated. The solar farm committee determined that we should only use approximately 20 of the 40 remaining acres to allow for the expansion, the greenhouse, the serenity garden, the barn, and the dock. Out of the solar committee, it became evident that the solar farm project will provide us with other opportunities to offer more holistic educational programs, provide a variety of jobs, and create a sustainable financial picture for our organization.

The solar farm will be on approximately 20 acres beginning at the front of the parcel adjacent to the new residential expansion. It will prevent unnecessary tree removal and has the most sun exposure on the property. There will be fencing around the solar panels to prevent Residents from entering the area. We will use goats or sheep for grazing the area. We will include landscaping to camouflage the solar farm from Lake Crago. The electricity overproduced in the solar farm will be sold to LE. Noah's Ark accepts the risk by owning the property, solar panels, and any maintenance required. We anticipate producing approximately 5 MW of electricity. Since we are putting solar panels on the existing buildings and any future buildings, including but not limited to the residential expansion community, the greenhouse, and the barn, it will not reduce the amount of electricity we sell to LE. Those buildings will have solar panels and will generate their electricity.

The solar farm requires maintenance, and it is recommended that goats and sheep be used for this purpose. In thinking about the need for these animals for the solar farm, we began researching how these animals could benefit the Residents. Our research found that there is such a thing as goat yoga and animal therapy. We are also considering other farm animals, such as chickens and miniature cows. Once again, leading us to the University of Florida for guidance and advice. We are beginning to establish a relationship with the College of Veterinary Medicine and the programs we can create

from having these barn animals. Our research also found that we can create goat's milk soap, goat cheese, and other products allowing us to sell gift shop products. At the time of this writing, we have not fully explored the potential but have added it to our list of opportunities.

However, we must build a barn to house the farm animals. The barn should be near the solar farm so the animals can be easily moved to the solar farm. The barn can be located towards the back of the "agricultural parcel" near Lake Crago. The barn should be large enough to accommodate enough animals to graze the solar farm and include living quarters for the farmhand to care for the animals. If we decide to have chickens, the eggs can supplement the eggs needed to feed the Residents of Noah's Ark, and whatever eggs are left over, we can sell them at the farmer's market or commercially.

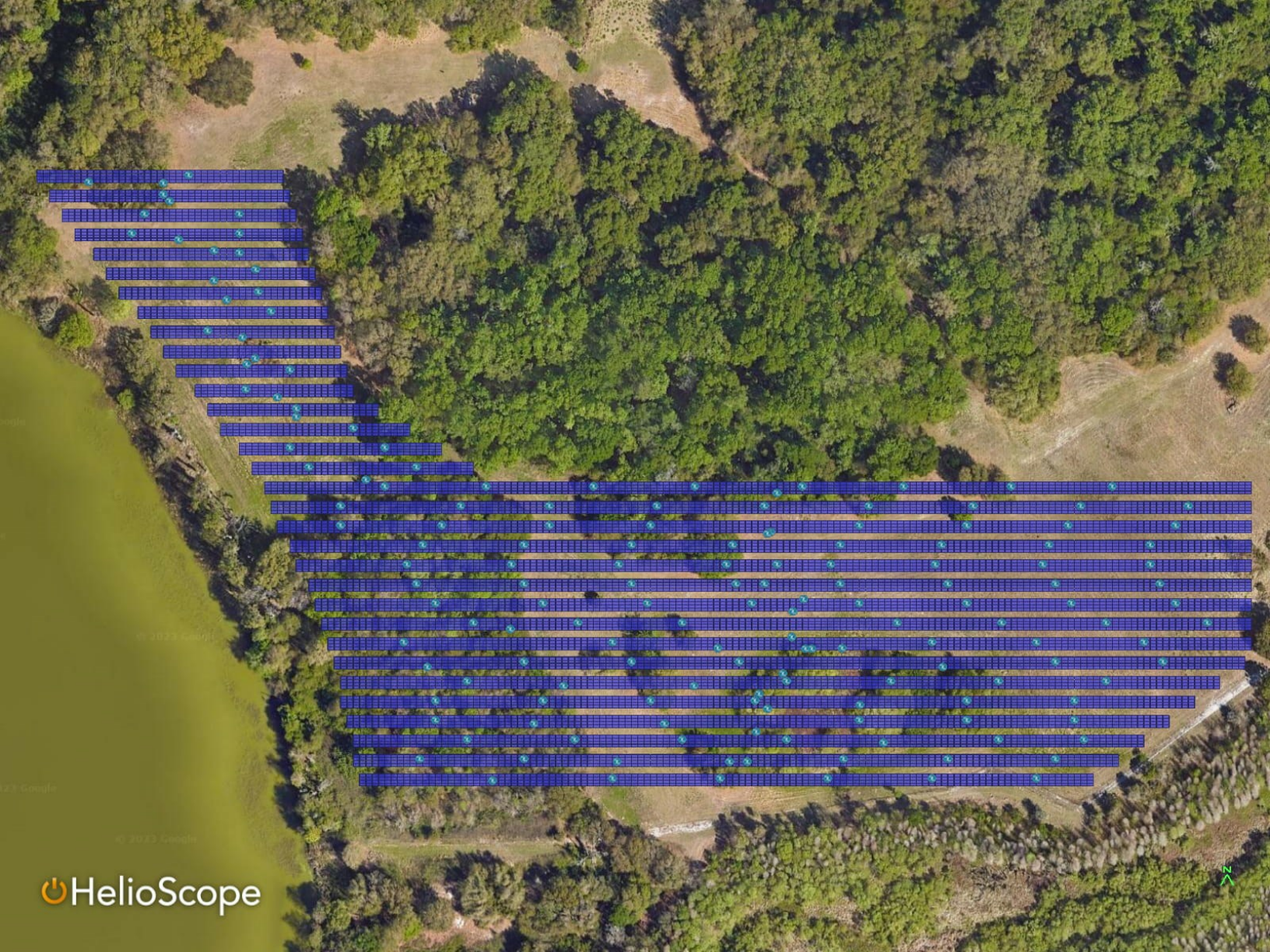
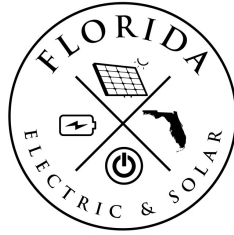
With the solar committee's recommendation, we can begin to plan our residential expansion. We have longtime friends and families who have learned of our concepts and have decided to actively participate in our Residential Expansion and Community Housing (REACH) Task Force and are committing financially to provide seed money to move this expansion forward. Once the Board has approved the REACH Task Force, they will move forward with planning the Residential Expansion. It will be out of this Task Force that will determine the kind of and the number of residential homes that are added. The homes will be built adjacent to the current community just before the suggested solar farm and agricultural parcel. The timeline for this Task Force is to develop a plan by the end of 2023 to begin construction in the first quarter of 2024. An access road is proposed to continue the current road from The Villages at Noah's Landing leading through the proposed residential expansion, past the solar farm and The Great Patch vertical greenhouse, the barn, and to the proposed dock.

The Great Patch: A vertical working greenhouse is where this entire project started. In our research, we found a similar organization in Washington State. They have residents who live on their campus. While their facility is much smaller than Noah's Ark, it is the same concept. They mentioned having a greenhouse and supplementing their food when I spoke with them. After further discussion, I learned their greenhouse was too small for what we needed. However, they mentioned considering a vertical greenhouse approximately three stories high, but it was limited to a tenth of an acre. By building a vertical greenhouse, we could grow enough vegetation to supplement our meals and create a business allowing us to sell the vegetables commercially. In addition, it would create jobs for our Residents. Residents would be vocationally trained and then employed at the greenhouse. They would be involved in the growing, maintaining, harvesting, packaging, and packing the vegetables. The greenhouse will be modified to accommodate the Residents' abilities. It is through the Horticulture Therapy program we are creating with the University of Florida that would provide the necessary vocational training and life skills our Residents would need to interview, be hired, and maintain their jobs. As a long-term goal, we would advance our Residents into supervisory and management positions.



The Great Patch also has a serene garden component. This space is an open space and would be more of a butterfly-type of garden. A space for Residents and their guests to sit, be still, meditate, pray, have a yoga class, or read. The space may also include a gathering space to accommodate weddings or garden parties. We plan to build an exercise path leading to the lake from this garden. The exercise path would include exercise equipment accommodating our community population. This exercise path will lead near the barn area and to Lake Crago. We plan to build a dock for watersports activities such as paddle boats, canoes, and kayaks.

As you can see, this project isn't just about creating a stopgap or band-aid but about real solutions! It is all about solutions. Solutions that put our Residents at the forefront, creating a community that they can call their own. We want to nurture and accommodate our Residents for their entire adult lives. The number one question and fear our Residents' families, parents, and guardians have been, "What will happen to my child when we pass on?" That question is at the center of this administration's mind and our main focus. For us, it is about creating a community that promotes independence, an opportunity for growth, learning, and living life to its fullest. Noah's Ark of Central Florida was the first of its kind of community in Florida. With this project, we create the path on an unbeaten trail. We are forward-thinking and thinking outside of the box for a population who are underserved. This project takes this community to a whole new level and changes the lives of our Residents to have a life their families never imagined possible.



## Noah's Ark

*Noah's Ark*  
of Central Florida

Noah's Ark  
500 Inspiration Dr  
Lakeland FL 33805

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madoniabatista@gmail.com

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## 2 PROJECT PORTFOLIO



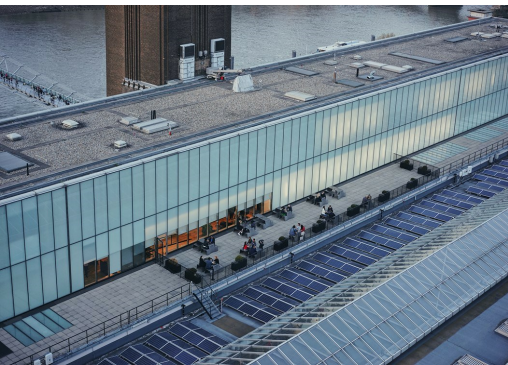
### MARINA SUN HOA

**System Rating:** 1.5 MW DC

**Services Provided:** Design, Development, EPC, and Financing

**Location:** San Diego, CA

## PROVEN TRACK RECORD & PERFORMANCE GUARANTEES



### MODERN ART MUSEUM

**System Rating:** 1 MW DC

**Services Provided:** Design, Development, and EPC

**Location:** Los Angeles, CA



### SUNSHINE CONDOS

**System Rating:** 600 kW DC

**Services Provided:** Development and Financing

**Location:** Santa Monica, CA



### TATE MANUFACTURING

**System Rating:** 360 kW DC

**Services Provided:** Development and EPC

**Location:** Pasadena, CA

# 3 PROJECT SUMMARY

Payment Options	Cash Purchase
IRR - Term	21.0%
LCOE PV Generation	\$0.017 /kWh
Net Present Value	\$11,184,647
Payback Period	4.5 Years
Total Payments	\$5,954,760
Total Incentives	\$2,381,904
Net Payments	\$3,572,856
Electric Bill Savings - Term	\$31,233,542
Upfront Payment	\$5,954,760

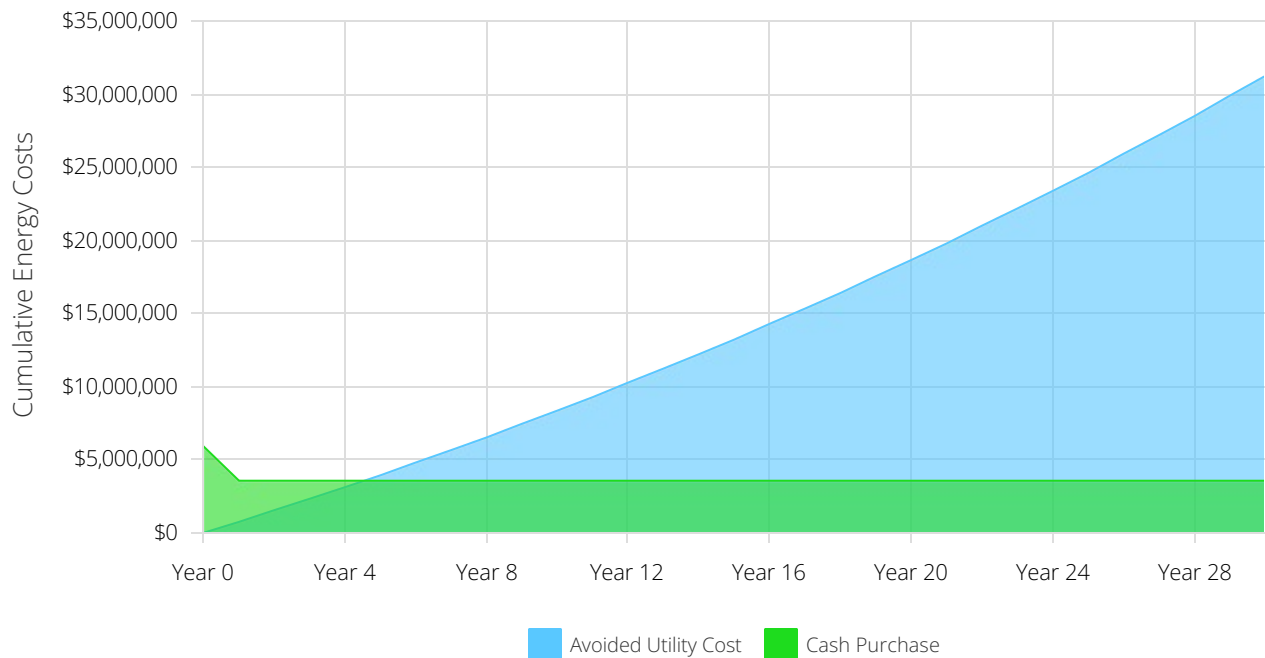
### COMBINED SOLAR PV RATING

Power Rating: 5,004,000 W-DC  
 Power Rating: 4,268,912 W-AC-CEC

### COMBINED ESS RATINGS

Energy Capacity: 0.0 kWh  
 Power Rating: 0.0 kW

CUMULATIVE ENERGY COSTS BY PAYMENT OPTION



# 4.1.1 PV SYSTEM DETAILS

## GENERAL INFORMATION

Facility: Meter #1  
 Address: 500 Inspiration Dr Lakeland FL 33805

## SOLAR PV SYSTEM RATING

Power Rating: 5,004,000 W-DC  
 Power Rating: 4,268,912 W-AC-CEC

## SOLAR PV EQUIPMENT DESCRIPTION

Solar Panels: (11120) ZNShine ZXM6-NHDB144-450  
 Inverters: (167) SMA Sunny Tripower 24000TL-US

## ENERGY CONSUMPTION MIX

Annual Energy Use: 8,160,000 kWh

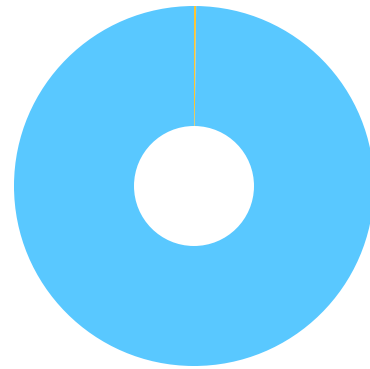
## SOLAR PV EQUIPMENT TYPICAL LIFESPAN

Solar Panels: Greater than 30 Years  
 Inverters: 15 Years

### Solar PV System Cost and Incentives

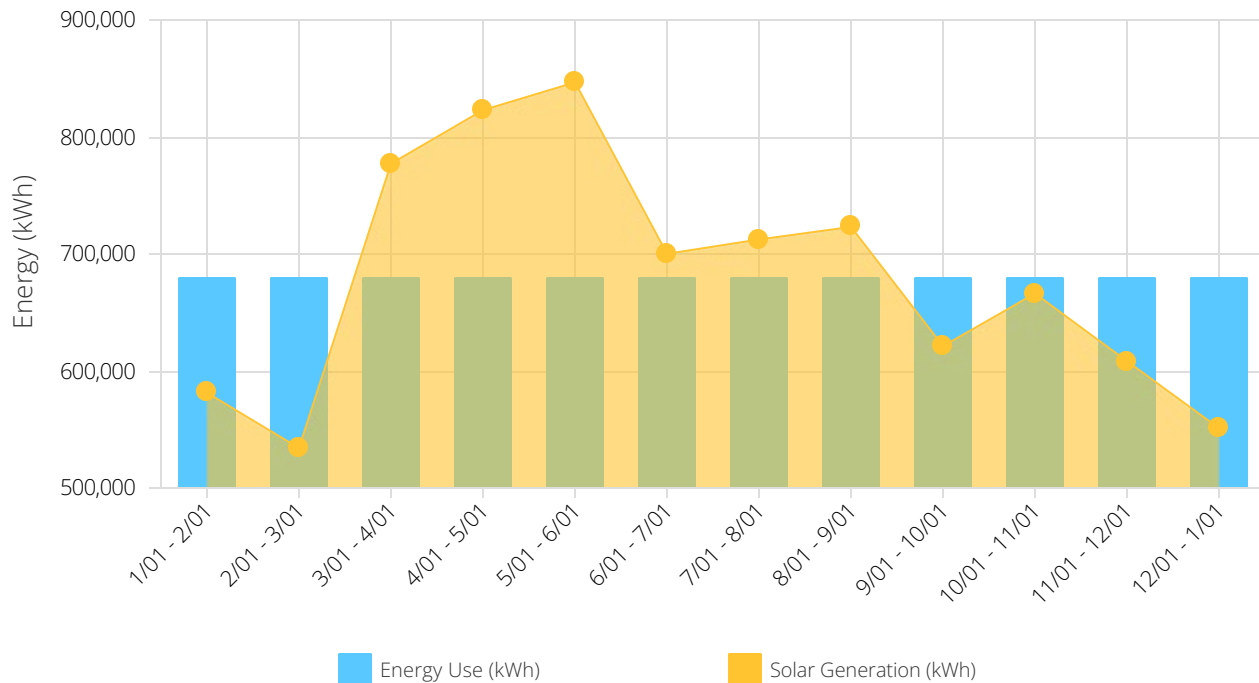
Solar PV System Cost \$5,954,760  
 Federal Tax Credit **-\$2,381,904**

**Net Solar PV System Cost \$3,572,856**



Utility 15,594 kWh (0.19%)  
 Solar PV 8,144,406 kWh (99.81%)

## MONTHLY ENERGY USE VS SOLAR GENERATION



## 4.1.2 REBATES & INCENTIVES

This section summarizes all incentives available for this project. The actual rebate and incentive amounts for this project are shown in each example.

### Investment Tax Credit (ITC), Commercial - 40%

The Inflation Reduction Act (IRA) of 2022 establishes and extends the federal Investment Tax Credit (ITC) for solar photovoltaic (PV) systems at a rate of 30% of the total PV system cost. The 30% ITC was extended for 10 years, through 2032. Unlike tax deductions, this tax credit can be used to directly offset your tax liability dollar for dollar. The IRA extended the carryback period to 3 years, and the carryforward period to 22 years, in cases where the tax credit exceeds a customer's tax liability in the 'placed-in-service' year. For PV projects greater than 1 MW AC in size, the IRA established prevailing wage and apprenticeship requirements in order to qualify for the full 30% "increased rate", rather than a "base rate" which would only qualify for a 6% ITC. Projects with an output of less than 1 megawatt qualify for the "increased rate" irrespective of if prevailing wage or apprenticeship requirements are met.

Total Incentive Value: \$2,381,904



## 4.1.3 UTILITY RATES

The table below shows the rates associated with your current utility rate schedule (GS). Your estimated electric bills after solar are shown on the following page.

Customer Charges				Energy Charges			
Season	Charge Type	Rate Type	GS	Season	Charge Type	Rate Type	GS
S1	Flat Rate	per billing period	\$13.00	S1	Flat Rate	Import	\$0.09303





## 4.1.4 CURRENT ELECTRIC BILL

The table below shows your annual electricity costs based on the most current utility rates and your previous 12 months of electrical usage.

### RATE SCHEDULE: Lakeland - GS

Time Periods	Energy Use (kWh)	Charges		
		Other	Energy	Total
1/1/2022 - 2/1/2022 S1	680,000	\$13	\$63,258	\$63,271
2/1/2022 - 3/1/2022 S1	680,000	\$13	\$63,258	\$63,271
3/1/2022 - 4/1/2022 S1	680,000	\$13	\$63,258	\$63,271
4/1/2022 - 5/1/2022 S1	680,000	\$13	\$63,258	\$63,271
5/1/2022 - 6/1/2022 S1	680,000	\$13	\$63,258	\$63,271
6/1/2022 - 7/1/2022 S1	680,000	\$13	\$63,258	\$63,271
7/1/2022 - 8/1/2022 S1	680,000	\$13	\$63,258	\$63,271
8/1/2022 - 9/1/2022 S1	680,000	\$13	\$63,258	\$63,271
9/1/2022 - 10/1/2022 S1	680,000	\$13	\$63,258	\$63,271
10/1/2022 - 11/1/2022 S1	680,000	\$13	\$63,258	\$63,271
11/1/2022 - 12/1/2022 S1	680,000	\$13	\$63,258	\$63,271
12/1/2022 - 1/1/2023 S1	680,000	\$13	\$63,258	\$63,271
<b>Total</b>	<b>8,160,000</b>	<b>\$156</b>	<b>\$759,092</b>	<b>\$759,248</b>



## 4.1.5 NEW ELECTRIC BILL

RATE SCHEDULE: Lakeland - GS

Time Periods	Energy Use (kWh)	Charges		
Bill Ranges & Seasons	Total	Other	Energy	Total
1/1/2022 - 2/1/2022 S1	98,689	\$13	\$9,181	\$9,194
2/1/2022 - 3/1/2022 S1	145,933	\$13	\$13,576	\$13,589
3/1/2022 - 4/1/2022 S1	-97,163	\$13	\$9,039	\$9,026
4/1/2022 - 5/1/2022 S1	-142,934	\$13	\$13,297	\$13,284
5/1/2022 - 6/1/2022 S1	-166,663	\$13	\$15,504	\$15,491
6/1/2022 - 7/1/2022 S1	-20,116	\$13	\$1,871	\$1,858
7/1/2022 - 8/1/2022 S1	-32,371	\$13	\$3,011	\$2,998
8/1/2022 - 9/1/2022 S1	-43,110	\$13	\$4,010	\$3,997
9/1/2022 - 10/1/2022 S1	58,839	\$13	\$5,474	\$5,487
10/1/2022 - 11/1/2022 S1	13,835	\$13	\$1,287	\$1,300
11/1/2022 - 12/1/2022 S1	71,686	\$13	\$6,669	\$6,682
12/1/2022 - 1/1/2023 S1	128,969	\$13	\$11,997	\$12,010
Total	15,594	\$156	\$1,451	\$1,607

ANNUAL ELECTRICITY SAVINGS: \$757,642



# 5.1 Cash Purchase

## Assumptions and Key Financial Metrics

IRR - Term	21.0%	Net Present Value	\$11,184,647	Payback Period	4.5 Years
ROI	464.5%	PV Degradation Rate	0.80%	Discount Rate	5.0%
Energy Cost Escalation Rate	3.0%	Federal Income Tax Rate	30.0%	State Income Tax Rate	8.0%
Total Project Costs	\$5,954,760				

Years	Project Costs	Electric Bill Savings	Federal Tax Effect	Total Cash Flow	Cumulative Cash Flow
Upfront	<b>-\$5,954,760</b>	-	-	<b>-\$5,954,760</b>	<b>-\$5,954,760</b>
1	-	\$757,642	\$2,381,904	\$3,139,546	<b>-\$2,815,214</b>
2	-	\$774,128	-	\$774,128	<b>-\$2,041,087</b>
3	-	\$790,921	-	\$790,921	<b>-\$1,250,165</b>
4	-	\$808,026	-	\$808,026	<b>-\$442,139</b>
5	-	\$825,445	-	\$825,445	\$383,305
6	-	\$843,182	-	\$843,182	\$1,226,487
7	-	\$861,240	-	\$861,240	\$2,087,727
8	-	\$879,622	-	\$879,622	\$2,967,349
9	-	\$898,333	-	\$898,333	\$3,865,682
10	-	\$917,375	-	\$917,375	\$4,783,057
11	-	\$936,750	-	\$936,750	\$5,719,807
12	-	\$956,463	-	\$956,463	\$6,676,270
13	-	\$976,515	-	\$976,515	\$7,652,785
14	-	\$996,909	-	\$996,909	\$8,649,694
15	-	\$1,017,649	-	\$1,017,649	\$9,667,343
16	-	\$1,038,735	-	\$1,038,735	\$10,706,078
17	-	\$1,060,171	-	\$1,060,171	\$11,766,249
18	-	\$1,081,958	-	\$1,081,958	\$12,848,207
19	-	\$1,104,098	-	\$1,104,098	\$13,952,305
20	-	\$1,126,593	-	\$1,126,593	\$15,078,897
21	-	\$1,149,443	-	\$1,149,443	\$16,228,340
22	-	\$1,172,651	-	\$1,172,651	\$17,400,991
23	-	\$1,196,217	-	\$1,196,217	\$18,597,208
24	-	\$1,220,141	-	\$1,220,141	\$19,817,350
25	-	\$1,244,424	-	\$1,244,424	\$21,061,774
26	-	\$1,269,066	-	\$1,269,066	\$22,330,840
27	-	\$1,294,067	-	\$1,294,067	\$23,624,907
28	-	\$1,319,426	-	\$1,319,426	\$24,944,333
29	-	\$1,345,141	-	\$1,345,141	\$26,289,474
30	-	\$1,371,212	-	\$1,371,212	\$27,660,686
Totals:	<b>-\$5,954,760</b>	\$31,233,542	\$2,381,904	\$27,660,686	-



# 6.1 Cash Purchase

## Assumptions and Key Financial Metrics

IRR - Term	21.0%	Net Present Value	\$11,184,647	Payback Period	4.5 Years
ROI	464.5%	PV Degradation Rate	0.80%	Discount Rate	5.0%
Energy Cost Escalation Rate	3.0%	Federal Income Tax Rate	30.0%	State Income Tax Rate	8.0%
Total Project Costs	\$5,954,760				

Years	Upfront	1	2	3	4	5	6	7	8	9	10
<b>Cash</b>											
Project Costs	-\$5,954,760	-	-	-	-	-	-	-	-	-	-
Electric Bill Savings	-	\$757,642	\$774,128	\$790,921	\$808,026	\$825,445	\$843,182	\$861,240	\$879,622	\$898,333	\$917,375
<b>Cash Total</b>	-\$5,954,760	\$757,642	\$774,128	\$790,921	\$808,026	\$825,445	\$843,182	\$861,240	\$879,622	\$898,333	\$917,375
<b>Total Cash Flow</b>	-\$5,954,760	\$3,139,546	\$774,128	\$790,921	\$808,026	\$825,445	\$843,182	\$861,240	\$879,622	\$898,333	\$917,375
<b>Cumulative Cash Flow</b>	-\$5,954,760	-\$2,815,214	-\$2,041,087	-\$1,250,165	-\$442,139	\$383,305	\$1,226,487	\$2,087,727	\$2,967,349	\$3,865,682	\$4,783,057



# 6.1 Cash Purchase

## Assumptions and Key Financial Metrics

IRR - Term	21.0%	Net Present Value	\$11,184,647	Payback Period	4.5 Years
ROI	464.5%	PV Degradation Rate	0.80%	Discount Rate	5.0%
Energy Cost Escalation Rate	3.0%	Federal Income Tax Rate	30.0%	State Income Tax Rate	8.0%
Total Project Costs	\$5,954,760				

Years	11	12	13	14	15	16	17	18	19	20	21
<b>Cash</b>											
Project Costs	-	-	-	-	-	-	-	-	-	-	-
Electric Bill Savings	\$936,750	\$956,463	\$976,515	\$996,909	\$1,017,649	\$1,038,735	\$1,060,171	\$1,081,958	\$1,104,098	\$1,126,593	\$1,149,443
<b>Cash Total</b>	\$936,750	\$956,463	\$976,515	\$996,909	\$1,017,649	\$1,038,735	\$1,060,171	\$1,081,958	\$1,104,098	\$1,126,593	\$1,149,443
<b>Total Cash Flow</b>	\$936,750	\$956,463	\$976,515	\$996,909	\$1,017,649	\$1,038,735	\$1,060,171	\$1,081,958	\$1,104,098	\$1,126,593	\$1,149,443
<b>Cumulative Cash Flow</b>	\$5,719,807	\$6,676,270	\$7,652,785	\$8,649,694	\$9,667,343	\$10,706,078	\$11,766,249	\$12,848,207	\$13,952,305	\$15,078,897	\$16,228,340



# 6.1 Cash Purchase

## Assumptions and Key Financial Metrics

IRR - Term	21.0%	Net Present Value	\$11,184,647	Payback Period	4.5 Years
ROI	464.5%	PV Degradation Rate	0.80%	Discount Rate	5.0%
Energy Cost Escalation Rate	3.0%	Federal Income Tax Rate	30.0%	State Income Tax Rate	8.0%
Total Project Costs	\$5,954,760				

Years	22	23	24	25	26	27	28	29	30	Totals
<b>Cash</b>										
Project Costs	-	-	-	-	-	-	-	-	-	<b>-\$5,954,760</b>
Electric Bill Savings	\$1,172,651	\$1,196,217	\$1,220,141	\$1,244,424	\$1,269,066	\$1,294,067	\$1,319,426	\$1,345,141	\$1,371,212	\$31,233,542
<b>Cash Total</b>	\$1,172,651	\$1,196,217	\$1,220,141	\$1,244,424	\$1,269,066	\$1,294,067	\$1,319,426	\$1,345,141	\$1,371,212	\$25,278,782
<b>Total Cash Flow</b>	\$1,172,651	\$1,196,217	\$1,220,141	\$1,244,424	\$1,269,066	\$1,294,067	\$1,319,426	\$1,345,141	\$1,371,212	\$27,660,686
<b>Cumulative Cash Flow</b>	\$17,400,991	\$18,597,208	\$19,817,350	\$21,061,774	\$22,330,840	\$23,624,907	\$24,944,333	\$26,289,474	\$27,660,686	-



# 7 ENVIRONMENTAL BENEFITS

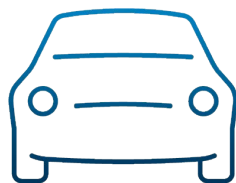


OVER THE NEXT 20 YEARS, YOUR SYSTEM WILL DO MORE THAN JUST SAVE YOU MONEY. ACCORDING TO THE EPA'S GREENHOUSE GAS EQUIVALENCIES CALCULATOR ([SOURCE](#)), YOUR SOLAR PV SYSTEM WILL HAVE THE IMPACT OF REDUCING:



127,596

tons of CO<sub>2</sub> Offset



290,117,316

Miles Driven By Cars



1,913,935





Trees Planted



File Number: PUD23-006

Present Zoning: PUD 4800

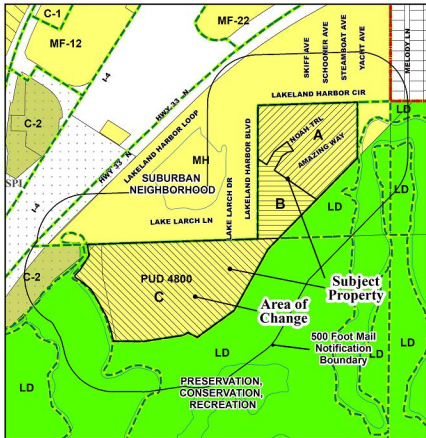
Present Context: Suburban Neighborhood  
 Proposed Zoning: Minor Modification of PUD  
 Zoning to Allow a Solar  
 Generation Facility as an  
 Accessory Use

-  Subject Property A - 16.28 Acres
-  Subject Property B - 6.86 Acres
-  Subject Property C - 32.54 Acres
-  500 Foot Mail Notification Boundary
-  City Limits
-  Zoning
-  Conditional Use
-  SPI
-  Parcels
-  Water Body

May 2023







File Number: PUD23-006

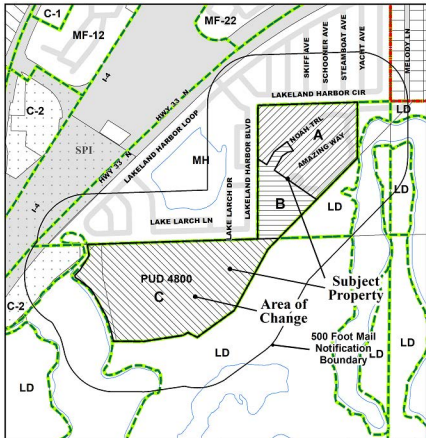
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- Zoning
- Conditional Use
- SPI
- Parcels
- Water Body



May 2023



File Number: PUD23-006

Present Zoning: PUD 4800

Present Context: Suburban Neighborhood  
 Proposed Zoning: Minor Modification of PUD

Zoning to Allow a Solar  
 Generation Facility as an  
 Accessory Use

May 2023

-  Subject Property A - 16.26 Acres
-  Subject Property B - 6.88 Acres
-  Subject Property C - 32.54 Acres
-  500 Foot Mail Notification Boundary
-  City Limits
-  Zoning
-  Conditional Use
-  SPI
-  Parcels
-  Water Body
-  Roadway/Railway





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

April 28, 2023

RE: 500 Inspiration Drive - Project No. PUD23-006

Dear Property Owner:

This is to advise you that Cindy Haer requests a minor modification of PUD (Planned Unit Development) zoning for the Villages at Noah's Landing to allow a solar power generation facility as an accessory use on property located at 500 Inspiration Drive. The subject property is legally described as:

COMM SW COR OF SE1/4 OF SEC RUN N88-11-32E ALONG S LN OF SEC 1317.10 FT TO SW COR OF SE1/4 OF SE1/4 OF SEC RUN N00-03-30E ALONG W LN OF SAID SE1/4 OF SE1/4 796.14 FT TO POB CONT N00-03-30E 529.71 FT TO NW COR OF SAID SE1/4 OF SE1/4 RUN N88-20-27E ALONG N LN OF SAID SE1/4 OF SE1/4 988.34 FT S 553.41 FT S44-29-17W 577.34 FT N55-07-20W 509.51 FT N28-48-26E 159.97 FT N54-42-44E 64.94 FT N75-45-29E 59.63 FT N35-17-16W 109.60 FT S52-34-01W 162.28 FT S29-23-17W 148.50 FT N55-07-20W 108.12 FT TO POB.

The public hearing to consider this request will be held before the Lakeland Planning and Zoning Board at **8:30 a.m., on Tuesday, May 16, 2023** in the Lakeland Electric Building rooms 1A/B, 501 E. Lemon Street. 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](mailto:planning@lakelandgov.net), prior to the Tuesday, May 16<sup>th</sup> 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, Jenny Sykes, no later than 48 hours prior to the proceeding, at (863) 834-8444, Email: [Jenny.Sykes@lakelandgov.net](mailto:Jenny.Sykes@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, April 18, 2023

8:30 a.m.

The City of Lakeland Planning and Zoning Board met in Regular Session. Board Members, Silvana Knight, Joseph Lauk, Leigh Ann Lunz, Lyle Philipson, Ronald Roberts, Susan Seitz and Jeri Thom were present. Community & Economic Development staff Chuck Barmby, Planning & Transportation Manager; Terry McKloski, Transportation Planner; Matthew Lyons, Chief Planner; Phillip Scearce, Principal Planner; Damaris Stull, Senior Planner; Todd Vargo, Senior Planner and Christelle Burrola, Planning Assistant, were present. Assistant City Attorney Alex Landback was also present.

## PUBLIC HEARING

**ITEM 1:** Conditional use to allow for the construction of two duplexes on property located at 830 Lakeshore Drive. Owner: Millenia Realty Group LLC. Applicant: Samuel Graybeal. (CUP23-004)

Damaris Stull stated the applicant proposes to construct two two-family dwellings (duplexes) on the subject property. Adjacent uses to the north, south and west consist of single-family detached residential dwellings. Until recently, the subject property contained a single-family detached home. The home was recently demolished, and the subject property is currently vacant.

Ben Becton, 227 N Tennessee Avenue, the applicant, stated each dwelling unit will contain three bedrooms, two bathrooms. To comply with the off-street parking requirements, each dwelling unit contains a one-car garage and a driveway which will accommodate parking for one additional vehicle.

In response to Silvana Knight, Mr. Becton stated the proposed duplexes are one-story in height.

In response to Lyle Philipson, Mr. Becton stated the duplexes are single-story.

In response to Joseph Lauk, Ms. Stull stated staff has not received any public comment regarding the request.

Ms. Stull presented the recommended conditions for approval.

Leigh Ann Lunz made a motion for approval of staff's recommendation. Silvana Knight seconded the motion. The motion passed 7—0.

**ITEM 2:** Minor modification to PUD (Planned Unit Development) zoning for Lakeland Central Park to allow for the allocation of existing multi-family residential entitlements within Parcel 12 on property located at 2615 Airport Road. Owner: LCP Phase II LLC. Applicant: Timothy Campbell. (PUD23-003)

Phillip Scearce stated the subject property is currently under construction. Mr. Scearce stated there is currently a prohibition on Parcel 12 (Lot 9) for multi-family residential entitlements. The applicant would like to remove the prohibition. The applicant proposes 252 multi-family units on the parcel.

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

Discussion ensued.

In response to Silvana Knight, Mr. Campbell stated the parcel is 11.62 acres in size.

Discussion ensued.

Mr. Scarce stated staff recommends approval.

Leigh Ann Lutz made a motion to approve staff's recommendation. Ronald Roberts seconded the motion. The motion passed 7—0.

## **GENERAL MEETING**

**ITEM 3:** Review minutes of the March meeting.

Joseph Lauk made a motion for approval of the minutes from the previous meeting. Silvana Knight seconded the motion and it passed 7—0.

**ITEM 4:** Major modification to PUD (Planned Unit Development) zoning to allow for the construction of a 41,000 sq. ft. field house building, a 4,000 sq. ft. expansion of an existing childcare building, and relocation of existing off-street parking facilities on property located at 3620 Cleveland Heights Boulevard (Lakeland Family YMCA). Owner: Young Men's Christian Association. Applicant: Shelton Rice, Peterson & Myers, P.A. (PUD23-002) **Note: Continued from a previous meeting.**

Phillip Scarce provided an overview of the proposed request and presented the recommended conditions of approval.

Terry McKloski presented the recommended transportation conditions.

In response to Jeri Thom, Phillip Scarce stated there are a total of 285 parking spaces.

Shelton Rice, 225 E. Lemon Street, the applicant, stated he agrees to staff's conditions.

Joseph Lauk made a motion to approve staff's recommendation. Susan Seitz seconded the motion. The motion passed 7—0.

**ITEM 5:** Application of PUD (Planned Unit Development) zoning to allow for the development of 19,600 sq. ft. of professional office, office-type research and development, warehouse/storage and limited industrial service/wholesale trade uses on property located at 2815 W. Pipkin Road. Owner: Khodabhai and Kashiben Patel. Applicant: JSK Consulting. (PUD22-025)

Todd Vargo stated the subject property, approximately 2.46 acres in area, is currently undeveloped. The subject property was annexed into the City in 2008 as part of a larger 159-acre annexation initiative and in 2010 was assigned a Business Park (BP) future land use designation. Zoning was not assigned at that time.

Mr. Vargo described the proposed uses in detail and presented the recommended conditions for approval.

Joseph Lauk recused himself from the vote for this item.

Silvana Knight made a motion to approve staff's recommendation. Ronald Roberts seconded the motion. The motion passed 6—0.

**ITEM 6:** Change in zoning from O-2 (Limited Impact Office) to PUD (Planned Unit Development) to allow for professional office and limited office support retail and personal services uses on property located at 2330 Commerce Point Drive. Owners: Tymar Capital LLC, Tinsley Family Properties LLC, and Practice Building LLC. Applicant: James Edwards. (PUD23-001)

Phillip Scarce stated the purpose of this request is to obtain PUD zoning which will allow for limited office support retail and personal services uses, in addition to current office entitlements, to provide more flexibility when leasing. No new development is proposed at this time.

Mr. Scarce presented the recommended conditions for approval.

Leigh Ann Lunz made a motion to approve staff's recommendation. Joseph Lauk seconded the motion. The motion passed 6—0. Silvana Knight was not present at the time of the vote.

**ITEM 7:** Plat approval for the Oaks at Lake Parker on 3.54 acres generally located north of Lake Place Court, south of Heritage Landings Drive and west of N. Lake Parker Avenue. Owner: CMTG Real Estate Enterprises. Applicant: JSK Consulting. (SUB17-004)

Phillip Scearce stated a plat for Oaks at Lake Parker subdivision has been submitted by CMTG Real Estate Enterprises. The proposed 3.54-acre plat consists of 37 single-family attached (townhome) lots. The plat has been reviewed by all departments and is conforming with the City's subdivision regulations within the Land Development Code. Staff recommended approval of the plat.

Joseph Lauk made a motion to approve staff's recommendation. Jeri Thom seconded the motion. The motion passed 6—0. Silvana Knight was not present at the time of the vote.

**ITEM 8:** 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 May hearing.

**ITEM 9:** Audience.

There were no comments from the audience.

**ITEM 10:** Adjourn.

There being no further discussion, the meeting was adjourned at 9:57 AM.

Respectfully Submitted,

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Lyle Philipson, Chair

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Ronald Roberts, Secretary



# Report of City Commission Action on Planning and Zoning Board Recommendations

Tuesday, May 16, 2023

## Meeting of May 1, 2023

### Ordinances (First Reading)

**Proposed 23-019;** Change in Zoning from O-2 (Limited Impact Office) to PUD (Planned Unit Development) to Allow for Professional Office and Limited Office Support Retail and Personal Services Uses on Property Located at 2330 Commerce Point Drive. (PUD23-001)

**Proposed 23-020;** Approving a Conditional Use to Allow for the Construction of Two Duplexes on Property Located at 830 Lakeshore Drive. (CUP23-004)

**Proposed 23-021;** Application of PUD (Planned Unit Development) Zoning to Allow for the Development of 19,600 sq. ft. of Professional Office, Office-Type Research and Development, Warehouse/Storage and Limited Industrial Service/Wholesale Trade Uses on Approximately 2.46 Acres Located at 2815 W. Pipkin Road. (PUD22-025)

**Proposed 23-022;** Amending Ordinance 3470, as Amended; Major Modification of PUD (Planned Unit Development) Zoning to Allow for the Construction of a 41,000 sq. ft. Field House Building, a 4,000 sq. ft. Expansion of an Existing Childcare Building, and Relocation of Existing Off-Street Parking Facilities on Property Located at 3620 Cleveland Heights Boulevard. (PUD23-002)

## Meeting of April 17, 2023

### Ordinances (Second Reading)

**Proposed 23-015;** Approving a Conditional Use to Establish a New Child Daycare Facility on Property Located at 1350 E. Main Street. (CUP22-001) **Approved 7—0, Ordinance 5981**

**Proposed 23-016;** Approving a Conditional Use to Recognize an Existing Used Car Dealership and Allow for the Expansion of the Vehicle Parking/Storage Area on Property Located at 1200 W. Memorial Boulevard. (CUP22-002) **Approved 7—0, As Amended, Ordinance 5982**

**Proposed 23-017;** Amending Ordinance 5456; Major Modification of a Conditional Use to Allow for the Expansion of an Existing Bar into Ground Floor Retail Space on Property Located at 201 E. Main Street. (CUP22-003) **Approved 7—0, Ordinance 5983**

**Proposed 23-018;** Providing for a Change in Zoning from C-1 (Pedestrian Commercial) to MF-22 (Multi-Family Residential) on Approximately 0.82 Acres Located at 401 W. Peachtree Street. (ZON22-014) **Approved 7—0, Ordinance 5984**