

AGENDA

Planning & Zoning Board
Lakeland Electric Building rooms 1A/B
August 15, 2023 8:30 a.m.

PLEASE BE ADVISED in accordance with the Americans with Disabilities Act and Section 286.26, Florida Statute, 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, Greg James. Because providing a reasonable accommodation may require outside assistance, organizations, or resources, the City asks that any request be made with as much notice as possible, preferably 72 hours, but no later than 48 hours in advance of the event, at: (863) 834-6040, Email: ADASpecialist@lakelandgov.net. If hearing impaired, please contact the TDD numbers: Local – (863) 834-8333 or 1-(800) 955-8771 (TDD – Telecommunications Device for the Deaf) or the Florida Relay Service number: 1-(800) 955-8770 (VOICE), for assistance.

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

PUBLIC HEARING

- ITEM 1:**
- a. Minor modification of PUD (Planned Unit Development) zoning to allow for the construction of a drive-through coffee shop on a new Outparcel D within Lakeland Highlands Plaza Shopping Center. The subject property is located east of Lakeland Highlands Road and south of Edgewood Drive South (2810 Lakeland Highlands Road). Owner: Highlands Plaza Retail LLC. Applicant: Gadd & Associates, LLC. (PUD23-013)
 - b. Consideration of final decision.
- ITEM 2:**
- a. Minor modification of PUD (Planned Unit Development) zoning to allow a bookstore with incidental sales of non-alcoholic beverages for on-site consumption on property located at 818 E. Lemon Street. Owner: Ten Cap Partners LLC. Applicant: Finley Walker, Inklings Book Shoppe, LLC. (PUD23-014)
 - b. Consideration of final decision.
- ITEM 3:** Major modification of PUD (Planned Unit Development) zoning to allow Motor Vehicle Fuel Sales, Major, within Lot A, and Motor Vehicle Service & Repair Uses, Minor, within Lot B of the Cypress Point at Lake Parker subdivision. The subject property is located north of U.S. Highway 92 East, east of Lake Parker Drive, and west of Fairway Avenue (2020 E. Road 92). Owner: Cypress Point Commercial LLC. Applicant: Sarah Case, Next Level Planning & Permitting. (PUD23-011)
- ITEM 4:** Major modification of PUD (Planned Unit Development) zoning to allow a freestanding emergency room on property located at 1075 Carpenters Way. Owner: June 35 LLC. Applicant: Avery Steed, Fulmer Lucas Engineering, LLC. (PUD23-012)
- ITEM 5:** The application of C-1 (Pedestrian Commercial District) zoning on approximately 0.28 acres located at 1050 Sharon Drive. Owner: Jacquelyn W Scott Revocable Living Trust. Applicant: Sharon Laird. (ZON23-002)
- ITEM 6:** Change in zoning from MF-22 (Multi-Family Residential) to O-1 (Low Impact Office) on approximately 1.17 acres located south of E Lemon Street and east of Tyler Avenue (1303 E. Lemon Street). Owner: E Lemon Land Trust. Applicant: Sarah Case, Next Level Planning & Permitting. (ZON23-006)

GENERAL MEETING

ITEM 7: Review minutes of the July meeting.

ITEM 8: Report of City Commission action on Planning and Zoning Board recommendations along with Planning & Transportation Manager's Report.

ITEM 9: Audience.

ITEM 10: Adjourn.



Planning & Zoning Board General Application

General Information:

Project No:	PUD23-013	Application Date:	7/3/2023		
Project Name:	ELLIANOS COFFEE				
Subject Property Address:	2810 LAKELAND HIGHLANDS RD				
Parcel ID:	242833000000033050	Total Acreage:	0.3		
Applicant Name:	GADD & ASSOCIATES, LLC.				
Applicant Address:	4685 E. COUNTY ROAD 540A	LAKELAND	FL	33813	
Owner Name:	HIGHLANDS PLAZA RETAIL LLC				
Owner Address:	2400 MAITLAND CENTER PKWY STE	MAITLAND	FL	327517440	

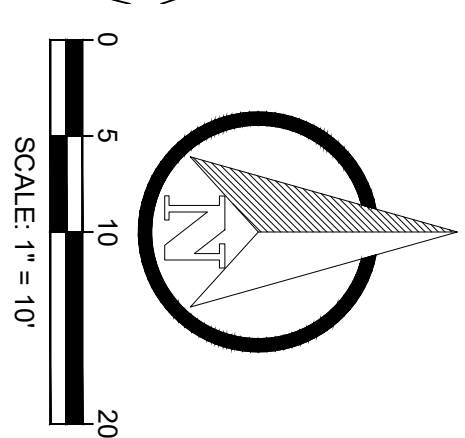
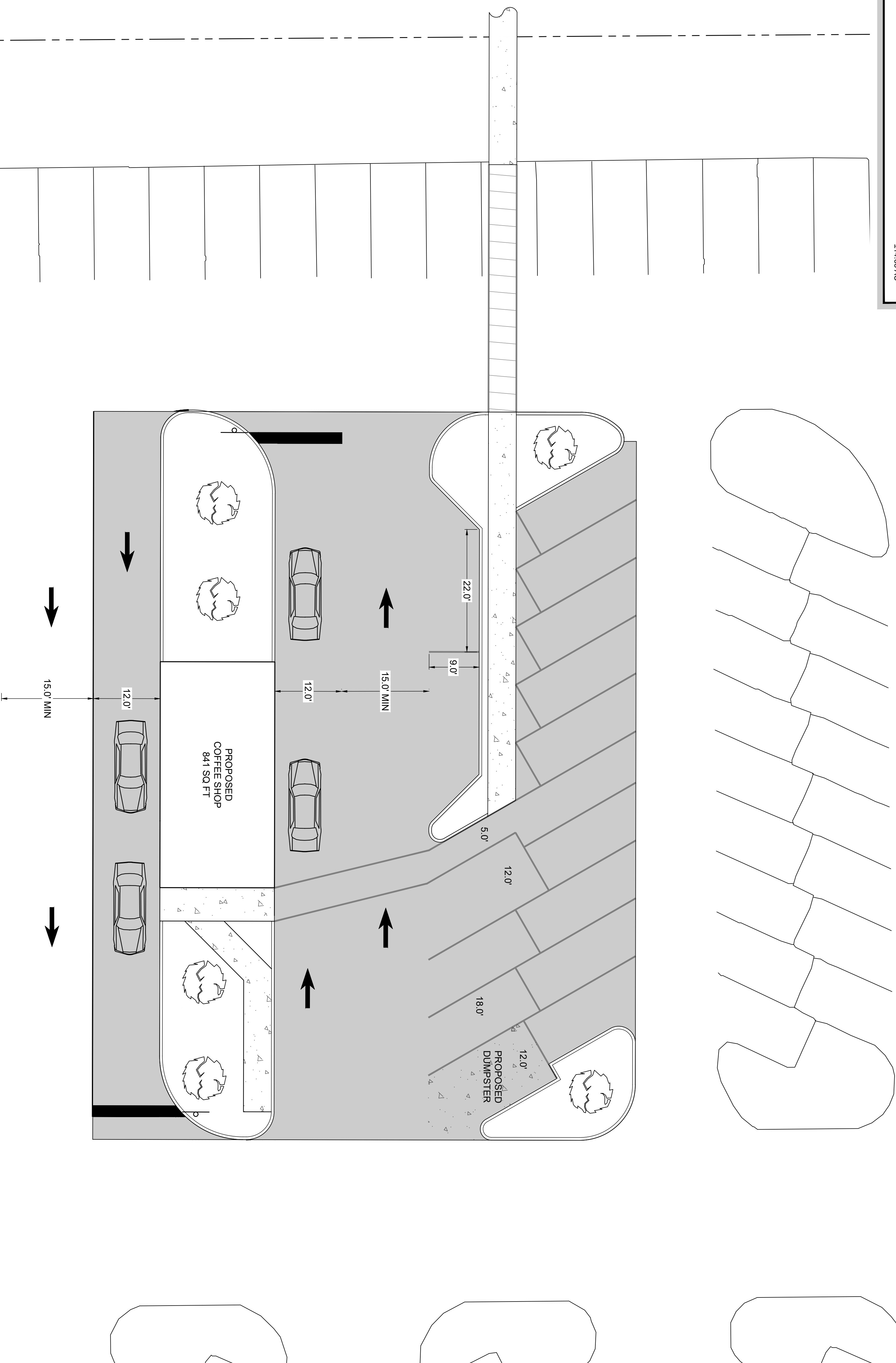
Request:

Application Type:	PLANNED UNIT DEVELOPMENT	MINOR MODIFICATION
Proposed		Current
Zoning:	PUD (Planned Unit Development)	PUD 3485 (Planned Unit Development) I (Industrial)
Land Use:	Not Applicable	Neighborhood Activity Center (NAC)
Context:	UCO-Urban Corridor	Urban Corridor (UCO)
Explanation of Request:	Proposed construction of +/- 841 SF drive through coffee shop with associated parking.	
Justification:	Ouparcel was not in the original PUD 3470 F, requesting to modify to include this new ouparcel.	

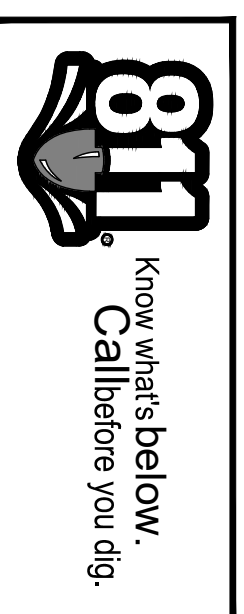
Concurrency:

Proposed Dwelling Units:	0	Project Floor Area:	841	Square feet	
Type of Use:	Coffee/Donut Shop + Drive-thru		Phase 1	Year	2023
Estimate of Public Service Demand					
Roadways	Daily Trips:	0	PM Peak Hour Trips:	0	
Potable Water		GPD	Wastewater	GPD	Solid Waste
					PPD

2900 LAKELAND HIGHLANDS ROAD LAKELAND, FL 33803
 24-28-33-00000-033050
 14.63 AC



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



REVISIONS	

DRAWN:	JS
DESIGNED:	JS/RJS
CHECKED:	RG
PROJECT #	1204.01

GADD & ASSOCIATES
 CIVIL ENGINEERING & CONSULTING
 4885 E. COUNTY ROAD 540A
 LAKELAND, FL 33813
 PHONE: (863) 940-9979
 Certificate of Authorization #30194
 www.GaddCivil.com

ELLIANOS COFFEE
 2900 LAKELAND HIGHLANDS ROAD
 LAKELAND, FL 33803

ISSUED FOR	07.27.2023
REVIEW	PERMITS/CITY
PERMITS/CITY	PERMITS/CITY
PERMITS/FPD	BID
CONSTRUCTION	

NOT AUTHORIZED FOR
 CONSTRUCTION WITHOUT
 ENGINEER'S ORIGINAL
 SEAL & SIGNATURE

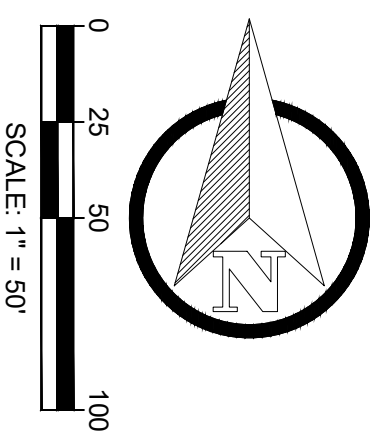
NOT FOR CONSTRUCTION
 FOR REVIEW ONLY

RODNEY A. GADD, P.E.
 F.L.A. P.E. No. 70875

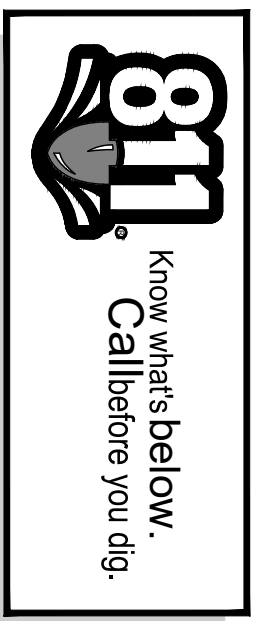
DATE

CONCEPTUAL
 SITE PLAN
CSP 2.0

2900 LAKELAND HIGHLANDS ROAD LAKELAND, FL 33803
 24-28-33-000000-033050
 14.63 AC



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



REVISIONS	

DRAWN:	JS
DESIGNED:	JS/RLS
CHECKED:	RG
PROJECT #	1204.01

GADD & ASSOCIATES
 CIVIL ENGINEERING & CONSULTING
 4885 E. COUNTY ROAD 540A
 LAKELAND, FL 33813
 PHONE: (863) 940-9979
 Certificate of Authorization #30194
 www.GaddCivil.com

ELLIANOS COFFEE
 2900 LAKELAND HIGHLANDS ROAD
 LAKELAND, FL 33803

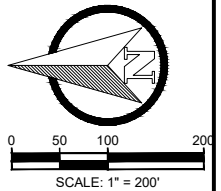
ISSUED FOR	07.27.2023
REVIEW	
PERMITS(CITY/COUNTY)	
PERMITS(FIRM)	
BID	
CONSTRUCTION	

NOT AUTHORIZED FOR
 CONSTRUCTION WITHOUT
 ENGINEERS ORIGINAL
 SEAL & SIGNATURE

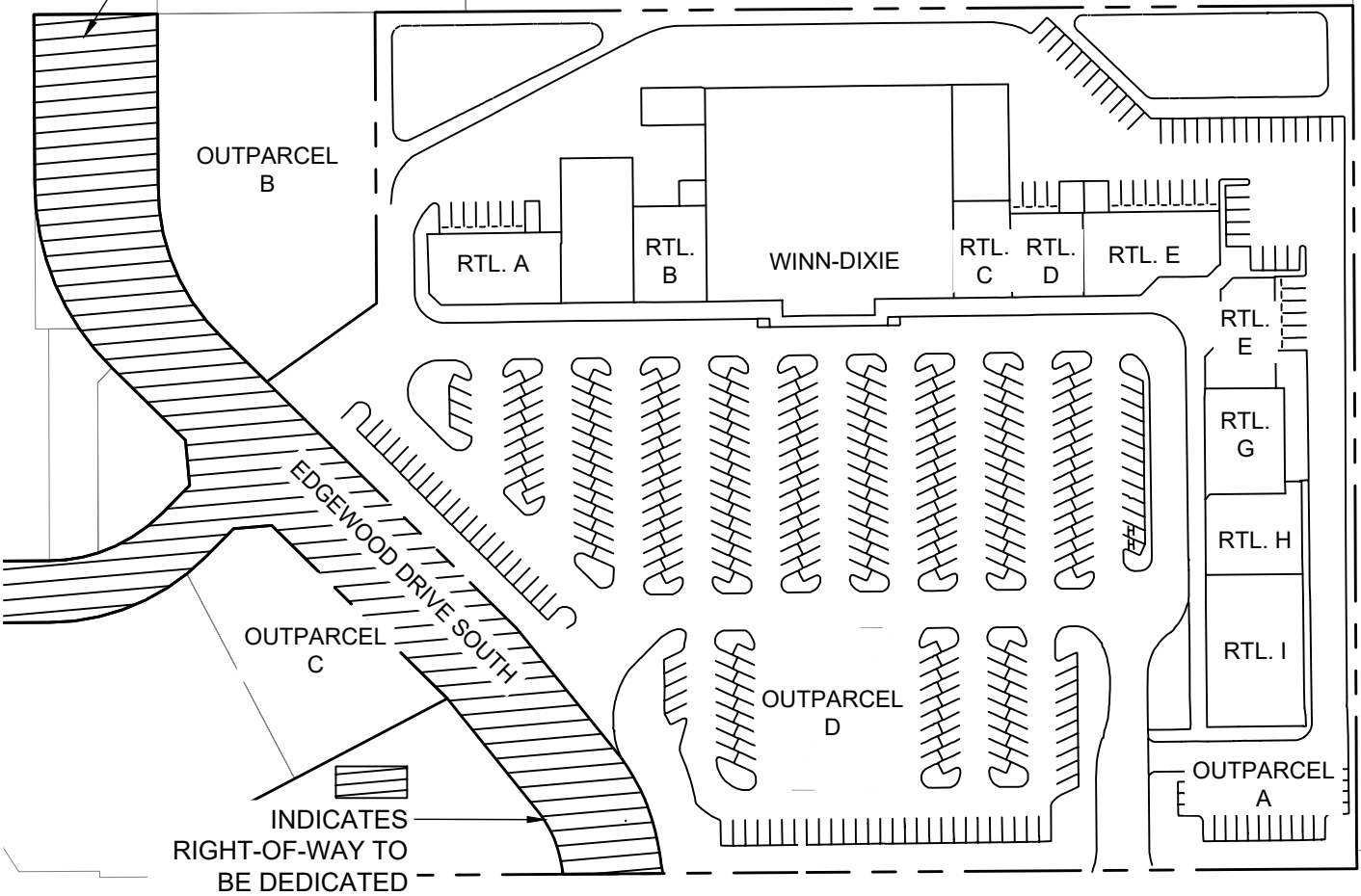
NOT FOR CONSTRUCTION
 FOR REVIEW ONLY

RODNEY A. GADD, P.E.
 F.L.A. P.E. No. 70875

CONCEPTUAL
 SITE PLAN
CSP 2.1



INDICATES
RIGHT-OF-WAY TO
BE DEDICATED



LAKELAND HIGHLANDS ROAD

PARCEL ID# 24-28-33-000000-033050



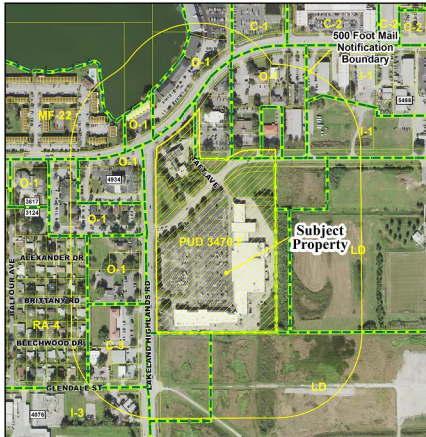
**GADD
& ASSOCIATES**
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4685 E. COUNTY RD 540A
LAKELAND, FL 33813
PHONE: (863) 940-9979
Certificate of Authorization #30194
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ELLIANOS COFFEE

2900 LAKELAND HIGHLANDS ROAD
LAKELAND, FL 33803

CONCEPTUAL SITE PLAN CSP 2.3

X:\PROJECTS\1204.01 - SH - ILLI - \DR - INGS\NGIN==RING\1204.01-V2_CSP-CU.dwg



File Number: PUD23-013

Present Zoning: PUD 3470F

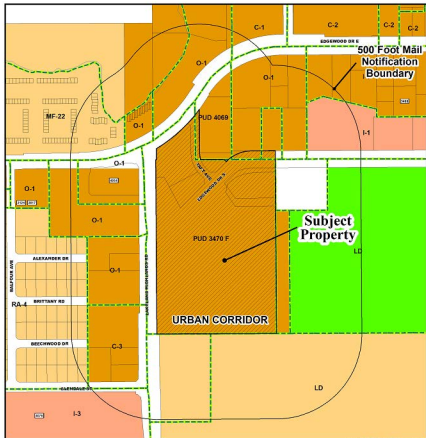
Present Context: Urban Corridor

Proposed Zoning: Minor Modification of PUD
to Allow a New Outparcel
for a Drive-through Coffee
Kiosk

August 2023

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





File Number: PUD23-013

Present Zoning: PUD 3470F

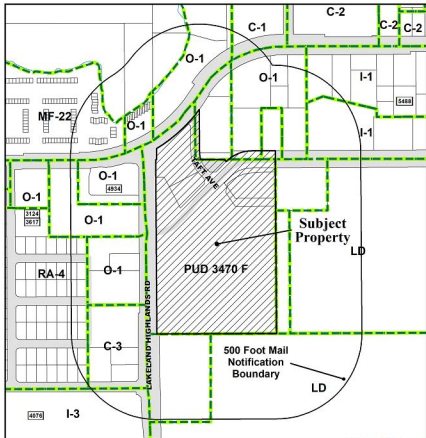
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-  SPI
-  Parcels
-  Railroad
-  Water Body



August 2023



File Number: PUD23-013

Present Zoning: PUD 3470F

Present Context: Urban Corridor

Proposed Zoning: Minor Modification of PUD to Allow a New Outparcel for a Drive-through Coffee Kiosk

August 2023

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-  Parcels
-  Railroad
-  Water Body
-  Roadway/Railway





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

July 28, 2023

RE: 2810 Lakeland Highlands Road - Project No. PUD23-013

Dear Property Owner:

This is to advise you that Gadd & Associates, LLC requests a minor modification of PUD (Planned Unit Development) zoning to allow for the construction of a drive-through coffee shop on a new Outparcel D within Lakeland Highlands Plaza Shopping Center. The subject property is located east of Lakeland Highlands Road and south of Edgewood Drive South (2810 Lakeland Highlands Road). The subject property is legally described as:

A PORTION OF LAND IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER SECTION 28, TOWNSHIP 28 S, RANGE 24 E, AND IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER SECTION 33, TOWNSHIP 28 S, RANGE 24 E POLK COUNTY, FLORIDA, BOUND BY LAKELAND HIGHLANDS ROAD TO THE WEST AND EAST EDGEWOOD DRIVE TO THE NORTH. (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, August 15, 2023**, 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 Tuesday, August 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.

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THIS IS A COURTESY LETTER NOT REQUIRED BY LAW



Planning & Zoning Board General Application

General Information:

Project No:	PUD23-014	Application Date:	7/17/2023		
Project Name:	818 E LEMON ST_INKLINGS BOOK SHOPPE				
Subject Property Address:	818 E LEMON ST				
Parcel ID:	242818207000001150	Total Acreage:	0.2755		
Applicant Name:	FINLEY WALKER				
Applicant Address:	1646 MOCKINGBIRD LANE	LAKELAND	FL	33801	
Owner Name:	TEN CAP PARTNERS LLC				
Owner Address:	1661 WILLIAMSBURG SQ	LAKELAND	FL	338034279	

Request:

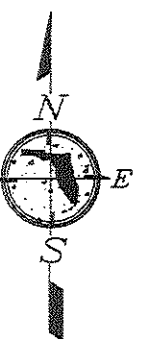
Application Type:	PLANNED UNIT DEVELOPMENT	MINOR MODIFICATION
Proposed		Current
Zoning:	C-1 (Pedestrian Commercial)	PUD 4348 (Planned Unit Development)
Land Use:	Not Applicable	Residential High (RH)
Context:	Not Applicable	Urban Center (UCT)
Explanation of Request:	We are interested in a minor modification to the zoning of 818 E. Lemon Street. It is currently zoned as Commercial - Office, and we would like to modify it to Commercial - Retail, in order to move our bookstore here. Secondly, we would also be interested in serving coffee and pre-made goods, if this is possible.	
Justification:	We are asking for this modification in order to run our bookstore, Inklings Book Shoppe (previously known as Book Bazaar), from this location. We have been located on Combee Road for the past few decades and we are needing to move this year as our lease is ending. It has been our dream to relocate our business to a historic house in the downtown Lakeland area, and this house at 818 E. Lemon Street would be wonderful. It has the appeal, walkability, and location that we have been looking for for years. We believe that having our bookstore at this location would be a joy to the neighborhood, add culture, and not be a burden to neighbors. We also believe that our bookstore would be viable at this location because customers have been coming for years and we are a destination. In addition, with being downtown, passersby would also be interested in visiting.	

Concurrency:

Proposed Dwelling Units:	0	Project Floor Area:	1620	Square feet	
Type of Use:	Specialty Retail Center	Phase	0	Year	0
Estimate of Public Service Demand					
Roadways	Daily Trips:	0	PM Peak Hour Trips:	0	
Potable Water		GPD	Wastewater	GPD	Solid Waste
					PPD

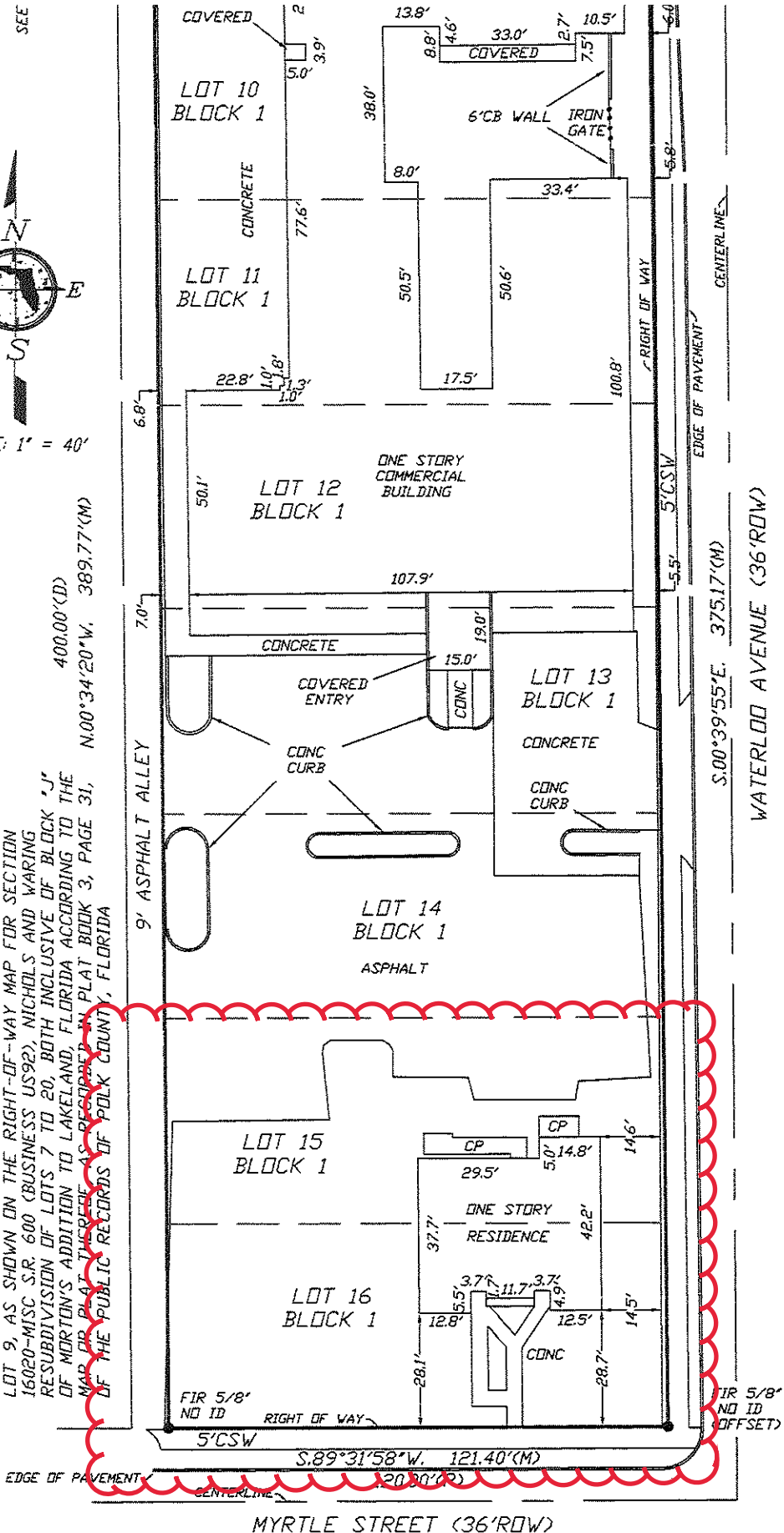
SURVEY SKETCH OF BOUNDARY SURVEY
NOT FOR FENCE CONSTRUCTION
NOT FOR CONSTRUCTION
NOT FOR DESIGN

THE LINES ON THIS SKETCH
 NOTE: THE INTENT OF THIS SUR
 CDP SEE



SCALE: 1" = 40'

LEGAL DESCRIPTION:
 LOTS 9 THROUGH 16, INCLUSIVE, BLOCK 1, LESS THAT PORTION OF
 LOT 9, AS SHOWN ON THE RIGHT-OF-WAY MAP FOR SECTION
 16020-MISC S.R. 600 (BUSINESS US92), NICHOLS AND WARING
 RESUBDIVISION OF LOTS 7 TO 20, BOTH INCLUSIVE OF BLOCK 'J'
 OF MORTON'S ADDITION TO LAKELAND, FLORIDA ACCORDING TO THE
 MAP OR PLAT THEREON AS RECORDED IN PLAT BOOK 3, PAGE 31,
 400.00<D>
 N.00°34'20"W. 389.77<M>
 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA



STREET ADDRESS
 811 E MAIN STREET
 LAKELAND, FLORIDA

CERTIFIED TO :
 MIDFLORIDA FEDERAL CREDIT UNION

QUALITY CONTROLLED:

BY : NAME _____ DATE : _____ DATE : _____

NOTE:
 IN COMPLIANCE WITH F.A.C.
 61G17-6.0031 (5) (E) OF LOCATION OF
 EASEMENTS OR RIGHT-OF-WAY OF RECORD,
 OTHER THAN THOSE ON RECORD PLAT, IS
 REQUIRED, THIS INFORMATION MUST BE
 FURNISHED TO THE SURVEYOR AND MAPPER.

FLORIDA STATUTE 61G17-6.004: TWO SITE BENCHMARKS REQUIRED FOR CONSTRUCTION
 NOT A CERTIFICATION OF TITLE, ZONING, EASEMENTS OR FREEDOM OF ENCUMBRANCES.
 NOT VALID WITHOUT SURVEYOR'S SIGNATURE AND EMBOSSED SEAL
 SURVEY IS VALID FOR 90 DAYS. PLEASE REFER TO REVERSE SIDE FOR GENERAL NOTES & ABBREVIATIONS.
 NOTE: PROPERTY OWNER SHOULD OBTAIN WRITTEN FLOOD ZONE DETERMINATION FROM LOCAL PERMITTING, PLANNING AND
 BUILDING DEPARTMENT PRIOR TO ANY CONSTRUCTION PLANNING AND/OR CONSTRUCTION.

FLOOD ZONE
 COMMUNITY
 INDEX DATA
 (FLOOD ZONE)
 IN DESIGNATION
 (AS TAKEN FROM
 .NET/)

NOTE: IF APPLICABLE, FENCES SHOWN MEANDER
 ON OR OFF LINES. (APPROX. LOCATION ONLY)

CERTIFICATION :
 BY : *Richard Shoun* R. Shoun
 LEONARD F. DYSARD, PLS #3859 RICHARD SHOUN, PSM #6138
 GEORGE R. RICHMOND, PLS #2406 MARY E. FINSTAD, PSM #5901

F.L.A. SURVEYS CORP.
 PROFESSIONAL LAND SURVEYORS & MAPPERS-LB 6569

DRAWN BY: CS 5/22/06 PARTY CHIEF: HM

65 3rd STREET N.W., SUITE 22
 WINTER HAVEN, FLORIDA 33
 863-299-9717 FAX 863-299
 127 S. JOHN YOUNG PKWY ST
 ORLANDO, FLORIDA, 32837
 407-854-7772 FAX 407-812



File Number: PUD23-014

Present Zoning: PUD 4348 with SPI

Present Context: Urban Center

Proposed Zoning: Minor Modification of PUD to Allow a Bookstore with Incidental Sales and Consumption of Non-Alcoholic Beverages.

August 2023

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





File Number: PUD23-014

Present Zoning: PUD 4348 with SPI

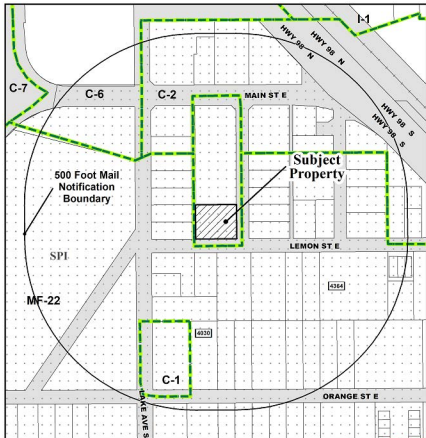
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-  4562 Conditional Use
-  SPI
-  Parcels
-  Railroad
-  Water Body
-  Roadway/Railway





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

July 28, 2023

RE: 818 E. Lemon Street - Project No. PUD23-014

Dear Property Owner:

This is to advise you that Finley Walker, Inklings Book Shoppe, LLC, requests a minor modification of PUD (Planned Unit Development) zoning to allow a bookstore with incidental sales of no-alcoholic beverages for on-site consumption on property located at 818 E. Lemon Street. The subject property is legally described as:

NICHOLS & WARING OR OZONE PARK PB 3 PG 31 BLK 1 LOTS 15 & 16. (A complete legal description is available in the Community & Economic Development Department.)

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THIS IS A COURTESY LETTER NOT REQUIRED BY LAW



Planning & Zoning Board General Application

General Information:

Project No:	PUD23-011	Application Date:	6/28/2023		
Project Name:	CYPRESS POINT AT LK PARKER				
Subject Property Address:	2020 E RD 92				
Parcel ID:	242816000000034010	Total Acreage:	2.68		
Applicant Name:	NEXT LEVEL PLANNING PERMITTING				
Applicant Address:	3825 S FLORIDA AVE SUITE 4	LAKELAND	FL	33813	
Owner Name:	CYPRESS POINT COMMERCIAL LLC				
Owner Address:	4900 DUNDEE RD	WINTER HAVEN	FL	338841183	

Request:

Application Type:	PLANNED UNIT DEVELOPMENT	MAJOR MODIFICATION
Proposed		Current
Zoning:	PUD (Planned Unit Development)	PUD 5875 (Planned Unit Development)
Land Use:	Not Applicable	Residential Medium (RM), Mixed Commercial Corridor (MCC)
Context:	SCO-Suburban Corridor	Suburban Corridor (SCO), Suburban Neighborhood (SNH)
Explanation of Request:	Applicant wishes to add allowable uses for the commercial corners that were omitted from the original PUD-5875.	
Justification:	Motor Vehicle Fuel Sales & Minor Vehicle Service/Repair uses are appropriate given the location of the commercial corners.	

Concurrency:

Proposed Dwelling Units:	0	Project Floor Area:	0	Square feet	
Type of Use:	Other	Phase	2	Year	2024
Estimate of Public Service Demand					
Roadways	Daily Trips:	0	PM Peak Hour Trips:	0	
Potable Water		GPD	Wastewater	GPD	Solid Waste PPD



CYPRESS POINT COMMERCIAL LLC

PUD 5875 MODIFICATION

PUD23-011

PROJECT NARRATIVE & JUSTIFICATION FOR REQUEST

Parcels: Tract A – 242816-000000-034010 – 2.38 Acres +/-
Tract B – 242816-000000-032030 – 1.30 Acres +/-

Total Combined Acreage: 3.68 +/- Acres

The subject request is for a Modification to PUD #5875 to allow Motor Vehicle Fuel Sales, and Minor Vehicle Service and Repair on the two Commercial corners, and reduce the 300' setback requirement from Residential uses. The project was reviewed by City DRT on October 12, 2022 - #CPT22-105.

The parcels were included in the overall PUD project in 2021, approved as Case #s LUS21-001, PUD20-023, and ZON21-001. After several modifications, the final approval was for 199 single-family detached dwellings and two commercial nodes to be developed as those uses permitted by right within the C-2 Zoning District, except for several uses including Motor Vehicle Service and Repair, Minor and Major, and Motor Vehicle Fuel Sales, Minor and Major (and additional prohibited uses.)

1. Applicant requests to modify the PUD in language only to **allow** 'Motor Vehicle Fuel Sales, Major' on Tract A, as well as **relief from** the 300' setback.

Motor Vehicle Fuel Sales, Major: Facilities used or intended to be used for the retail sale and dispensing of vehicular fuels, as a principal or accessory use, which have more than six pumps/twelve fueling positions. Where allowed as a conditional use, such uses shall be only located on an arterial street, at an intersection with another arterial or collector street or an interchange with any limited access highway, subject to a minimum separation distance of 300 feet from any residential zoning districts.

JUSTIFICATION:

Tract A is located at the signalized intersection of East Memorial Blvd., a Principal Arterial road, and East Lake Parker Drive, an Urban Collector road.



	From	To	Classification	2021 AADT
US92/98 (Memorial Blvd. E)	Lake Parker Ave. N.	SR 659 (Combee Road N)	Principal Arterial	32,800
Lake Parker Drive E	Idlewild Street	Old Combee Road	Urban Collector	3,700

Since approval of the PUD, the project – Cypress Point at Lake Parker – has been fully engineered and approved by the City of Lakeland. The entity that owns the subdivision is an affiliate of Cypress Point Commercial LLC. Development of a gas station and convenience store is appropriate at this location.

2. Applicant requests to modify the PUD in language only to **allow** 'Motor Vehicle Service and Repair, Minor on Tract B.

Motor Vehicle Service & Repair, Minor:

Electric vehicle charging and battery exchange facilities, as a principal use

Motor vehicle cleaning, polishing and detailing

Motor vehicle service centers and service stations, including stores specializing in the sales and installation of tires, batteries and other minor parts and accessories.

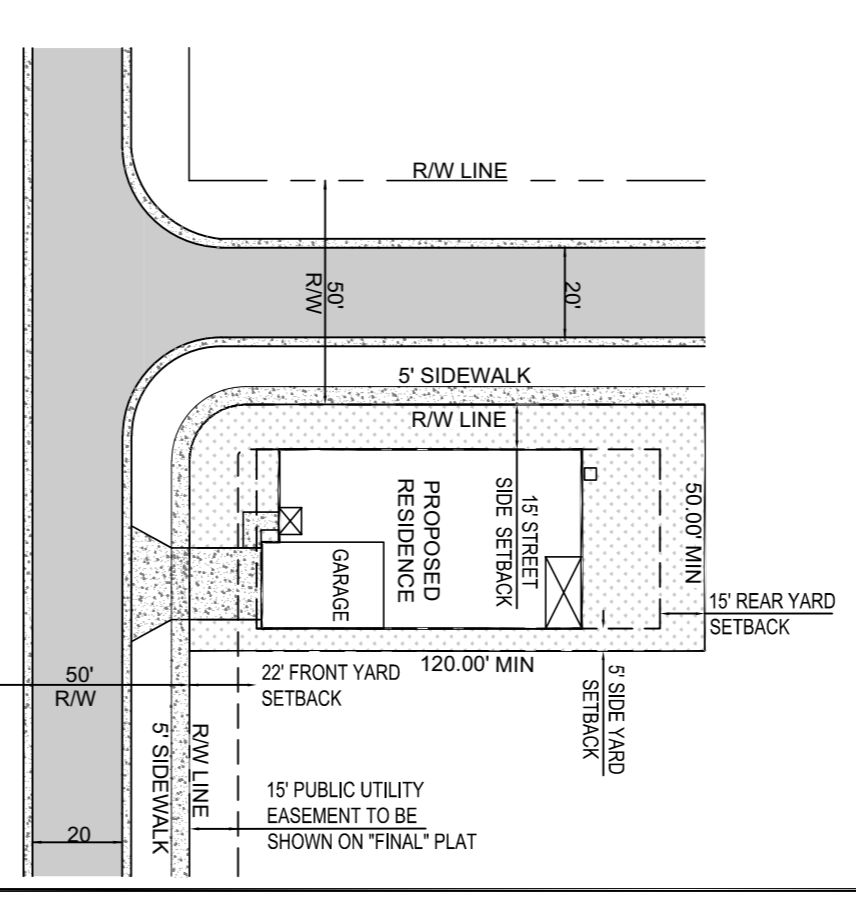
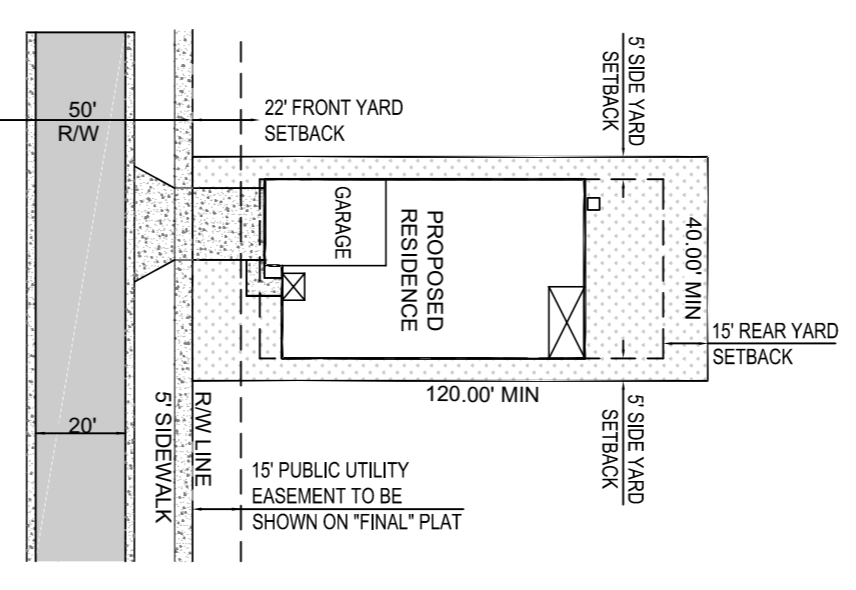
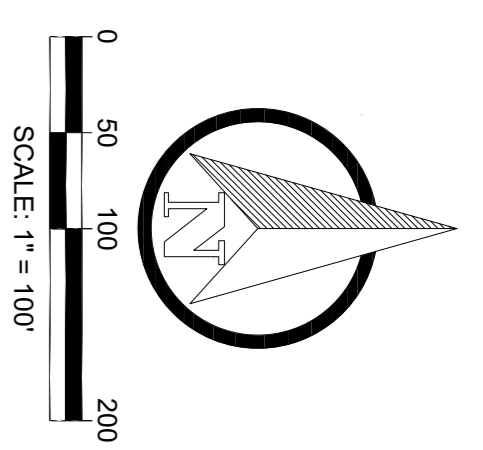
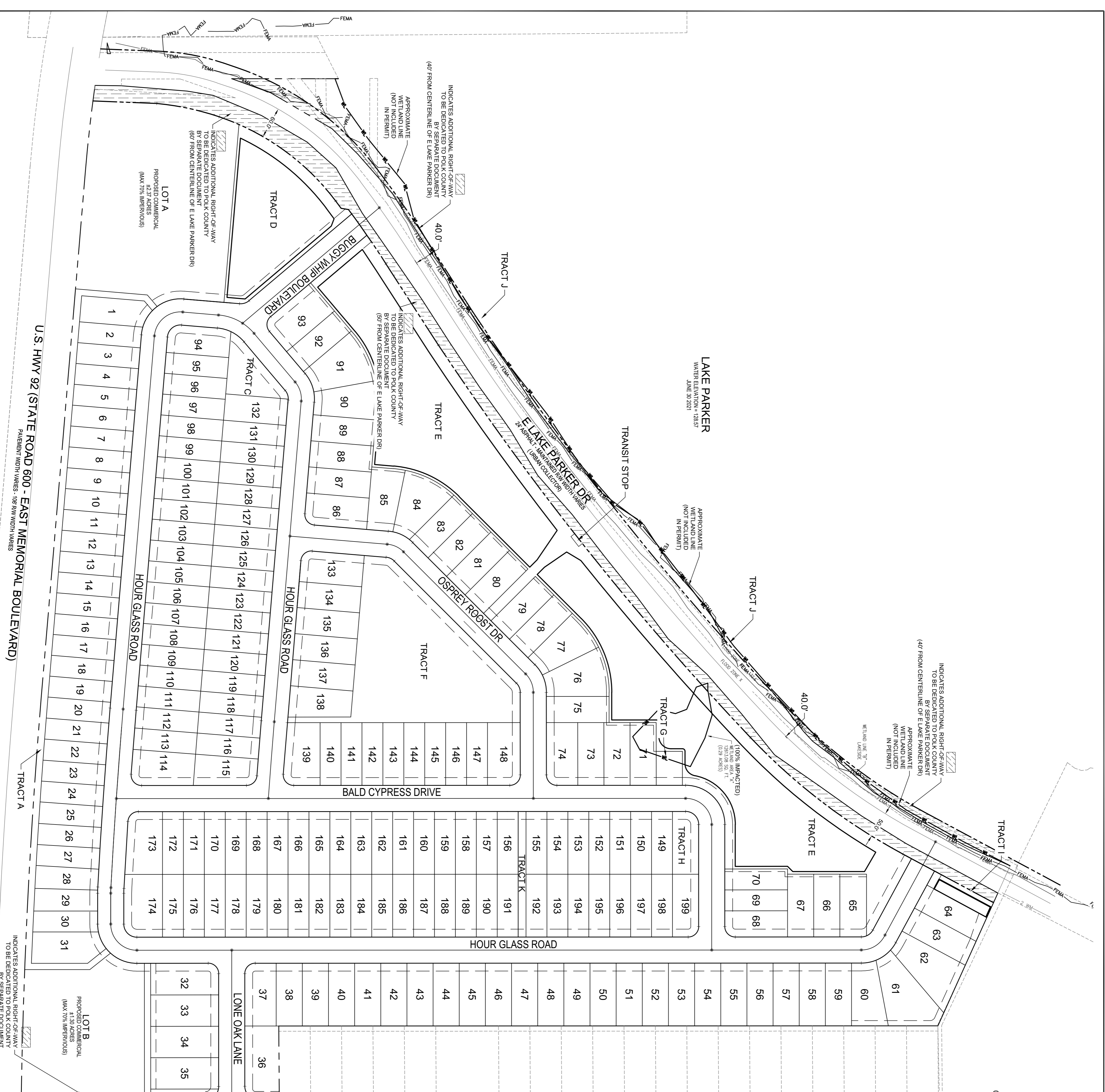
Motor vehicle repair, not including body work and paint shops

Motor vehicle washing facilities, automated or self-service

Small engine repair

It is the intent to develop a carwash on Tract B, the intersection of Fairway and Memorial Blvd. East.

The PUD Modification is to amend the PUD in language only; striking the two aforementioned uses called out as prohibited. A binding site plan for the two commercial tracts is not feasible as should the corners be developed with the intended uses, the end-user will comply with all adopted regulations (LDC, Building Code, etc.) at submittal. The owner’s intent is to not preclude any other development option permitted by right in the C-2 Zoning district, other than specified in the adopted PUD ordinance 5875.



- SETBACKS**
 • FRONT (DWELLING) = 22 FEET
 • SIDE (STREET) = 5 FEET
 • REAR = 15 FEET
- ABBREVIATIONS**
 MIN = MINIMUM
 RW = RIGHT OF WAY

LOT COUNT

TOTAL LOTS	PROPOSED	PERCENT
199	129	64.82%
50 FT OR GREATER	70	35.18%

LAND USE TABLES
 TOTAL LAND AREA (INCLUDING ROW TO BE DEDICATED) = +/- 47.89 ACRES
 RIGHT-OF-WAY DEDICATION TO POLK COUNTY = +/- 1.64 ACRES
 RIGHT-OF-WAY DEDICATION TO LAKELAND SINGLE FAMILY RESIDENTIAL (199) = +/- 0.07 ACRES
 COMMERCIAL LOTS (12) = +/- 25.48 ACRES
 OPEN SPACE/RECREATION = +/- 9.28 ACRES
 RECREATIONAL AREAS = +/- 1.91 ACRES
 TOTAL WETLAND AREAS = +/- 0.13 ACRES

TRACT USAGE TABLE

TRACT A IS AN OPEN SPACE AND LANDSCAPING AREA. TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION WHEN IT IS FORMED.

TRACT B IS AN OPEN SPACE AREA. TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION WHEN IT IS FORMED.

TRACT C IS AN OPEN SPACE AND RECREATIONAL AREA. TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION WHEN IT IS FORMED.

TRACT D IS AN OPEN SPACE AND DRAINAGE AREA. TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION WHEN IT IS FORMED.

TRACT E IS AN OPEN SPACE, GRASSING, AND LANDSCAPE AREA. TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION WHEN IT IS FORMED.

TRACT F IS AN OPEN SPACE AND RECREATIONAL AREA. TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION WHEN IT IS FORMED.

TRACT G IS AN OPEN SPACE AND CONSERVATION AREA. TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION WHEN IT IS FORMED.

TRACT H IS AN OPEN SPACE AND RECREATIONAL AREA. TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION WHEN IT IS FORMED.

TRACT I IS AN OPEN SPACE AND SIDEWALK AREA. TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION WHEN IT IS FORMED.

TRACT J IS AN OPEN SPACE AND CONSERVATION AREA. TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION WHEN IT IS FORMED.

TRACT K IS AN OPEN SPACE AND SIDEWALK AREA. TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION WHEN IT IS FORMED.

TRACT L IS AN OPEN SPACE AND LANDSCAPE AREA. TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION WHEN IT IS FORMED.

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

APPROVED
 Project No. SUB22-004
 Date: 10/03/22

PROFESSIONAL ENGINEER
 Rodney A. Gadd
 No. 78875
 State of Florida
 2022.07.20
 00041-08:47:54
 RODNEY A. GADD P.E.
 F.L.A. No. 78875

CYPRESS POINT AT LAKE PARKER
 2150 US HIGHWAY 92 E
 LAKELAND FL 33801

OVERALL GENERAL LOT LAYOUT PLAN

GADD & ASSOCIATES
 CIVIL ENGINEERING & CONSULTING
 4685 E COUNTY ROAD 540A
 LAKELAND, FL 33813
 PHONE: (813) 963-8888
 Certificate of Authorization #30194
 www.GaddCivil.com

REVISIONS

NO.	DATE	DESCRIPTION
1	06.09.2022	FDOT, CITY, SWFWMD, COUNTY COMMENTS 04.04.2022
2	06.09.2022	CITY COMMENTS
3	06.28.2022	CITY & COUNTY COMMENTS

DESIGNED: RLS
CHECKED: RG

CITY OF Lakeland
 Project #: SUB22-004
 Date: 10/03/22

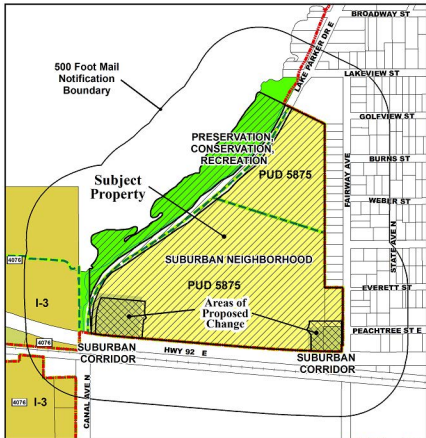
SITE PLAN APPROVED
 SUBJECT TO COMMENTS NOTED



File Number: PUD23-011
Present Zoning: PUD 5875
Present Context: Suburban Neighborhood, Suburban Corridor, and Preservation Conservation Recreation
Proposed Zoning: Major Modification of PUD to Allow Motor Vehicle Fuel Sales, Major, and Minor Vehicle Service and Repair on Commercial Parcels

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

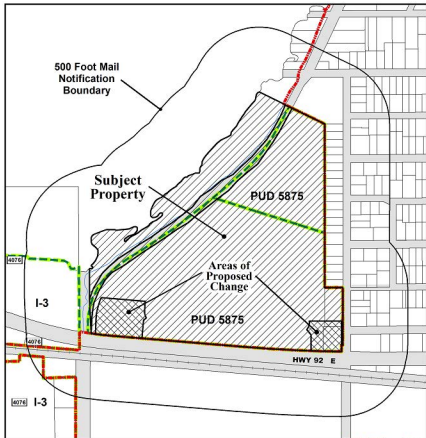




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 Proposed Zoning: Major Modification of PUD to Allow Motor Vehicle Fuel Sales, Major, and Minor Vehicle Service and Repair on Commercial Parcels

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





File Number: PUD23-011
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-  500 Foot Mail Notification Boundary
-  City Limits
-  Zoning
-  Conditional Use
-  SPI
-  Parcels
-  Railroad
-  Water Body
-  Roadway/Railway





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

July 28, 2023

RE: 2020 E. Road 92 - Project No. PUD23-011

Dear Property Owner:

This is to advise you that Sarah Case, Next Level Planning & Permitting, requests a major modification of PUD (Planned Unit Development) zoning to allow Motor Vehicle Fuel Sales, Major, within Lot A, and Motor Vehicle Service & Repair Uses, Minor, within Lot B of the Cypress Point at Lake Parker subdivision. The subject property is located north of U.S. Highway 92 East, east of Lake Parker Drive, and west of Fairway Avenue (2020 E. Road 92). The subject property is legally described as:

A PART OF LAND IN SECTION 16, TOWNSHIP 28 SOUTH, RANGE 24 EAST FURTHER DESCRIBED AS THE NORTHWEST 1/4 OF SAID SECTION LESS LAND SOUTH OF US HIGHWAY 92; AND LESS TRACT 1 OF LIGHT AND WATER PLANT PROPERTY CITY OF LAKELAND; AND LESS LAKE PARKER; AND LAND SOUTH OF PARCEL 242816000000031060; AND LESS THE AREA OF LAND BETWEEN PARCEL 242816000000031060 AND PARCEL 242816179500001010, POLK COUNTY, FLORIDA. (A COMPLETE LEGAL DESCRIPTION IS AVAILABLE IN THE COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT.)

The public hearing to consider this request will be held before the Lakeland Planning and Zoning Board at **8:30 a.m., on Tuesday, August 15, 2023**, 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 Tuesday, August 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.

PLEASE BE ADVISED in accordance with the Americans with Disabilities Act and Section 286.26, Florida Statute, 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, Greg James. Because providing a reasonable accommodation may require outside assistance, organizations, or resources, the City asks that any request be made with as much notice as possible, preferably 72 hours, but no later than 48 hours in advance of the event, at: (863) 834-6040, 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:	PUD23-012	Application Date:	6/30/2023		
Project Name:	NORTH LAKE LAND FSER				
Subject Property Address:	1075 CARPENTERS WY				
Parcel ID:	232725009000006001	Total Acreage:	2.91		
Applicant Name:	AVERY STEED				
Applicant Address:	2002 RICHARD JONES RD, SUITE B200	NASHVILLE	TN	37215	
Owner Name:	JUNE 35 LLC				
Owner Address:	1 PARK PLZ	NASHVILLE	TN	372036527	

Request:

Application Type:	PLANNED UNIT DEVELOPMENT	MAJOR MODIFICATION
Proposed		Current
Zoning:	PUD (Planned Unit Development)	(PUD) 4773 B Planned Unit Development
Land Use:	Not Applicable	Mixed Commercial Corridor (MCC)
Context:	Not Applicable	Suburban Corridor (SCO)
Explanation of Request:	This application is for a major modification to PUD4773B with the intent to allow "Medical Office" facilities within PUD4773B in order to construct an 11,570 SF free-standing emergency room located at 1075 Carpenters Way in Lakeland, FL. The request includes demolition of the existing 4,554 SF financial institution. Free standing emergency rooms are classified as "medical office", according to the LDC and Lakeland planning staff.	
Justification:	We believe that Medical Office is a use that adheres to the general intent of the US Hwy 98 corridor as well as other similar projects in the area. We believe that this FSER will provide an enormous value and service to the area.	

Concurrency:

Proposed Dwelling Units:	0	Project Floor Area:	11570	Square feet	
Type of Use:	Medical-Dental	Phase	1	Year	2023
Estimate of Public Service Demand					
Roadways	Daily Trips:	0	PM Peak Hour Trips:	0	
Potable Water		GPD	Wastewater	GPD	Solid Waste PPD

June 30, 2023

Mr. Todd Vargo
CITY OF LAKELAND

Re: PUD4773B Major Modification

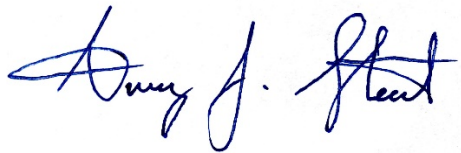
Mr. Vargo,

This application is for a major modification to PUD4773B with the intent to allow "Medical Office" facilities within PUD4773B in order to construct an 11,570 SF free-standing emergency room located at 1075 Carpenters Way in Lakeland, FL. The request includes demolition of the existing 4,554 SF financial institution. Free standing emergency rooms are classified as "medical office", according to the LDC and Lakeland planning staff.

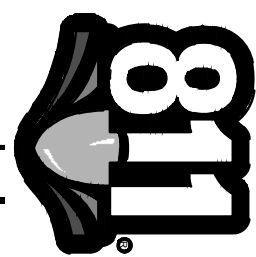
The attached site plan to the request shows the proposed location of building, parking, entrances, etc. This classification of medical office requires 51 spaces for our proposed building, which have been provided on the site plan. The plan complies with the required US Hwy 98 and Carpenters Way minimum and maximum setbacks as well as other zoning standards discussed in the pre-application meeting.

If you have any questions or require additional information, please contact me via email (avery@fulmerlucas.com) or phone (678-371-5954).

Sincerely,

A handwritten signature in blue ink that reads "Avery J. Steed". The signature is fluid and cursive, with the first name "Avery" and last name "Steed" clearly legible.

Avery J. Steed, PE



Know what's below.
Call before you dig.

STATE ROAD NO. 700 & 35
US HIGHWAY 98
(304' 0" WIDE RIGHT-OF-WAY PER FOOT SECTION 10216-2614)

SITE DATA:

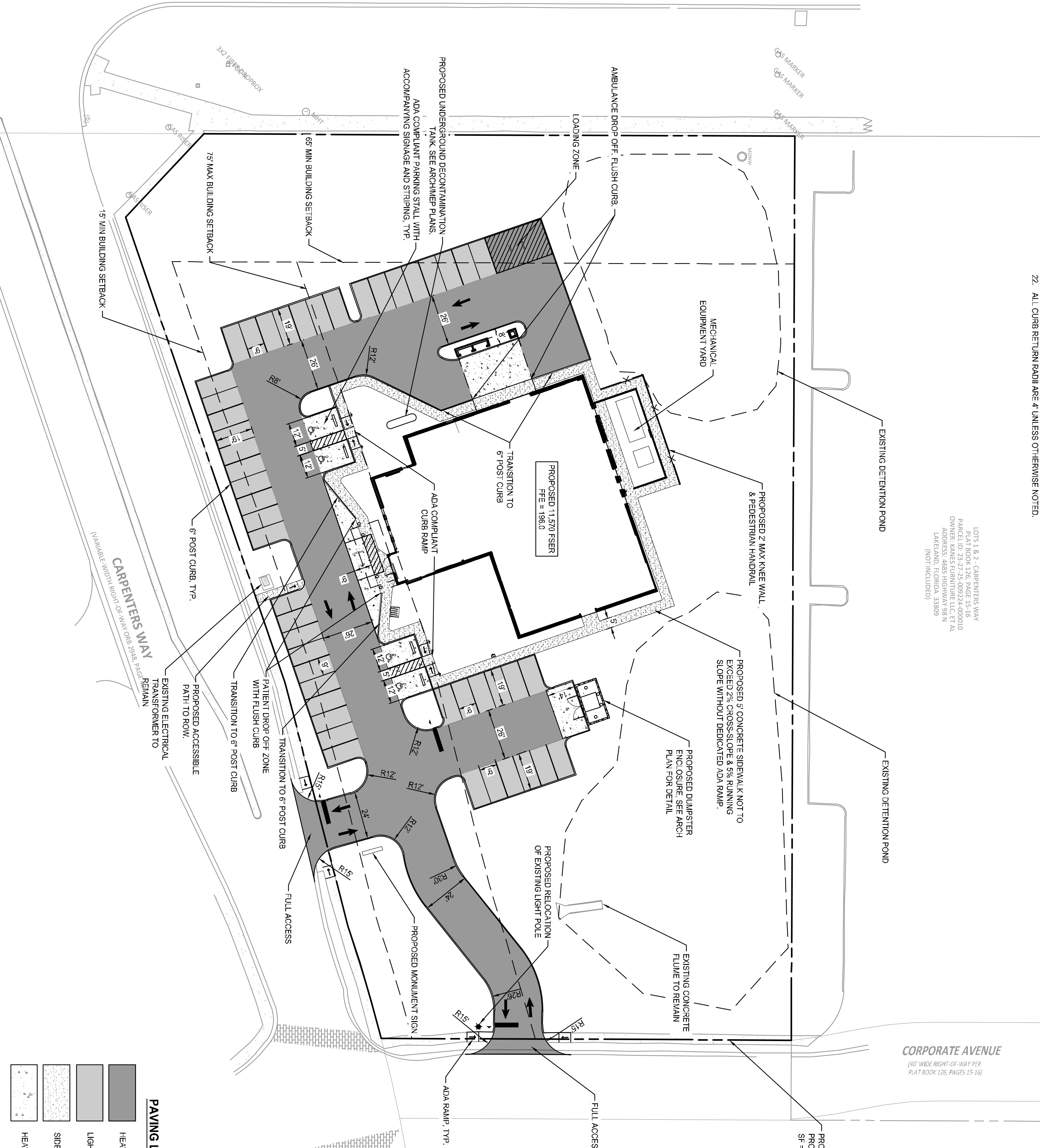
- ZONING - PUD COMMERCIAL (PUD 4728)
- FUTURE LAND USE - MIXED COMMERCIAL CORRIDOR, SUBURBAN CORRIDOR CONTEXT
- EXISTING LAND USE - BANK
- PROPOSED LAND USE - FREE STANDING EMERGENCY ROOM (FSER) USE IS SUBJECT TO SITE PLAN REVIEW
- FLOODPLAIN ZONE: ZONE X
- TOTAL SITE AREA: 2.91 ACRES
- SETBACKS:
 - SOUTH (FRONT) - 15' MIN / 75' MAX
 - NORTH (REAR) - 20'
 - EAST (SIDE) - NONE REQUIRED.
- PARKING REQUIRED: 51 STANDARD SPACES, 3 ACCESSIBLE SPACES REQUIRED
- PARKING PROVIDED: 47 STANDARD SPACES, 4 ACCESSIBLE SPACES, 51 TOTAL SPACES

NOTES:

- CONTRACTOR SHALL CHECK ALL FINISHED GRADES AND DIMENSION IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING WORK.
- THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION AND INVERT OF ALL EXISTING UTILITIES AND STORM DRAINAGE. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR CONTRACTOR CAUSED DAMAGE ACCORDING TO LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
- THE CONTRACTOR SHALL CONFORM TO ALL LOCAL CODES AND OBTAIN ALL PERMITS PRIOR TO BEGINNING WORK.
- PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND NEW PAVEMENT. FIELD ADJUSTMENT OF FINAL GRADES MAY BE NECESSARY. INSTALL ALL UTILITIES PRIOR TO INSTALLATION OF FINAL PAVEMENT.
- CONCRETE WALKS AND PADS SHALL HAVE A BROOM FINISH. ALL CONCRETE SHALL BE CLASS 'X' (4,000 PSI) UNLESS OTHERWISE NOTED.
- ALL DAMAGE TO EXISTING ASPHALT PAVEMENT TO REMAIN WHICH RESULTS FROM NEW CONSTRUCTION SHALL BE REPLACED WITH LIKE MATERIALS AT THE CONTRACTOR'S EXPENSE.
- DIMENSIONS ARE TO THE FACE OF CURBS, EDGE OF CONCRETE, OR TO THE FACE OF BUILDING, UNLESS OTHERWISE NOTED.
- ALL CURB TURNOUT EDGE OF PAVEMENT AND STRIPING RADIUS ARE FOUR FEET (4') UNLESS OTHERWISE NOTED.
- CONTRACTOR TO VERIFY ALL REQUIRED CLEARANCES FROM OVERHEAD POWER LINES PRIOR TO THE START OF CONSTRUCTION.
- CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN THE USE OF EQUIPMENT IN AND AROUND OVERHEAD OR UNDERGROUND ELECTRICAL WIRES AND SERVICES. IF AT ANY TIME IN THE PURSUIT OF THIS WORK, THE CONTRACTOR MUST WORK IN CLOSE PROXIMITY OF THE ABOVE NOTED WIRES, THE ELECTRICAL COMPANY SHALL BE CONTACTED PRIOR TO SUCH WORK AND THE PROPER SAFETY MEASURES MUST BE TAKEN.
- IN EXHAUSTION AND RIGHT-OF-WAYS, CONTRACTOR SHALL PROTECT AND RESTORE SAND PROPERLY TO A CONDITION SIMILAR OR EQUAL TO THAT EXISTING AT THE COMMENCEMENT OF CONSTRUCTION, EXPERT AS NOTED.
- THE CONTRACTOR SHALL COMPLY WITH ALL PERTINENT PROVISIONS OF THE MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION ISSUED BY A.C. OF AMERICA, INC. AND THE SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION ISSUED BY THE U.S. DEPARTMENT OF LABOR.
- SURPLUS MATERIAL NOT REQUIRED FOR SITE CONSTRUCTION SHALL BE DISPOSED OF BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE AFTER THE OWNER'S APPROVAL AT A PROPERLY PERMITTED LOCATION.
- FILL MATERIAL REQUIRED SHALL BE BORROWED AT THE CONTRACTOR'S EXPENSE.
- TRAFFIC CONTROL, IF REQUIRED, SHALL BE PROVIDED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
- IN THE EVENT OF ANY DISCREPANCY AND/OR ERROR FOUND IN THE DRAWINGS, OR IF PROBLEMS ARE ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR SHALL BE REQUIRED TO NOTIFY THE ENGINEER IN WRITING BEFORE PROCEEDING WITH THE WORK. IF THE ENGINEER IS NOT NOTIFIED, THE CONTRACTOR SHALL TAKE RESPONSIBILITY FOR THE COST OF ANY REVISION.
- CONTRACTOR SHALL BID AND PERFORM THE WORK IN ACCORDANCE WITH ALL LOCAL, STATE, AND NATIONAL CODES AND THE REQUIREMENTS OF THE LOCAL UTILITY COMPANIES.
- BUILDING CONTROL POINTS, GRADE AND OFFSET STAKES ARE TO BE SET BY THE CONTRACTOR.
- PROVIDE 24" TRAPER ON ENDS OF ALL CURBS THAT TERMINATE.
- ALL CURB RAIPS IN THE PUBLIC ROW ARE TO RECEIVE DETECTABLE WARNINGS PER LOCAL SPECIFICATIONS.
- ALL BUILDINGS WITHIN 10' OF THE RETENTION AREA ARE TO BE WATERPROOFED. SEE ARCHITECTURAL PLANS.
- ALL CURB RETURN RADII ARE 4' UNLESS OTHERWISE NOTED.

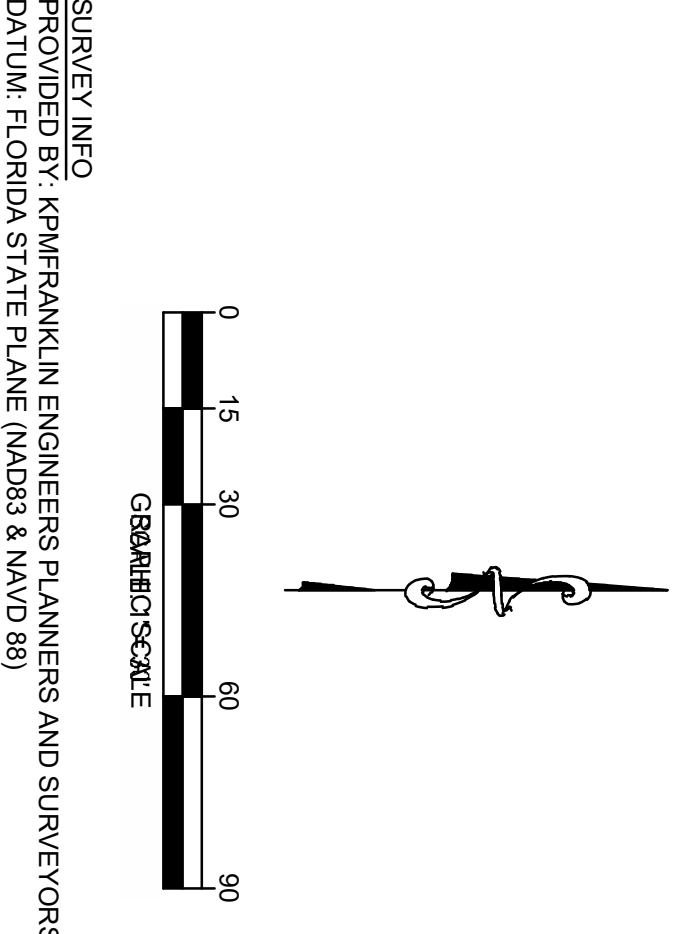
LOTS 1 & 2 - CARPENTERS WAY
 PLAT BOOK 126, PAGE 15-16
 PARCEL ID: 23-27-25-009224-000010
 OWNER: CARPENTERS HOME ESTATES INC, ET AL
 ADDRESS: 1001 CARPENTERS WAY
 LAKELAND, FLORIDA 33809
 (NOT INCLUDED)

ORB 2342, PAGE 579
 PARCEL ID: 23-27-25-009000-003001
 OWNER: CARPENTERS HOME ESTATES INC, ET AL
 ADDRESS: 1001 CARPENTERS WAY
 LAKELAND, FLORIDA 33809
 (NOT INCLUDED)



PAVING LEGEND

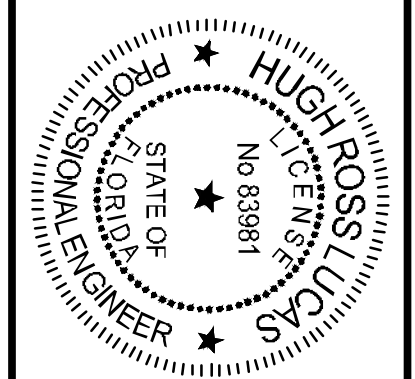
- HEAVY DUTY ASPHALT (19135 SF)
- LIGHT DUTY ASPHALT (8065 SF)
- SIDEWALK SECTION (9837 SF)
- HEAVY DUTY CONCRETE (6880 SF)



SURVEYING PROVIDED BY: KPMERANKIN ENGINEERS PLANNERS AND SURVEYORS
 DATUM: FLORIDA STATE PLANE (NAD83 & NAD 89)

DR.	DATE	DESCRIPTION

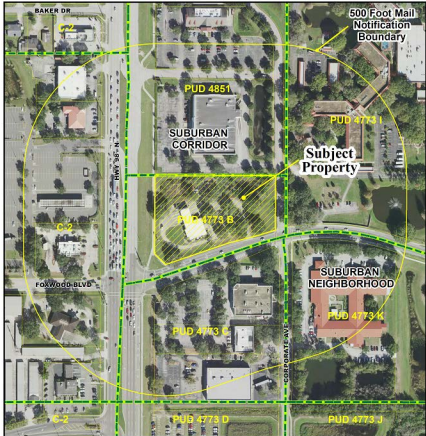
SITE DEVELOPMENT PLANS FOR:
NORTH LAKE LAND FSR
 1075 CARPENTERS WAY
 LAKE LAND, POLK COUNTY, FLORIDA 33809



FULMER LUCAS

2002 RICHARD JONES RD - SUITE B200
 NASHVILLE, TENNESSEE 37215
 INFO@FULMERLUCAS.COM • (615) 345-3770

SITE LAYOUT PLAN
C1.0



File Number: PUD23-012

Present Zoning: PUD 4773B

Present Context: Suburban Corridor

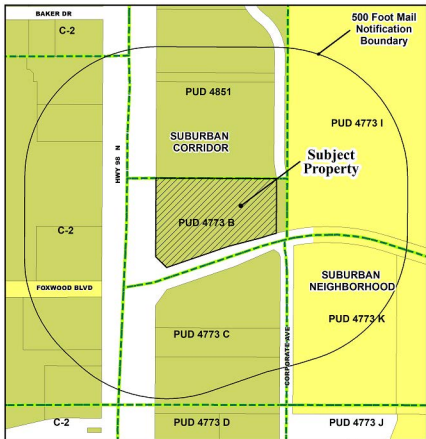
Proposed Zoning: Major Modification of PUD to Allow a Freestanding Emergency Room

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



August 2023





File Number: PUD23-012

Present Zoning: PUD 4773B

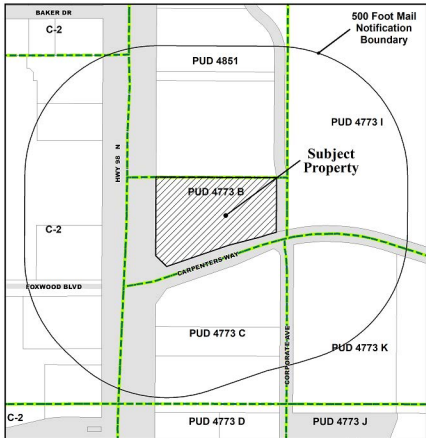
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August 2023





File Number: PUD23-012

Present Zoning: PUD 4773B

Present Context: Suburban Corridor

Proposed Zoning: Major Modification of PUD to Allow a Freestanding Emergency Room

August 2023

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-  Conditional Use
-  SPI
-  Parcels
-  Railroad
-  Water Body
-  Roadway/Railway





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

July 28, 2023

RE: 1075 Carpenters Way - Project No. PUD23-012

Dear Property Owner:

This is to advise you that Avery Steed, Fulmer Lucas Engineering, LLC, requests a major modification of PUD (Planned Unit Development) zoning to allow a freestanding emergency room on property located at 1075 Carpenters Way. The subject property is legally described as:

A PART OF LAND IN SECTION 25, TOWNSHIP 27 SOUTH, RANGE 23 EAST FURTHER DESCRIBED AS THE SOUTHWEST 1/4 OF SAID SECTION BOUND BY HIGHWAY 98 NORTH TO THE WEST, CARPENTERS WAY TO THE SOUTH, CORPORATE AVENUE TO THE EAST, AND PARCEL 232725009224000010 TO THE NORTH, POLK COUNTY, FLORIDA. (A COMPLETE LEGAL DESCRIPTION IS AVAILABLE IN THE COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT.)

The public hearing to consider this request will be held before the Lakeland Planning and Zoning Board at **8:30 a.m., on Tuesday, August 15, 2023**, 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 Tuesday, August 15th meeting.

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THIS IS A COURTESY LETTER NOT REQUIRED BY LAW



Planning & Zoning Board General Application

General Information:

Project No:	ZON23-002	Application Date:	4/27/2023		
Project Name:	1050 SHARON DRIVE				
Subject Property Address:	1050 SHARON DR				
Parcel ID:	232736015700003160	Total Acreage:	0.25		
Applicant Name:	SHARON LAIRD				
Applicant Address:	400 ALTON ROAD, APT. 1505	MIAMI BEACH	FL	33139	
Owner Name:	Jacquelyn W Scott Revocable Living Trust				
Owner Address:	400 ALTON ROAD, APT. 1505	MIAMI BEACH	FL	33139	

Request:

Application Type:	ZONING	STANDARD
Proposed		Current
Zoning:	C-1	
Land Use:	Not Applicable	(Regional Activity Center) RAC
Context:	Not Applicable	Suburban Corridor (SCO)
Explanation of Request:	This is an empty inherited by my 2 brothers and myself. Someone wanted to purchase it and found there is no zoning assigned. We were unaware.	
Justification:	Empty lot surrounded by shopping centers.	

Concurrency:

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



File Number: ZON23-002

Present Zoning: No Zoning

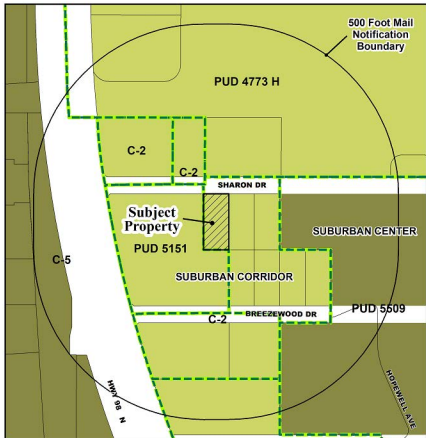
Present Context: Suburban Corridor

Proposed Zoning: Application of C-1 Zoning to Allow Professional Office and Limited Commercial Uses

August 2023

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





File Number: ZON23-002

Present Zoning: No Zoning

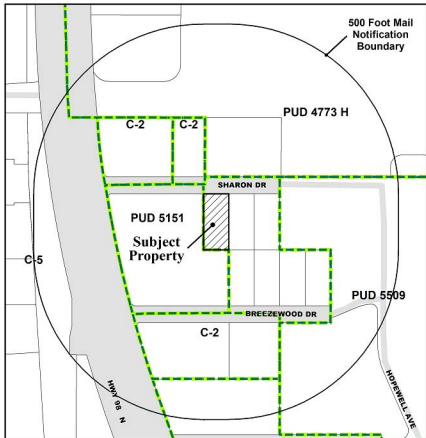
Present Context: Suburban Corridor

Proposed Zoning: Application of C-1 Zoning to Allow Professional Office and Limited Commercial Uses

August 2023

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





File Number: ZON23-002

Present Zoning: No Zoning

Present Context: Suburban Corridor

Proposed Zoning: Application of C-1 Zoning to Allow Professional Office and Limited Commercial Uses

August 2023

-  Subject Property
-  500 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

July 28, 2023

RE: 1050 Sharon Drive - Project No. ZON23-002

Dear Property Owner:

This letter is to advise you that Sharon Laird requests the application of C-1 (Pedestrian Commercial District) zoning on approximately 0.28 acres located at 1050 Sharon Drive. The subject property is legally described as:

WOODLAND ACRES PB 36 PG 12 BLK C LOT 16. (A COMPLETE LEGAL DESCRIPTION IS AVAILABLE IN THE COMMUNITY & 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, August 15, 2023, 2023** 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 Tuesday, August 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.

PLEASE BE ADVISED in accordance with the Americans with Disabilities Act and Section 286.26, Florida Statute, 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, Greg James. Because providing a reasonable accommodation may require outside assistance, organizations, or resources, the City asks that any request be made with as much notice as possible, preferably 72 hours, but no later than 48 hours in advance of the event, at: (863) 834-6040, 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:	ZON23-006	Application Date:	6/27/2023		
Project Name:	E LEMON LAND TRUST				
Subject Property Address:	1303 E LEMON ST				
Parcel ID:	242817194500004011	Total Acreage:	1.17		
Applicant Name:	NEXT LEVEL PLANNING PERMITTING				
Applicant Address:	3825 SOUTH FLORIDA AVE SUITE 4	LAKELAND	FL	33813	
Owner Name:	E LEMON LAND TRUST				
Owner Address:	122 E LAKE AVE	LONGWOOD	FL	327505441	

Request:

Application Type:	ZONING	STANDARD
Proposed		Current
Zoning:	O-1 (Low Impact Office)	MF-22 (Multi Family)
Land Use:	RH-Residential High	Residential High (RH)
Context:	UNH-Urban Neighborhood	Urban Neighborhood (UNH)
Explanation of Request:	Request for Non-Residential Zoning within the RH Land Use category, per previous coordination with Staff.	
Justification:	Due to the small size of the combined three parcels, multi-family development is not feasible. Establishing O-1 Zoning will provide an opportunity for development of the property that has remained vacant.	

Concurrency:

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



E LEMON LAND TRUST

ZON23-006

PROJECT NARRATIVE & JUSTIFICATION FOR REQUEST

Parcels: 242817-104500-004011, 242817-194500-004030, and
242817-000000-044460

Total Combined Acreage: 1.17 +/- Acres

The subject request is for O-1 Zoning, based on the pre-application (CPT23-013) submitted in February 2023. The site currently has the RH Land Use designation, and MF-22 Zoning. Due to the size of the combined property, multi-family development is not feasible. Maximum density would allow 25 multi-family units, however site logistics precludes capitalizing on the density once required stormwater, parking, and setbacks are applied.

After the Development Review Team (DRT) meeting, a follow-up meeting was conducted with senior Community Development staff on March 22, 2023. With the understanding that Staff did not wish to remove the RH Land Use designation for the site, discussion ensued for the owner to retain the RH and pursue a companion zoning category that would allow non-residential development for the subject property.

The site is unique, not only in size, in that it is undeveloped and is surrounded by a myriad of uses. Assigning O-1 Zoning will act as a transition from the C-2 Zoning to the MF-22 Zoning. Below is the Use Chart of existing/surrounding properties:

	Existing Land Use	Land Use	Zoning	Context District
NORTH	Circuit Breaker Sales	MCC	C-2	UNH
SOUTH	Mobile Home Community	RM	MH	UNH
EAST	Residential	RH	MF-22	UNH
WEST	Pace Center	MCC	C-2	UCO



Development of the property will be an improvement to the area and increase tax revenue for the City. There is currently a homeless population inhabiting the site and adjacent properties.

The request for O-1 is the appropriate zoning to allow for non-residential uses within the existing RH Land Use, providing for office space for a business incubator-type development. The proposed zoning would allow for tenants to join the incubator to launch various enterprises, i.e. R & D, with very low impact on the City's infrastructure.

It is our understanding through the City Comprehensive Plan that the underlying RH will allow for up to 25% of the entire RH District to be used as non-residential. The subject site totaling +/- 1.17 Acres, and it appears the RH District is approximately 6-7 Acres. (Non-residential development would be between 16% and 20% of the LU district.)



File Number: ZON23-006

Present Zoning: MF-22

Present Context: Urban Neighborhood
 Proposed Zoning O-1

August 2023

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





File Number: ZON23-006

Present Zoning: MF-22

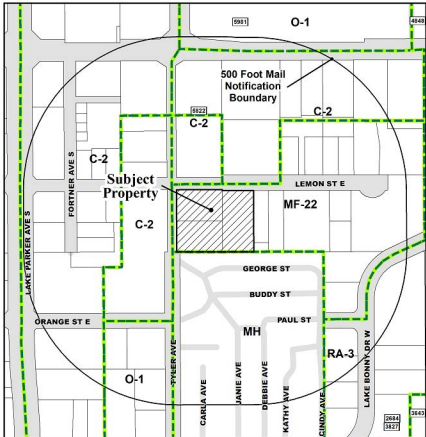
Present Context: Urban Neighborhood

Proposed Zoning O-1

August 2023

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





File Number: ZON23-006

Present Zoning: MF-22

Present Context: Urban Neighborhood
 Proposed Zoning O-1

August 2023

-  Subject Property
-  500 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

July 28, 2023

RE: 1303 E. Lemon Street - Project No. ZON23-006

Dear Property Owner:

This letter is to advise you that Sarah Case, Next Level Planning & Permitting, requests a change in zoning from MF-22 (Multi-Family Residential) to O-1 (Low Impact Office) on approximately 1.17 acres located south of E Lemon Street and east of Tyler Avenue (1303 E. Lemon Street). The subject property is legally described as:

PARCEL 24-28-17-194500-004011 RANDALLS W W ADD PB 4 PG 1 BLK D LOTS 1 & 2
PARCEL 24-28-17-194500-004030 RANDALLS W W ADD PB 4 PG 1 BLK D LOTS 3 & 4
PARCEL 24-28-17-000000-044460 BEG SW COR OF NE1/4 OF SW1/4 OF SW1/4 RUN E 102 FT N 200 FT W 102 FT S TO BEG. (A COMPLETE LEGAL DESCRIPTION IS AVAILABLE IN THE COMMUNITY & 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, August 15, 2023**, 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 Tuesday, August 15th meeting.

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THIS IS A COURTESY LETTER NOT REQUIRED BY LAW

MINUTES

Planning & Zoning Board

Lakeland Electric Building rooms 1A/B

Tuesday, July 18, 2023

8:30 a.m.

The City of Lakeland Planning and Zoning Board met in Regular Session. Board Members, Silvana Knight, Joseph Lauk, Lyle Philipson, Ronald Roberts, Jeri Thom and Susan Seitz were present. Community & Economic Development staff Chuck Barmby, Planning & Transportation Manager; Matthew Lyons, Chief Planner; Phillip Searce, Principal Planner; Audrey McGuire, Senior 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 a 103-foot-tall personal wireless services facility (cell tower) on approximately 0.11 acres located south of Parkway Frontage Road South and west of Beaker Boulevard. Owner: Pipkin Creek Properties LLC. Applicant: Deborah L. Martohue. (CUP23-013)

Phillip Searce stated the request is to obtain conditional use approval to allow for the construction of an exterior mounted, 103-foot-tall monopole cell tower. The subject property is located within the northeast corner of the 282-acre Lakeside Preserve Planned Unit Development. The proposed cell tower site is located east of the multi-family development area, in which a new multi-family development project is currently under construction, and northeast of a future single-family development phase for Lakeside Preserve which is currently under review and anticipated to begin construction in 2024. The proposed cell tower site is also located near a major electrical transmission line. Access to the site will be from an access easement through Phase 2 of Lakeside Preserve.

Deborah Martohue, 1036 23rd Avenue N, St. Petersburg, made a presentation that provided an overview of the proposed request. Ms. Martohue stated the monopole can accommodate up to four different cell phone service carriers through colocation. The proposed cell tower was reduced from 150 feet to 103 feet in height after meeting with City officials who expressed concern about the proximity to Lakeland Linder International Airport. The exterior mounted antenna arrays are necessary to account for the reduction in height which further reduces the coverage area.

Tim O'Shaghnessy, 1123 Solana Avenue, Winter Park, was present in support of the request.

Lee Saunders, 5529 U.S. 98 North, was present in support of the request.

Discussion ensued.

Mr. Searce stated staff did not receive any public comment in regard to the request.

Elliott Simmonds, 200 S. Orange Avenue, 1575, Orlando, representing the developer of the apartment complex to the west stated that he was not for or against the proposed cell tower but asked that a minimum setback for the access road be maintained from their property during the site plan review process.

In response to Silvana Knight, Ms. Martohue stated the access road to the cell tower site will be gated.

Mr. Searce presented the recommended conditions for approval.

Lyle Philipson made a motion for approval of staff's recommendation. Susan Seitz seconded the motion. The motion passed 6—0.

ITEM 2: Change in zoning from RA-4 (Single-Family Residential) to O-1 (Low Impact Office) on approximately 0.88 acres located south of East Lane, east of Morrell Drive and north of Parkview Place (301-319 East Lane). Owner: Lakeland Regional Health System. Applicant: Bart Allen, Peterson & Myers, P.A. (ZON23-005)

Audrey McGuire stated the subject property was part of the former Lakeland Hills residential subdivision. Properties from the former subdivision are no longer used for residential purposes and are either vacant or used as parking in support of adjacent medical office uses. The property is located within the boundaries of the Midtown CRA (Community Redevelopment Agency). In 2014, Lakeland Regional Health Systems received conditional use approval to allow for the use of 10.92 acres of the former subdivision as off-street parking until redevelopment for a more intensive use occurs.

Bart Allen, 225 E. Lemon Street, made a presentation that provided an overview of the proposed request.

In response to Ronald Roberts, Mr. Allen stated the primary access point to the property will remain the same.

In response to Joseph Lauk, Ms. McGuire stated staff did not receive any public comment in regard to the request.

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

GENERAL MEETING

ITEM 3: Review minutes of the June meeting.

Silvana Knight made a motion for approval of the minutes from the previous meeting. Jeri Thom seconded the motion and it passed 6—0.

ITEM 4: Minor modification of PUD (Planned Unit Development) zoning for Lakeland Interstate Business Park to update the list of permitted uses and adopt new performance standards on approximately 7.25 acres located at 2425 Interstate Drive. Owner: LIpore LLC. Applicant: Daniel Lewis. (PUD23-009) **Note: Continued from previous meeting.**

Todd Vargo stated the request is for minor modification of PUD (Planned Unit Development) zoning to update the list of permitted uses and adopt new performance standards on the subject property. The site plan has been updated to relocate the designated work trailer parking area. The applicant has agreed to enhance the existing buffer.

Discussion ensued.

Mr. Vargo presented the recommended conditions for approval.

Lee Saunders, 5529 U.S. 98 North, the applicant, was present in support of the request.

Matthew Lyons handed out printed copies of an email received from Barbara Deakin, Managing Agent for Lakeland Interstate Park, who requested a one-month continuance so that members of the Architectural Control Committee can consider the proposed changes.

In response to Joseph Lauk, Mr. Saunders stated he agrees to staff's conditions.

Susan Seitz made a motion to approve staff's recommendation. Jeri Thom seconded the motion. The motion passed 6—0.

ITEM 5: Major modification of PUD (Planned Unit Development) zoning to allow for the development of a new two-story, 8,000 square foot office building on property located at 1301 Grasslands

Boulevard. Owner: 1301 Grasslands LLC. Applicant: Thomas Wodrich, TDW Land Planning, Inc. (PUD23-008)

Todd Vargo stated the request is to allow a new two-story 8,000 sq. ft. office building on the subject property. The proposed two-story office building will be set back 50 feet from the Harden Boulevard right-of-way and 10 feet from the north parcel boundary. To accommodate the new office building, the site will be reconfigured to add 31 additional off-street parking spaces. Vehicle access to the site will remain limited to an existing driveway located on the north side of Grasslands Boulevard. Under the current PUD, the property could potentially be redeveloped for much more impactive commercial uses such as very high turnover restaurants with drive thru facilities, convenience stores with motor vehicle fuel sales, bars, lounges and liquor stores, pawn shops, payday loan and check cashing facilities, and motor vehicle sales and service/repair which are all permitted uses in the C-2 category.

In response to Silvana Knight, Mr. Vargo stated an enclosure is required for the dumpster.

Tom Wodrich, TDW Land Planning, the applicant, was present in support of the request.

Mr. Vargo stated no public comment has been received in regards to the request.

Mr. Vargo presented the recommended conditions for approval.

Discussion ensued.

In response to Joseph Lauk, Mr. Wodrich stated he agrees to staff's conditions.

Lyle Philipson made a motion to approve staff's recommendation. Jeri Thom seconded the motion. The motion passed 6—0.

ITEM 6: Plat approval for the Lakeland Central Park Phase 1 on 724.15 acres generally located north and east of the Polk Parkway, west of Airport Road and south of Old Tampa Highway.
Owner: LCP Owner LLC. Applicant: Dave Schmitt Engineering, Inc. (SUB20-003)

Phillip Scarce stated a plat for Lakeland Central Park Phase 1 has been submitted by Dave Schmitt Engineering, Inc. on behalf of LCP Owner LLC. The proposed plat for Phase 1, which affects a total of 349 acres, consists of three industrial lots and multiple tracts corresponding with the scattered isolated wetlands, utilities, and drainage system. 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.

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

ITEM 7: Plat approval for Hawthorne Phase 1, a 183-lot residential subdivision, on 69.39 acres generally located south of W. Pipkin Road, north of Ewell Road and west of Busy Bee Lane.
Owner: Forestar USA Real Estate Group. Applicant: Dewberry Engineers, Inc. (SUB21-003)

Phillip Scarce stated a plat Hawthorne Phase 1 has been submitted by Dewberry Engineers, Inc. on behalf of Forestar USA Real Estate Group. The proposed 69.39-acre plat consists of 183 single-family detached residential 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.

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

ITEM 8: Overview of Administrative Adjustments approved from January to June.

Chuck Barmby stated the overview of the administrative adjustment approvals were included in the packet and has no additional comment to add.

ITEM 9: 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 August hearing.

ITEM 10: Audience.

There were no comments from the audience.

ITEM 11: Adjourn.

There being no further discussion, the meeting was adjourned at 10:22 AM.

Respectfully Submitted,

Joseph Lauk, Chair

Silvana Knight, Secretary



Report of City Commission Action on Planning and Zoning Board Recommendations

Tuesday, August 15, 2023

Meeting of August 7, 2023

Ordinances (First Reading)

Proposed 22-029; Approving a Conditional Use to Allow for Off-Street Parking as a Principal Use on Property Located at 411 E. Orange Street. (CUP22-006)

Proposed 23-029; Approving a Conditional Use to Allow a 103-Foot-Tall Personal Wireless Services Facility (Cell Tower) on Approximately 0.11 Acres Located South of Parkway Frontage Road South and West of Beaker Boulevard. (CUP23-013)

Proposed 23-030; Change in Zoning from RA-4 (Single-Family Residential) to O-1 (Low Impact Office) on Approximately 0.88 Acres Located South of East Lane, East of Morrell Drive and North of Parkview Place (301-309 East Lane). (ZON23-005)

Proposed 23-031; Amending Ordinance 3432, as Amended; Major Modification of PUD (Planned Unit Development) Zoning to Allow for the Development of a New Two-Story, 8,000 Square Foot Office Building on Property Located at 1301 Grasslands Boulevard. (PUD23-008)