

## **AGENDA**

Planning & Zoning Board  
City Commission Chambers  
October 17, 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. Compatibility review to allow for the construction of an accessory dwelling unit, as a second-story addition to an existing detached garage, on property located at 1928 Shawnee Trail. Owner: Roy Hunter Short II. Applicant: Dan Fowler. (ADU23-012)
  - b. Consideration of final decision.
- ITEM 2:**
- a. Conditional use to allow for the development of a solar power generation facility on approximately 2,044 acres generally located south of University Boulevard, east of N. State Road 33, and east of N. Combee Road. Owner: Williams Acquisition Holding Company LLC. Applicant: Charles Ryan. (CUP23-010)
  - b. Consideration of final decision.
- ITEM 3:** Major modification of PUD (Planned Unit Development) zoning to increase the maximum number of dwelling units from 125 to 150 to allow for the development of a new five-story multi-family (senior independent living) building on property located at 810 E. Bella Vista Street. Owner: Mainstay Healthcare Bella Vista LLC. Applicant: Jason Alligood, Kimley-Horn and Associates, Inc. (PUD23-016)
- ITEM 4:** Change in zoning from I-1 (Light Industrial-Limited Commercial) to PUD (Planned Unit Development) to allow for the development of a zero-lot-line subdivision for I-1 warehouse, office and flex space uses on property located at 1530 and 1543 Kendrick Lane. Owner: G4L Lakeland One LLC. Applicant: Timothy Campbell, Clark, Campbell, Lancaster, Workman & Airth, P.A. (PUD23-019)

## **GENERAL MEETING**

- ITEM 5:** Review minutes of the September meeting.
- ITEM 6:** Major modification of PUD (Planned Unit Development) zoning to allow Motor Vehicle Fuel Sales, Major, within Tract A, and Motor Vehicle Service & Repair Uses, Minor, within Tract 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 (2150 E. Road 92). Owner: Cypress Point

Commercial LLC. Applicant: Sarah Case, Next Level Planning & Permitting. (PUD23-011) **Note: Staff requests an additional one-month continuance.**

**ITEM 7:** Change in zoning from C-2 (Highway Commercial District) to I-2 (Medium Industrial District), concurrent with a City-initiated application to change the context sub-district designation from Suburban Corridor (SCO) to Suburban Special Purpose (SSP), on approximately 0.46 acres located at 3070 New Tampa Highway. Owner: Lakeland Storage 1 LLC. Applicant: Michael Morcos. (ZON23-007/ZON23-008)

**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:

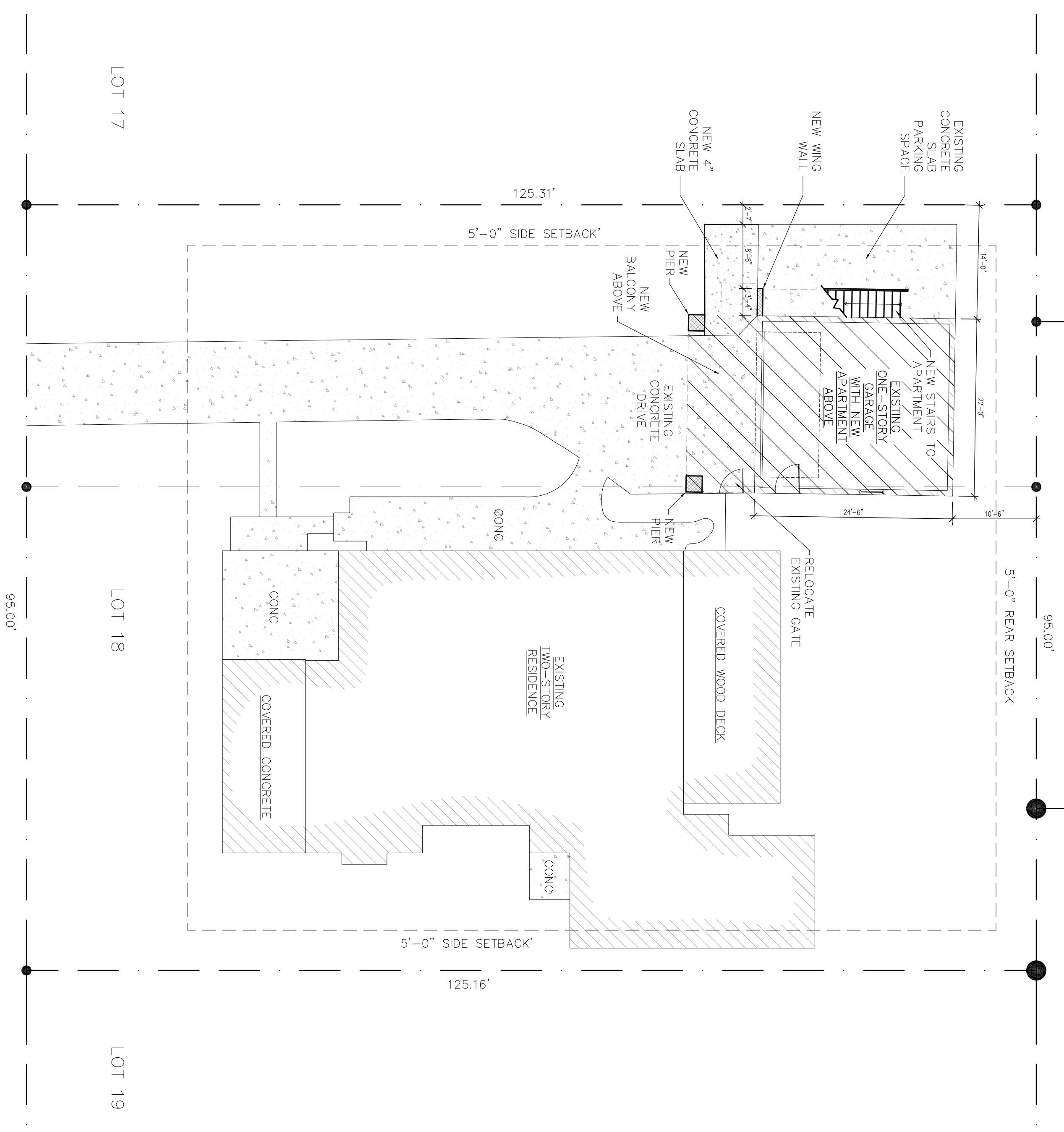
<b>Project No:</b>	ADU23-012	<b>Application Date:</b>	9/20/2023		
<b>Project Name:</b>	RENOVATIONS FOR GARAGE APARTMENT				
<b>Subject Property Address:</b>	1928 SHAWNEE TR				
<b>Parcel ID:</b>	232825135500001171	<b>Total Acreage:</b>	0.27		
<b>Applicant Name:</b>	DAN FOWLER				
<b>Applicant Address:</b>	2621 BERKELEY AV	LAKELAND	FL	33803	
<b>Owner Name:</b>	SHORT ROY HUNTER II				
<b>Owner Address:</b>	1928 SHAWNEE TRL	LAKELAND	FL	338032154	

## Request:

<b>Application Type:</b>	<b>ACCESSORY DWELLING UNIT</b>				
<b>Proposed</b>		<b>Current</b>			
<b>Zoning:</b>	Not Applicable	RA-1 (Single Family)			
<b>Land Use:</b>	Not Applicable	Residential Medium (RM)			
<b>Context:</b>	Not Applicable	Urban Neighborhood (UNH)			
<b>Explanation of Request:</b>	Owner desires to construct an apartment over their existing garage.				
<b>Justification:</b>	To provide housing for their son.				

## Concurrency:

<b>Proposed Dwelling Units:</b>	1	<b>Project Floor Area:</b>	545	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



**A** PROPOSED SITE PLAN  
SCALE: 1/8" = 1'-0"

**LEGAL DESCRIPTION**  
 LOT 17, LESS THE NORTH 25' FEET AND LOT 18, BLOCK 10 BEACON HILLS, PLAT 14, AS REFERRED, AS RECORDED IN PLAT BOOK 9 PAGES 17, OF THE PUBLIC RECORDS OF BOKA COUNTY, FL. COMMUNITY NUMBER: 120267 PANEL: 0315 SUFTIX: G F.I.R.M. DATE: 12/22/2016 FLOOD ZONE: X

**AREA CALCULATIONS**

EXISTING GARAGE AREA: 542 SQ FT  
 NEW GARAGE APARTMENT: 1084 SQ FT  
 TOTAL UNDER FLOOR: 1084 SQ FT

REVISIONS
1
2
3
4

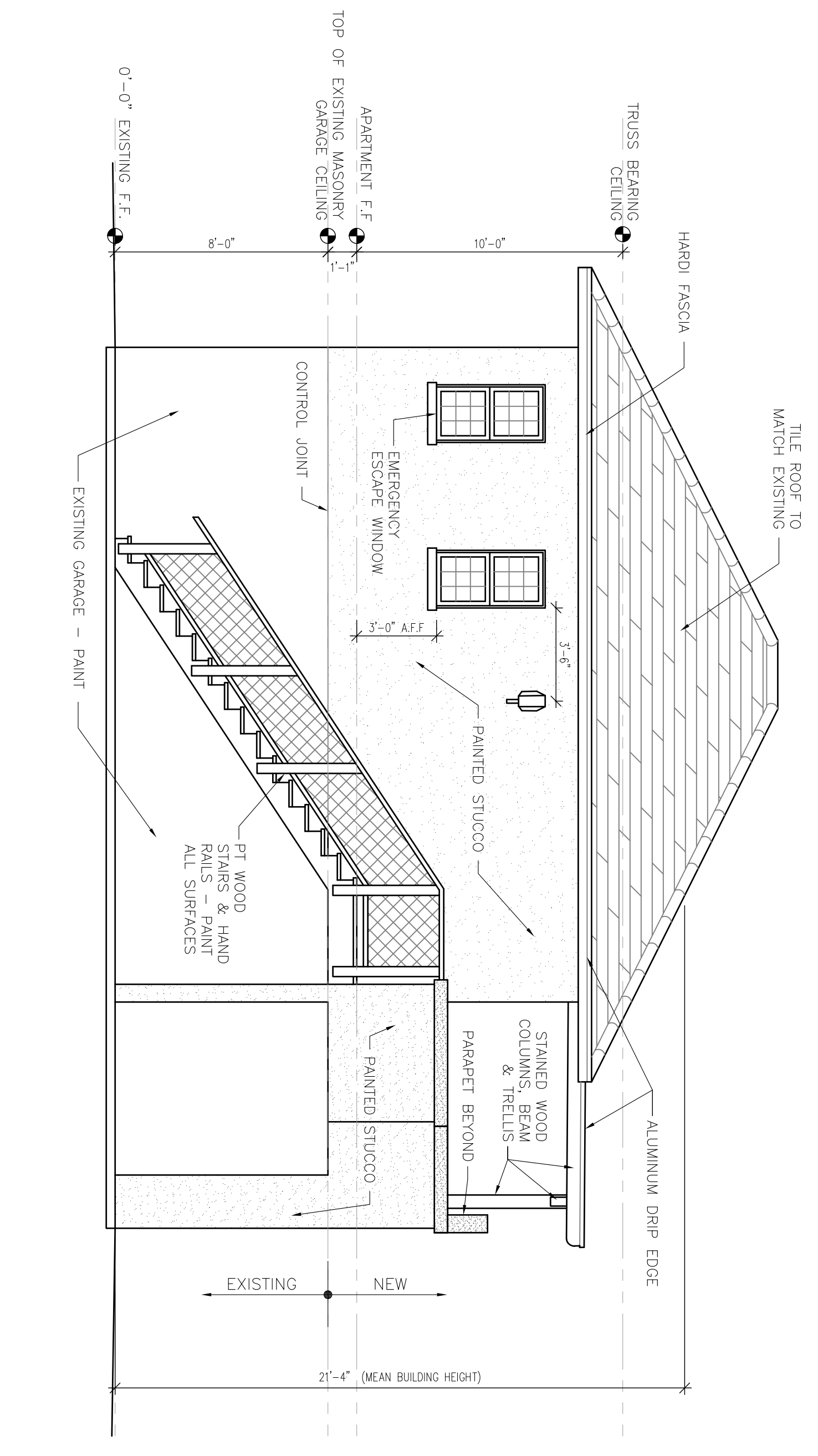
**daniel fowler ARCHITECT LLC**  
 2621 Berkeley Avenue Lakeland Florida 33803  
 overachiever@gmail.com 863.670.5133  
 Lic: AR0010996

RENOVATIONS FOR:  
**GARAGE APARTMENT**  
 1928 SHAWNEE TRAIL, LAKELAND, FL 33803  
**PROPOSED SITE PLAN**

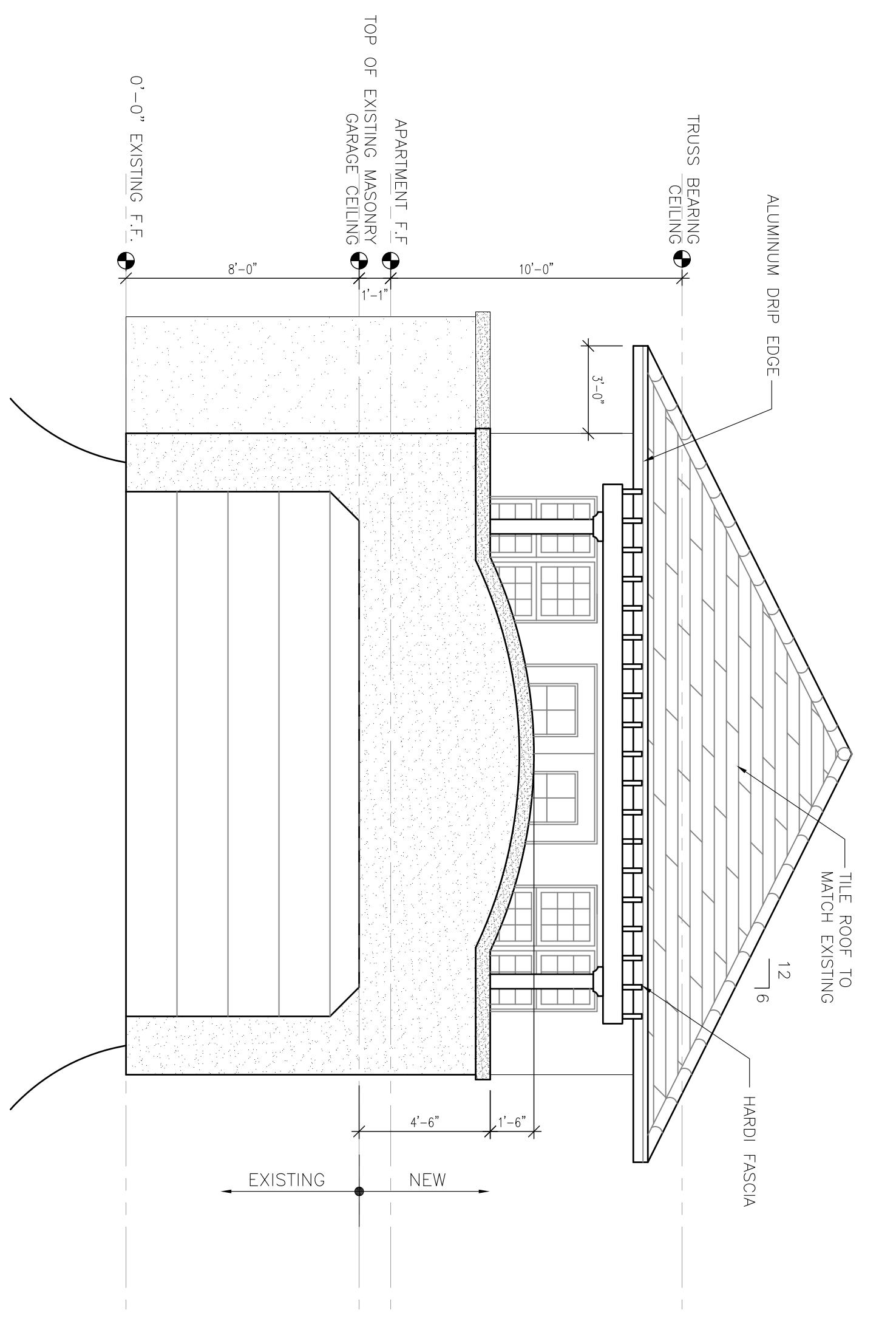
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 DRAWN BY: T.L.G.  
 SHEET:

**S10**

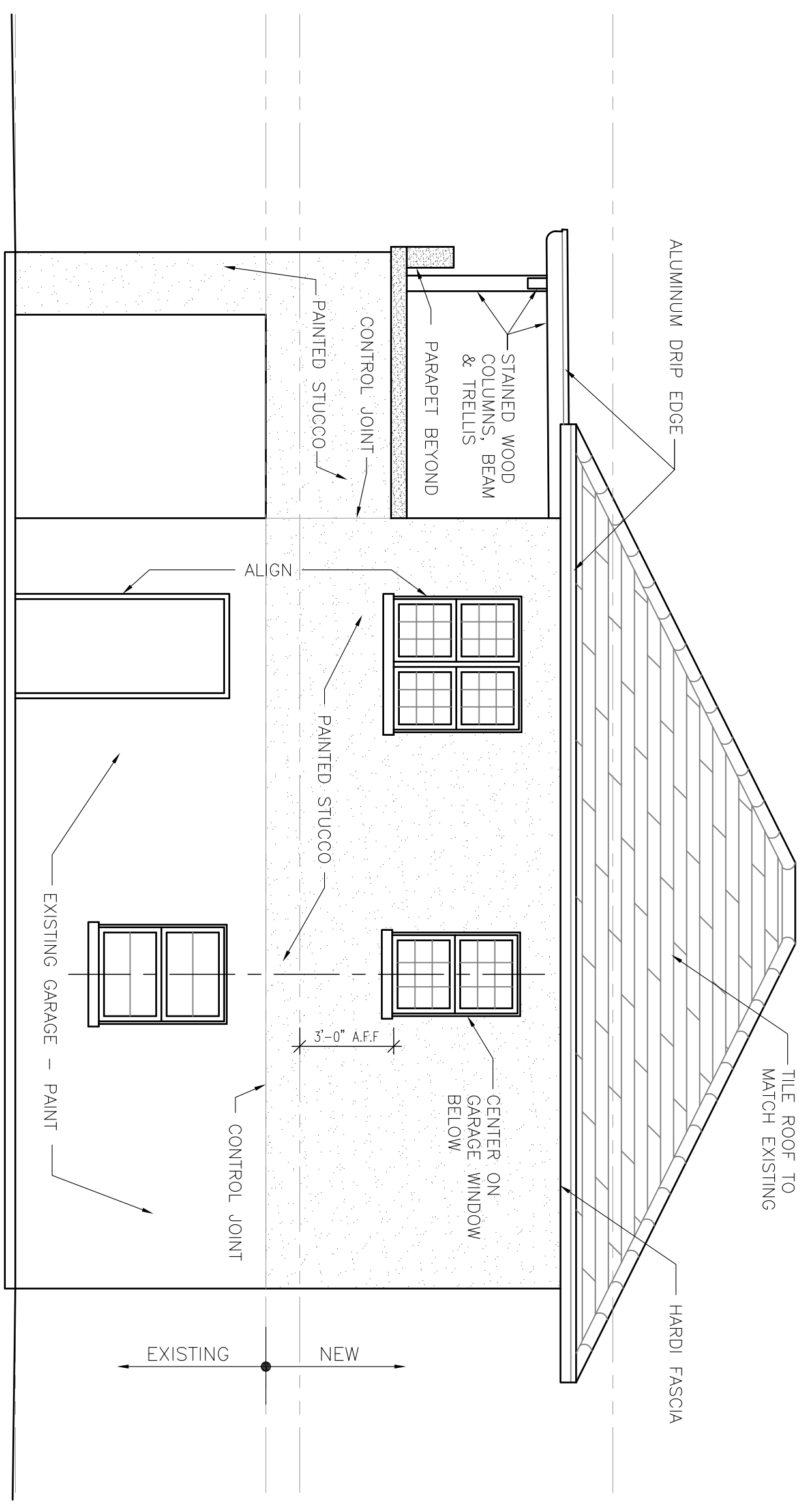
DATE: 9/20/2023



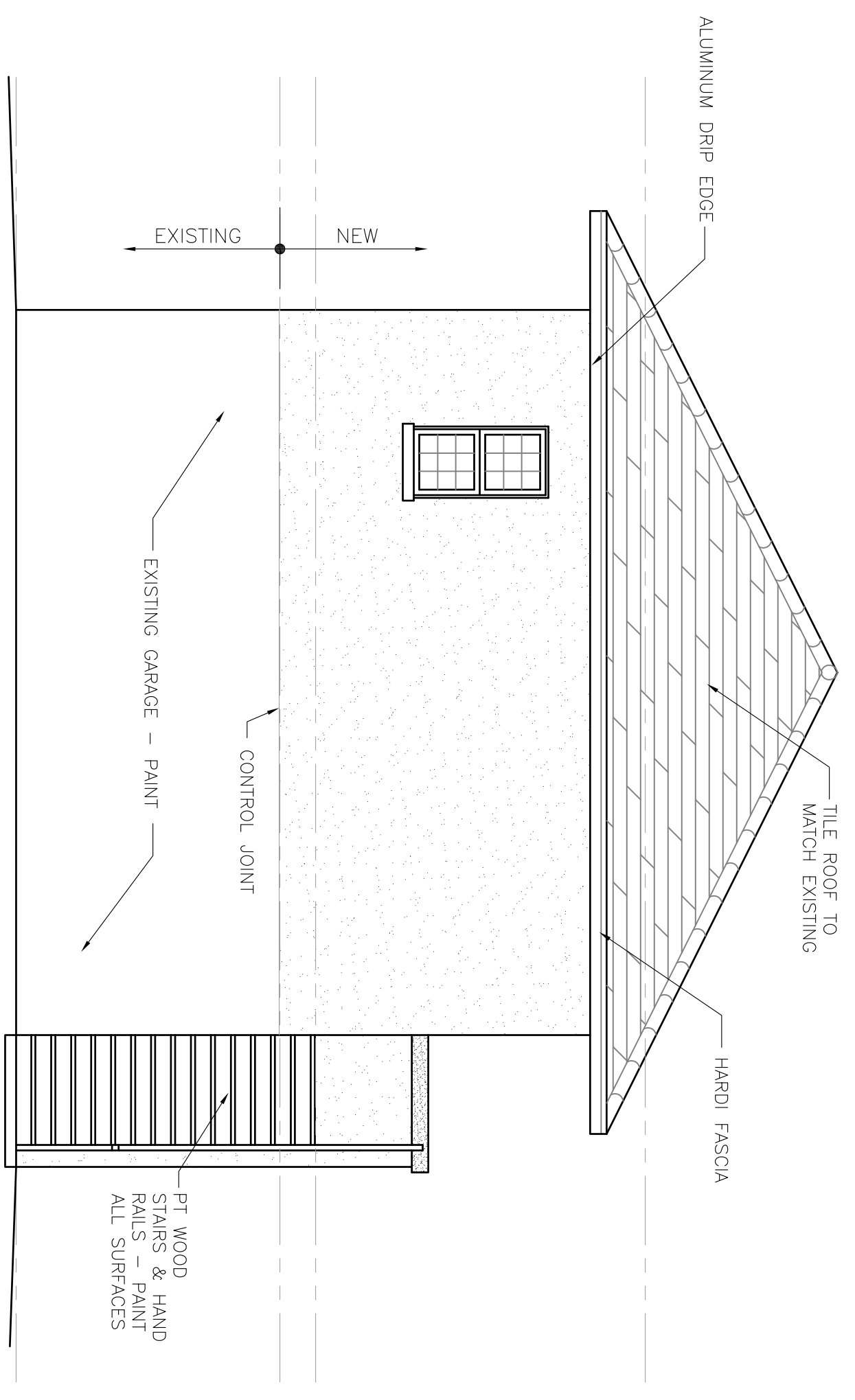
2 NORTH ELEVATION  
SCALE: 1/4" = 1'-0"



1 WEST ELEVATION  
SCALE: 1/4" = 1'-0"



3 SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"



4 EAST ELEVATION  
SCALE: 1/4" = 1'-0"

REVISIONS
1
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daniel fowler ARCHITECT LLC  
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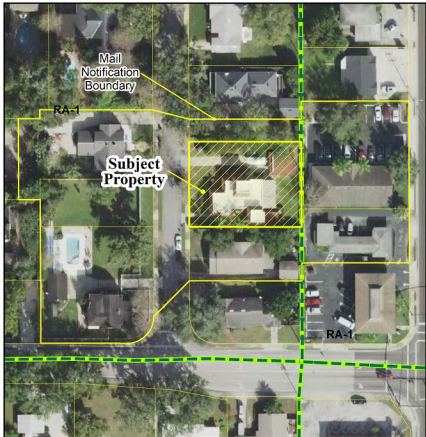
RENOVATIONS FOR:  
**GARAGE APARTMENT**  
1928 SHAWNEE TRAIL, LAKELAND, FL 33803

ELEVATIONS

SCALE: AS NOTED  
DRAWN BY: T.L.G.  
SHEET:

A2.0

DATE: 9/20/2023



**File Number:** ADU23-012

**Present Zoning:** RA-1

**Context:** Urban Neighborhood

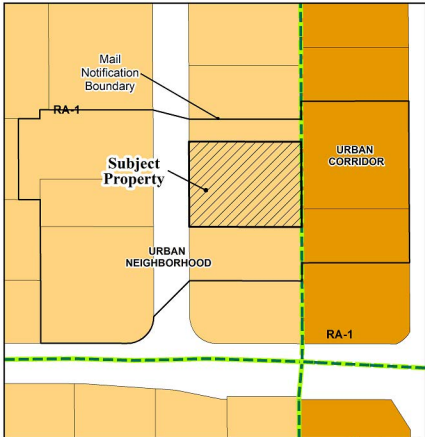
**Proposed Zoning:** Compatibility Review for an Accessory Dwelling Unit

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



October 2023





**File Number:** ADU23-012

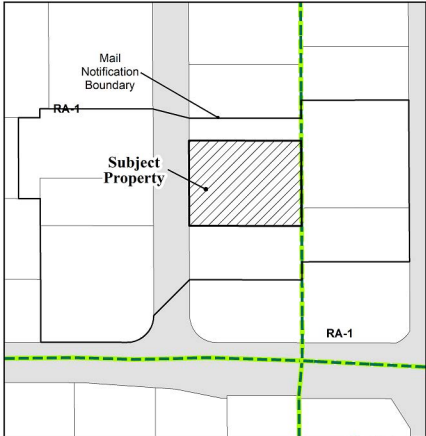
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228 S Massachusetts Avenue  
Lakeland FL 33801  
[planning@lakelandgov.net](mailto:planning@lakelandgov.net)

September 29, 2023

RE: 1928 Shawnee Trail - Project No. ADU23-012

Dear Property Owner:

This letter is to advise you that Dan Fowler requests a compatibility review to allow for the construction of an accessory dwelling unit, as a second-story addition to an existing detached garage, on property located at 1928 Shawnee Trail. The subject property is legally described as:

BEACON HILL PB 9 PG 17 BLK 1 LOTS 17 LESS N 25 FT & LOT 18. (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, October 17, 2023**, in the City Commission Room, City Hall, 228 S. Massachusetts Avenue. As an owner of property adjacent to 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, October 17<sup>th</sup> meeting.

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THIS IS A COURTESY LETTER NOT REQUIRED BY LAW



# Planning & Zoning Board General Application

## General Information:

<b>Project No:</b>	CUP23-010	<b>Application Date:</b>	5/1/2023		
<b>Project Name:</b>	EDGE SOLAR				
<b>Subject Property Address:</b>					
<b>Parcel ID:</b>	242722000000010000	<b>Total Acreage:</b>	2044		
<b>Applicant Name:</b>	CHARLES RYAN				
<b>Applicant Address:</b>	2800 POST OAK BLVD	HOUSTON	TX	77056	
<b>Owner Name:</b>	WILLIAMS ACQUISITION HOLDING COMPANING LLC				
<b>Owner Address:</b>	PO BOX 2400	TULSA	OK	74102-2400	

## Request:

<b>Application Type:</b>	<b>CONDITIONAL USE</b>	<b>NEW</b>
<b>Proposed</b>		<b>Current</b>
<b>Zoning:</b>	LD (Limited Development)	LD (Limited Development)
<b>Land Use:</b>	C-Conservation	Conservation (C)
<b>Context:</b>	PCR- Preservation/Conservation/Recreation	Preservation, Conservation, Recreation (PCR)
<b>Explanation of Request:</b>	Construction of solar photovoltaic energy facilities upon approximately 2044 acres of agricultural lands. The Project will consist of solar photovoltaic modules on tracking arrays, inverters, transformers, collector lines, substation(s), and at-grade access roads.	
<b>Justification:</b>	Since 1994 Lakeland Electric has been interested in utilizing alternative energy sources. Solar Panels are ideal for Florida's sunny days and can minimize customers' dependency on the main electric grid. Moving forward, Lakeland Electric plans to increase solar programs with additional solar farms and customers' personal solar panels Williams Acquisition Holding Company (Holdco) proposes to construct a solar facility directly adjacent to Lakeland's I-4 corridor. Solar Edge will generate energy for Lakeland's community and promote the city's green energy initiative.	

## Concurrency:

<b>Proposed Dwelling Units:</b>	0	<b>Project Floor Area:</b>	0	Square feet	
<b>Type of Use:</b>	Other	<b>Phase</b>	1	<b>Year</b>	2025
<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

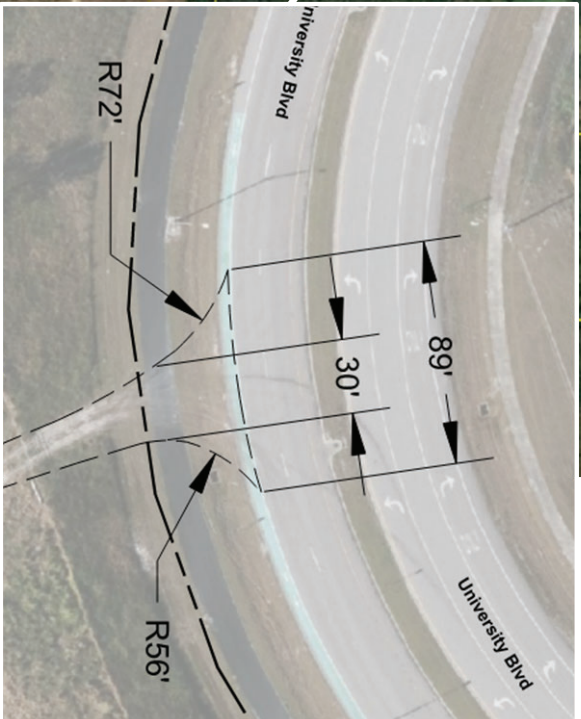
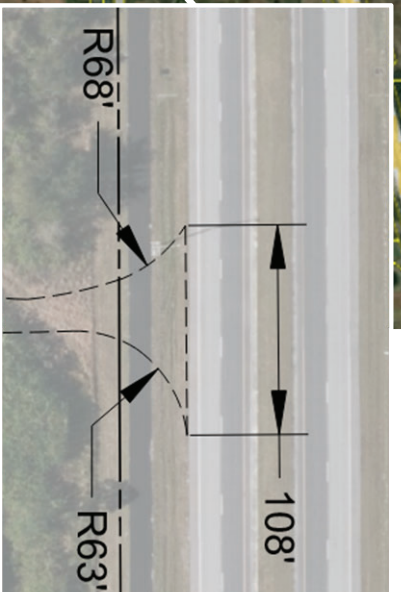
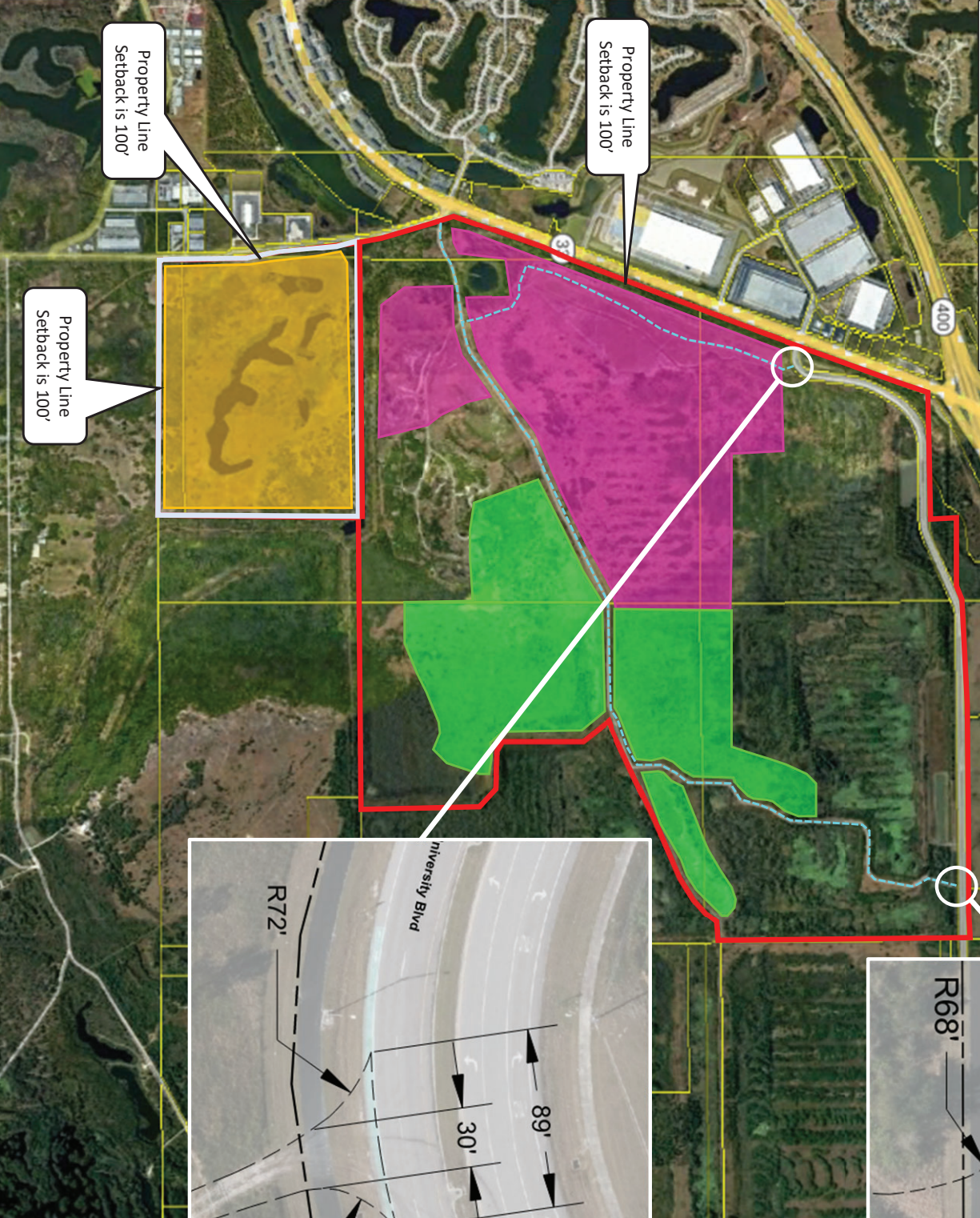


# Edge Solar Site Plan

8-11-23

**Legend**

- Zoned Limited Development
- Zoned I-2
- Phase I Solar Array
- Phase II Solar Array
- Phase III Solar Array
- Private Road(s)
- Land parcels





**File Number:** CUP23-010

**Present Zoning:** LD and I-2

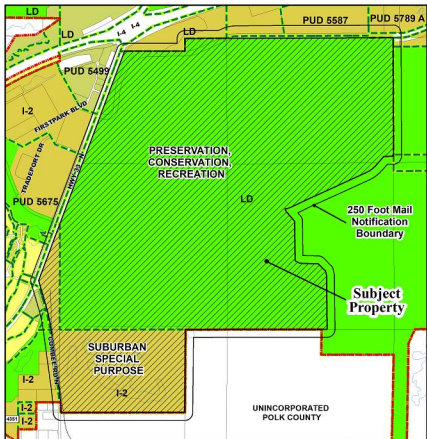
**Present Context:** Preservation, Conservation, Recreation, and Suburban Special Purpose

**Proposed Zoning:** Conditional Use to Allow a Solar Power Generation Facility

October 2023

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












File Number: CUP23-010

Present Zoning: LD and I-2

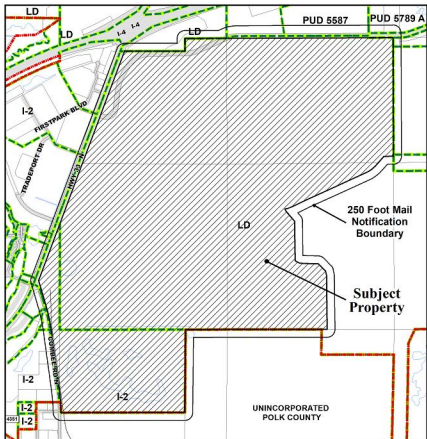
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228 S Massachusetts Avenue  
Lakeland FL 33801  
[planning@lakelandgov.net](mailto:planning@lakelandgov.net)

September 29, 2023

RE: Edge Solar - Project No. CUP23-010

Dear Property Owner:

This is to advise you that Charles Ryan, Williams Acquisition Holding Company LLC, requests a conditional use to allow for the development of a solar power generation facility on approximately 2,044 acres generally located south of University Boulevard, east of N. State Road 33, and east of N. Combee Road. The property is legally described as:

AN AREA OF LAND 2041 +/- ACRES WITHIN PARCELS 24272800000011020, 24272700000013000, 242715000000020000, 242714000000020000, 242721000000012010, 242722000000010000, 242723000000011010, POLK COUNTY, FLORIDA. (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, October 17, 2023**, in the City Commission Room, City Hall, 228 S. Massachusetts Avenue. As an owner of property within 250 feet of this request, as indicated on the attached map, you will be given an opportunity to express your opinion at the public hearing *or* you may submit your views to the Community Development Department, 863-834-6011 or [planning@lakelandgov.net](mailto:planning@lakelandgov.net), prior to the Tuesday, October 17<sup>th</sup> meeting.

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# Planning & Zoning Board General Application

## General Information:

<b>Project No:</b>	PUD23-016	<b>Application Date:</b>	8/9/2023		
<b>Project Name:</b>	OSPREY MANOR ILF				
<b>Subject Property Address:</b>	810 E BELLA VISTA ST				
<b>Parcel ID:</b>	242806000000022040	<b>Total Acreage:</b>	3.16		
<b>Applicant Name:</b>	KIMLEY-HORN AND ASSOCIATES, IN				
<b>Applicant Address:</b>	109 S. KENTUCKY AVE.	LAKELAND	FL	33801	
<b>Owner Name:</b>	MAINSTAY HEALTHCARE BELLA VIST				
<b>Owner Address:</b>	PO BOX 519	AUBURNDALE	FL	338230519	

## Request:

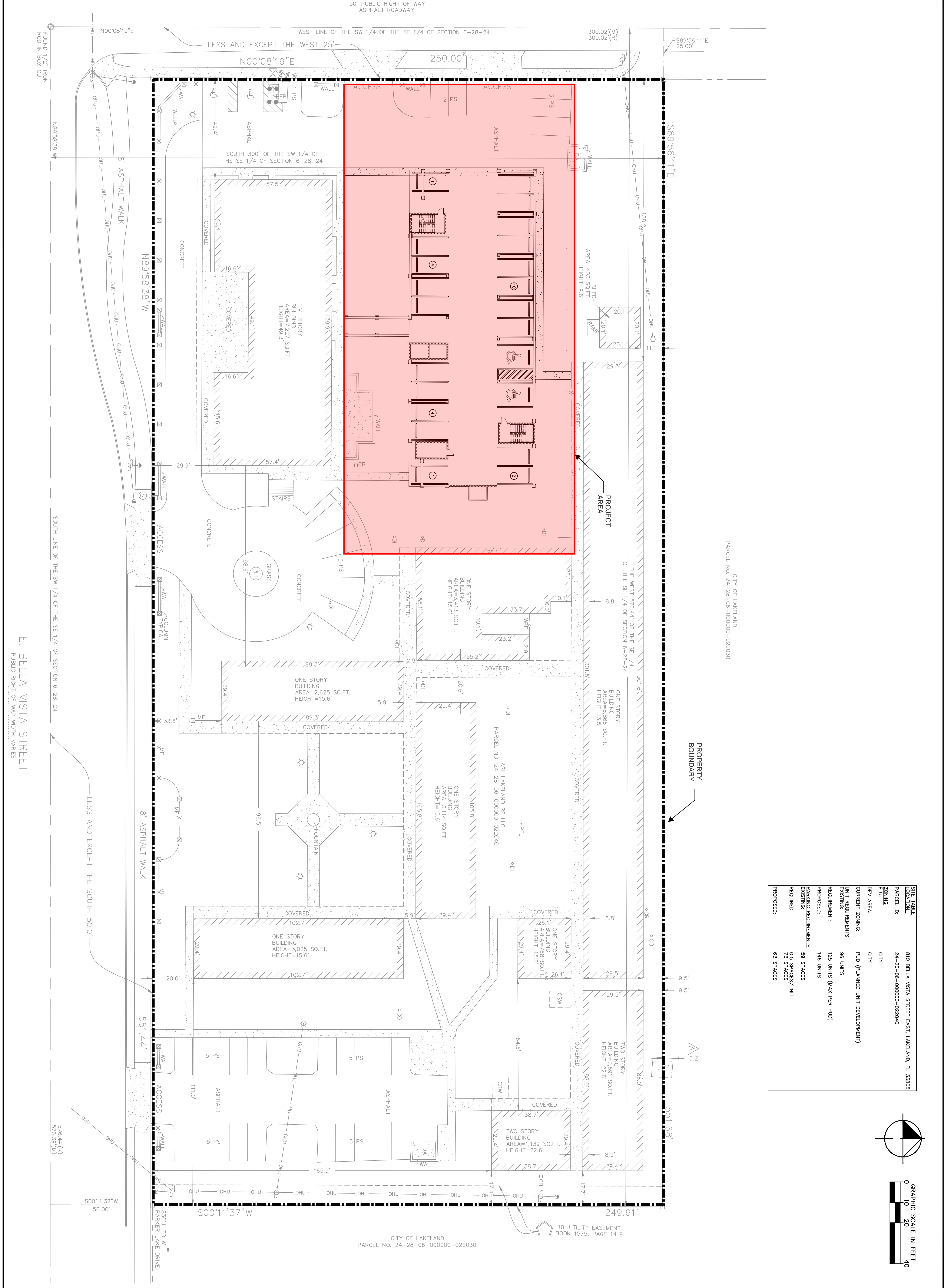
<b>Application Type:</b>	<b>PLANNED UNIT DEVELOPMENT</b>	<b>MINOR MODIFICATION</b>
<b>Proposed</b>		<b>Current</b>
<b>Zoning:</b>	PUD (Planned Unit Development)	PUD 3575 H (Planned Unit Development)
<b>Land Use:</b>	Not Applicable	Public Buildings/ Grounds/ Institutional (PI)
<b>Context:</b>	Not Applicable	Urban Neighborhood (UNH)
<b>Explanation of Request:</b>	The project proposes removal and replacement of approximately 14,000 SF of pavement and the addition of a 5-story building with parking on the first floor. The resulting units and parking spaces will vary from the requirements set forth in PUD-49 by the amount displayed in the table below.	
<b>Justification:</b>	Modification to the PUD will allow a maximum of 150 units and minimum of 60 spaces. This varies from the 0.5 space/unit requirement (which would be 73 spaces for the proposed unit count); however, the owner of the establishment believe the proposed count more accurately represents the tenant parking demand.	

## Concurrency:

<b>Proposed Dwelling Units:</b>	0	<b>Project Floor Area:</b>	0	Square feet	
<b>Type of Use:</b>	Senior Adult Housing-Attached	<b>Phase</b>	1	<b>Year</b>	2023
<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



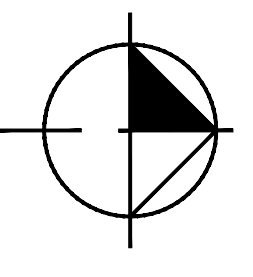
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



CITY OF LAKELAND  
PARCEL NO. 24-28-06-000000-022030

PROPERTY BOUNDARY

SITE TABLE	
LOCATION:	810 BELLA VISTA STREET EAST, LAKELAND, FL 33805
PARCEL ID:	24-28-06-000000-022040
ZONING:	CITY
DEV AREA:	PUD (PLANNED UNIT DEVELOPMENT)
CURRENT ZONING:	PUD (PLANNED UNIT DEVELOPMENT)
UNIT REQUIREMENTS:	96 UNITS
REQUIREMENT:	125 UNITS (MAX PER PUD)
PROPOSED:	146 UNITS
PARKING REQUIREMENTS:	59 SPACES
EXISTING:	0.5 SPACES/UNIT
REQUIRED:	73 SPACES
PROPOSED:	63 SPACES

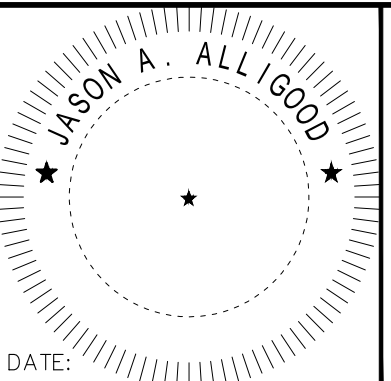


CITY OF LAKELAND  
PARCEL NO. 24-28-06-000000-022030

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY JASON A. ALLIGOOD, P.E. #71103. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

SHEET NUMBER	CITY OF LAKELAND	FL
--------------	------------------	----

KHA PROJECT 046518005	DATE JUNE 2023
SCALE AS SHOWN	DESIGNED BY KHA
DRAWN BY KHA	CHECKED BY JAA



**Kimley»Horn**

2023 KIMLEY-HORN AND ASSOCIATES, INC.  
109 SOUTH KENTUCKY AVENUE, LAKELAND, FL 33801  
PHONE: 863-701-8702  
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

PERMIT REVIEW	07-01-23	JAA
No.	REVISIONS	DATE



**File Number:** PUD23-016  
**Present Zoning:** PUD 3575 H  
**Present Context:** Urban Neighborhood  
**Proposed Zoning:** Major Modification of PUD to increase Maximum Number of Units from 126 to 146 and Construct a New Five-Story Addition

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



October 2023

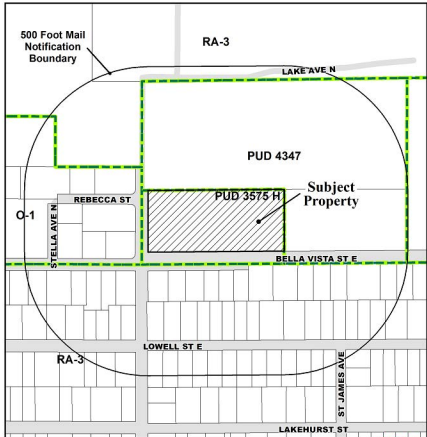


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October 2023



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

September 29, 2023

RE: 810 E. Bella Vista Street - Project No. PUD23-016

Dear Property Owner:

This is to advise you that Jason Alligood, Kimley-Horn and Associates, Inc., requests a major modification of PUD (Planned Unit Development) zoning to increase the maximum number of dwelling units from 125 to 150 to allow for the development of a new five-story multi-family (senior independent living) building on property located at 810 E. Bella Vista Street. The subject property is legally described as follows:

THE SOUTH 300 FEET OF THE WEST 576.44 FEET OF THE SOUTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 6, TOWNSHIP 28 SOUTH, RANGE 24 EAST, POLK COUNTY, FLORIDA, LESS THE WEST 25 FEET THEREOF FOR LAKE AVENUE AND ALSO LESS THE SOUTH 50.0 FEET THEREOF FOR BELLA VISTA DRIVE. BEING PART OF THE EDGEMERE SUBDIVISION, WHICH WAS VACATED ON CLERK'S FILE NUMBER 982086, DATED NOVEMBER 8, 1960 AND FILED NOVEMBER 14, 1960. (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, October 17, 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](mailto:planning@lakelandgov.net), prior to the Tuesday, October 17<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.**

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](mailto: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:

<b>Project No:</b>	PUD23-019	<b>Application Date:</b>	8/30/2023		
<b>Project Name:</b>	G4L_WH_OFFICE USE_1543 KENDRICK LN				
<b>Subject Property Address:</b>	1543 KENDRICK LN				
<b>Parcel ID:</b>	232802020505000020	<b>Total Acreage:</b>	4.366		
<b>Applicant Name:</b>	TIMOTHY CAMPBELL				
<b>Applicant Address:</b>	500 SOUTH FLORIDA AVENUE	LAKELAND	FL	33801	
<b>Owner Name:</b>	G4L LAKELAND ONE LLC				
<b>Owner Address:</b>	235 APOLLO BEACH BLVD PMB 503	APOLLO BEACH	FL	335722251	

## Request:

<b>Application Type:</b>	<b>PLANNED UNIT DEVELOPMENT</b>	<b>NEW</b>
<b>Proposed</b>		<b>Current</b>
<b>Zoning:</b>	PUD (Planned Unit Development)	I-1 (Light Industrial- Limited Commercial)
<b>Land Use:</b>	IAC-Interchange Activity Center	Interchange Activity Center (IAC)
<b>Context:</b>	USP-Urban Special Purpose	Urban Special Purpose (USP)
<b>Explanation of Request:</b>	The property owner seeks a PUD to allow a permitted use of the property with a single building on several lots to be platted with no lot line separation requirement.	
<b>Justification:</b>	The proposed use is permitted on this property and is an ideal use of the property given the location in close proximity to Interstate 4. The only purpose of the PUD is to allow no lot line separation requirement so that the owner can construct a single subdivided building across several lots to be platted on Lot 1 and Lot 2.	

## Concurrency:

<b>Proposed Dwelling Units:</b>	0	<b>Project Floor Area:</b>	75000	Square feet	
<b>Type of Use:</b>	Other	Phase	1	Year	2023
<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



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

H. ADAMS AIRTH, JR., LLM  
KEVIN R. ALBAUM<sup>4</sup>  
TIMOTHY F. CAMPBELL<sup>1,3</sup>  
SABRINA L. CHIANESE  
RONALD L. CLARK<sup>1</sup>  
DAVID C. FALL, LL.M.  
KYLE H. JENSEN  
JOHN J. LANCASTER, LL.M.<sup>2</sup>  
ELLIOTT V. MITCHELL  
PETER J. MUNSON  
MICHAEL E. WORKMAN<sup>1</sup>

**TIMOTHY F. CAMPBELL**

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

[tcampbell@clarkcampbell-law.com](mailto:tcampbell@clarkcampbell-law.com)

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

August 30, 2023

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

**Re: G4L Lakeland One LLC  
Request for Planned Unit Development**

Dear Brian:

Our firm represents G4L Lakeland One LLC (“G4L”) G4L seeks a Planned Unit Development with a zero lot line separation (the “PUD”) for the Property (defined below). The following shall serve as background information and the justification for this request.

Background Information

G4L owns several parcels at the intersection of Kathleen Road and Kendrick Lane with the Polk County Property Appraiser's Office Parcel Identification Numbers 232802020505000010, 232802020501000242 and 232802019500000033 (the “Lot 2”) and 232802020505000020 (the “Lot 1”) and, along with the South Property, the “Property”). The Property has a land use classification of Interchange Activity Center and a zoning designation of Industrial (I-1). G4L seeks the PUD designation to allow the development of a single building on multiple lots on each of Lot 1 and Lot 2 (each, a “Building,” and, collectively, the “Buildings,” pursuant to a plat that will also be processed for approval by G4L). G4L proposes to develop and construct the Buildings to allow for multiple owners to conduct small business operations within a mix of warehouse and office space within their portion of a Building (the “Intended Use”). G4L is submitting architectural elevations and is willing for those elevations to be incorporated into the PUD as binding requirements of the PUD approval.

Justification

This PUD will allow G4L to provide small business owners to conduct their business within the their portion of the Buildings on the Property in close proximity to Kathleen Road and Interstate 4, consistent with development trends for such business parks in the area. G4L has identified substantial market interest in the Intended Use in the vicinity of the Property from businesses who wish to provide services to address the substantial population growth in the City of Lakeland and along the Interstate 4

Name: Brian Rewis, Community and Economic Development Department  
Subject: G4L Lakeland One, LLC – Planned Unit Development  
Date: August 30, 2023  
Page: Page Two of Two

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corridor. And, the Intended Use will allow for an efficient use of existing local government investment in public infrastructure and services and infill development at this ideal location and an effective economic use of the Property that will mutually benefit the businesses who purchase one or more of the lots, the customers within the City of Lakeland and elsewhere who receive services from these businesses, the City of Lakeland and the community in which the Intended Use will be developed.

Conclusion

We respectfully request your support of the proposed PUD. Please let me know if you have any questions or require any additional information from G4L or us.

Thank you very much.

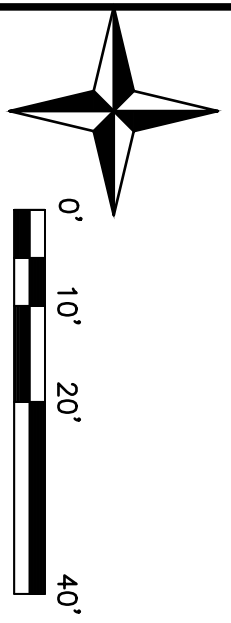
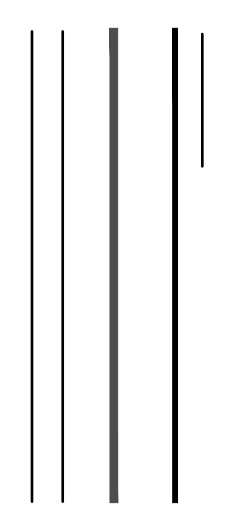
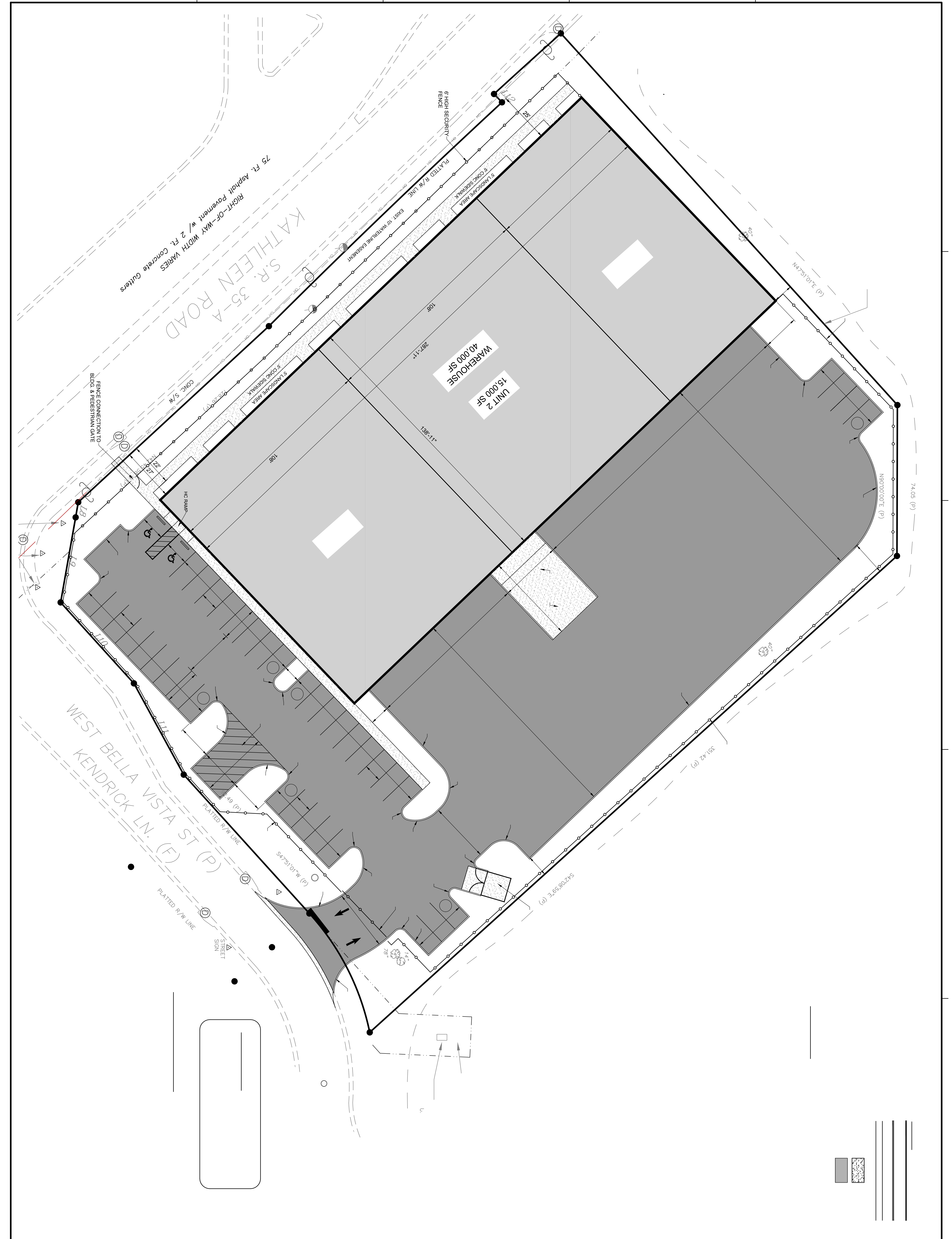
Sincerely,

***Timothy F. Campbell***

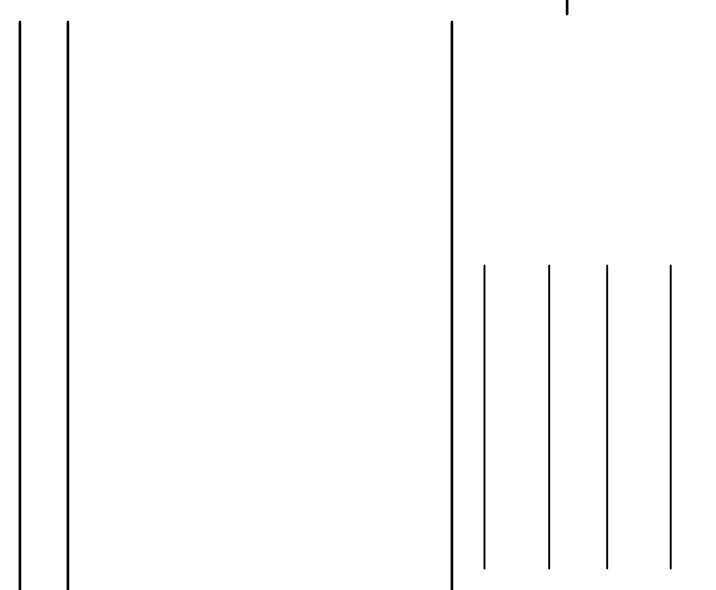
Timothy F. Campbell

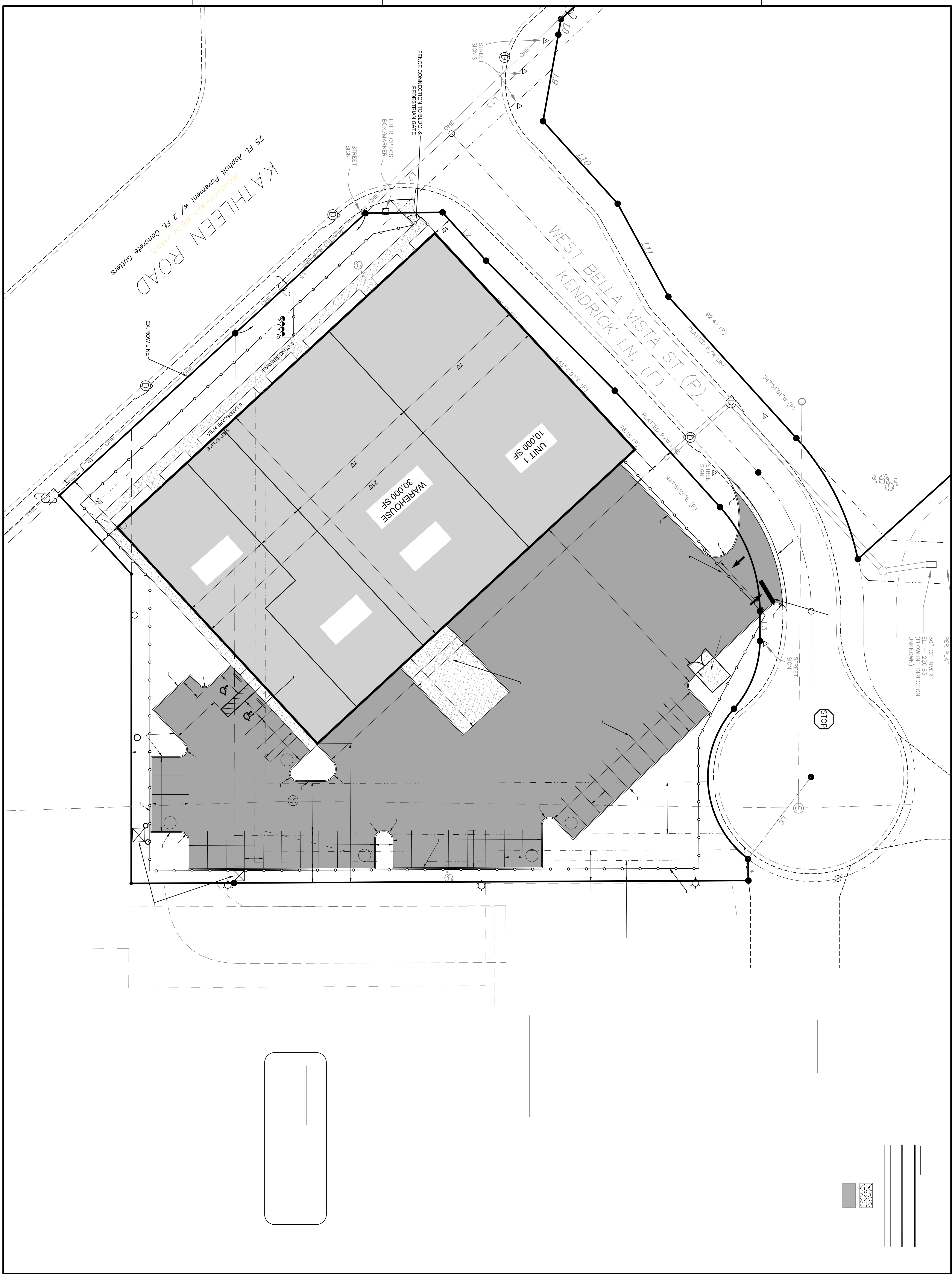
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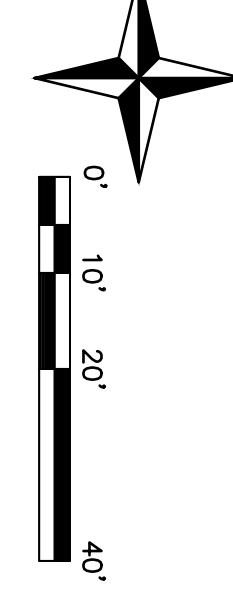


No.	DATE	BY	Description





No.	DATE	BY	Description





**File Number:** PUD23-019

**Present Zoning:** I-1 with Conditional Use

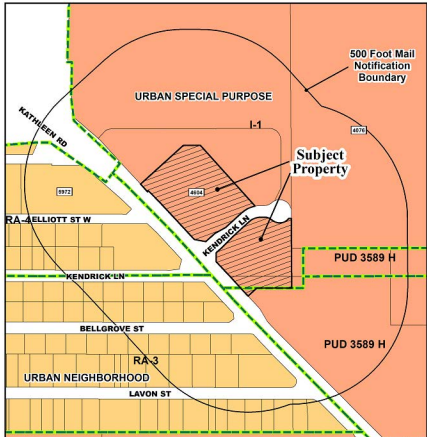
**Present Context:** Urban Special Purpose

**Proposed Zoning:** Change in Zoning from I-1 to PUD

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



October 2023



File Number: PUD23-019

Present Zoning: I-1 with Conditional Use

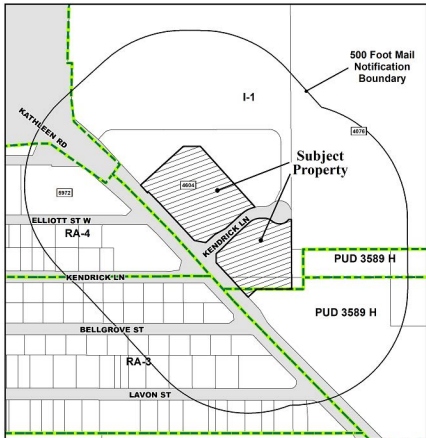
Present Context: Urban Special Purpose

Proposed Zoning: Change in Zoning from I-1 to PUD

October 2023

-  Subject Property
-  City Limits
-  Zoning
-  Conditional Use
-  SPi
-  Parcels
-  Railroad
-  Water Body





**File Number:** PUD23-019

**Present Zoning:** I-1 with Conditional Use

**Present Context:** Urban Special Purpose

**Proposed Zoning:** Change in Zoning from I-1 to PUD

October 2023

-  Subject Property
-  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

September 29, 2023

RE: 1543 Kendrick Lane - Project No. PUD23-019

Dear Property Owner:

This is to advise you that Timothy Campbell, Clark, Campbell, Lancaster, Workman & Airth, P.A., requests a change in zoning from I-1 (Light Industrial-Limited Commercial) to PUD (Planned Unit Development) to allow for the development of a zero-lot-line subdivision for I-1 warehouse, office and flex space uses on property located at 1530 and 1543 Kendrick Lane. The subject property is legally described as:

AN AREA OF LAND WITHIN PARCELS 232802020501000242, 232802019500000033, 232802020505000020, 232802020505000010, 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, October 17, 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](mailto:planning@lakelandgov.net), prior to the Tuesday, October 17<sup>th</sup> meeting.

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THIS IS A COURTESY LETTER NOT REQUIRED BY LAW

## MINUTES

Planning & Zoning Board

City Commission Chambers

Tuesday, September 19, 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, Veronica Rountree, Jeri Thom and Susan Seitz were present. Community & Economic Development staff Chuck Barmby, Planning & Transportation Manager; Matthew Lyons, Chief Planner; Phillip Scarce, 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:** Compatibility review to allow for the construction of an accessory dwelling unit on property located at 1206 E. Edgewood Drive. Owner: Shane I Willis. Applicant: Platinum Construction Group. (ADU23-009)

Todd Vargo stated the request is for compatibility review to allow for the construction of an accessory dwelling unit. There is an existing detached garage on the property that will be demolished in order to construct the accessory dwelling unit. The applicant wants to connect the roof from the principal structure to the accessory dwelling unit.

Tony Pagan, 1221 Fussell Road, Polk City, representing the applicant was present in support of the request.

In response to Matthew Lyons, Mr. Pagan stated the homeowner understands that they will not be able to apply for a permit in the future to formally connect the two structures.

Mr. Vargo presented the recommended conditions for approval.

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

Lyle Philipson made a motion for approval of staff's recommendation. Susan Seitz seconded the motion. The motion passed 7—0.

**ITEM 2:** Major modification of an existing conditional use for the Greater St. Paul Missionary Baptist Institutional Church to allow a 1,017 sq. ft. addition to an existing church office building and a food pantry along with support services for the elderly on property located at 1123 Omohundro Avenue. Owner: Greater St. Paul Missionary Baptist Institutional Church. Applicant: Mildred McMillon. (CUP23-015)

Phillip Scarce stated the purpose of this request is to allow a 1,017 sq. ft. addition to the existing structure which will be used by Faith in Action North Lakeland, Inc. to provide a food pantry and other services for the elderly as part of the church's ministry outreach efforts. To comply with the current Land Development Code, the proposed addition will require certain improvements to the site including off-street parking, landscaping, and buffering.

Mildred McMillon, 310 Heatherpoint Drive, the applicant, was present in support of the request.

In response to Matthew Lyons, Ms. McMillon stated the services provided include home care services like house cleaning, transportation, yardwork, and food delivery.

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

**ITEM 3:** Conditional use to allow a two-family dwelling (duplex) on property located at 814 N. Vermont Avenue. Owner: PSM Land Properties LLC. Applicant: Strickland Construction. (CUP23-016)

Damaris Stull stated the purpose of the request is to allow a two-family dwelling (duplex) on the subject property. The subject property is located within the Parker Street Neighborhood and has been vacant since 2003. The applicant proposes to construct a two-story duplex on the subject property which will be used by Parker Street Ministries to provide affordable housing for residents of the Parker Street neighborhood.

William Wainwright, 613 N. Vermont Avenue, the applicant, was present in support of the request.

Discussion ensued.

Ms. Stull presented the recommended conditions for approval.

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

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

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

**ITEM 4:** Conditional use to allow for the conversion of an existing single-family detached dwelling to a two-family dwelling (duplex) on property located at 838 E. Peachtree Street. Owner: Nuview Trust Co. Applicant: New Heights Construction, Inc. (CUP23-017)

Todd Vargo stated the purpose of this request is to allow for the conversion of an existing single-family detached dwelling to a two-family dwelling (duplex). The subject property, approximately 0.31 acres in area, is located at the northwest corner of E. Peachtree Street and N. Morgan Avenue. In 2017, the subject property was cited by the City's Code Enforcement Division for conversion of the structure to a quadplex (a single building with four separate dwelling units) without any planning or building permit approvals. Due to the cost of these improvements, the owner of the property at the time decided to sell the property to the current owner in 2021. Each dwelling unit will contain three bedrooms and two bathrooms. To comply with the off-street parking requirements, a total of four off-street parking spaces will be required. All the parking will be consolidated along N. Morgan Avenue and an existing driveway along E. Peachtree Street will be removed. To comply with the entrance feature requirements, a covered stoop will be added to the primary entrance of each dwelling unit.

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

The applicant was not present.

Mr. Vargo presented the recommended conditions for approval.

Lyle Philipson made a motion for approval of staff's recommendation. Veronica Rountree seconded the motion. The motion passed 7—0.

**ITEM 5:** Minor modification of PUD (Planned Unit Development) zoning to increase the maximum number of beds for a previously approved assisted living facility from 148 to 175 beds on property located at 3201 Airport Road. Owner: RBS Lakeland Investments LLC. Applicant: Sarah Case, Next Level Planning Permitting. (PUD23-018)

Todd Vargo stated the request is for a minor modification of PUD (Planned Unit Development) zoning to increase the maximum number of beds for a previously approved assisted living facility from 148 to 175 beds. There will be no change to the building footprint, or an increase in rooms, just an increase in the number of beds. The request is to accommodate husbands and wives who want to stay in the same room.



Sarah Case, 3825 S. Florida Avenue, the applicant, was present in support of the request. She stated the request is in response to a directive from the state for assisted living facilities to provide accommodation for married couples.

In response to Jeri Thom, Ms. Case stated the size of the current bedrooms will not change.

Discussion ensued.

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

George Lussier, 3003 Bellflower Way, was present in support of the request.

Silvana Knight made a motion for approval of staff's recommendation. Lyle Philipson seconded the motion and it passed 7—0.

**ITEM 6:** Change in zoning from C-2 (Highway Commercial District) to I-2 (Medium Industrial District), concurrent with a City-initiated application to change the context sub-district designation from Suburban Corridor (SCO) to Suburban Special Purpose (SSP), on approximately 0.46 acres located at 3070 New Tampa Highway. Owner: Lakeland Storage 1 LLC. Applicant: Michael Morcos. (ZON23-007/ZON23-008)

Damaris Stull stated the request is a change in zoning from C-2 (Highway Commercial District) to I-2 (Medium Industrial District), concurrent with a City-initiated application to change the context sub-district designation from Suburban Corridor (SCO) to Suburban Special Purpose (SSP). The adjacent vacant parcels to the south and east will be used as an outdoor storage/laydown yard for the assembly of trusses. The current owner plans to redevelop the entire property for a wood truss manufacturing facility.

Jonathan Bergman, 5743 Corese Avenue, West Lake Village, California, and Michael Morcos, 4343 Mc Clung Drive, New Port Richey, the applicants, were present in support of the request.

Discussion ensued.

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

## **GENERAL MEETING**

**ITEM 7:** Review minutes of the August meeting.

Susan Seitz made a motion for approval of the minutes from the previous meeting. Veronica Rountree seconded the motion and it passed 7—0.

**ITEM 8:** Major modification of PUD (Planned Unit Development) zoning to allow Motor Vehicle Fuel Sales, Major, within Tract A, and Motor Vehicle Service & Repair Uses, Minor, within Tract 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)

Leigh Ann Lunz recused herself from the vote for this item.

Phillip Scarce stated the applicant requests a one-month continuance.

Lyle Philipson made a motion for approval of a one-month continuance. Jeri Thom seconded the motion and it passed 6—0.

**ITEM 9:** 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)

Todd Vargo stated the purpose of this request is to allow for the construction of a new free-standing emergency room (FSER). The subject property is currently improved with a one-story, 7,012 sq. ft. commercial building that was most recently used as a SunTrust branch bank. If approved, the existing bank building will be demolished as part of the redevelopment of the property. The requested PUD modification is necessary to allow for the free-standing emergency room use and adopt a binding site plan and elevations. The proposed FSER will be operated by the Hospital Corporation of America Florida (HCA Florida).

If further treatment and care is necessary, patients will be transferred by ambulance for admission to either Brandon Hospital, the closest hospital affiliated with HCA Florida, or another hospital of the patient's choosing. The proposed FSER consists of a 11,570 sq. ft., one-story building with a covered patient drop-off area on the west side facing U.S. Highway 98 North and parking located on the south, east, and west sides of the building. Existing driveway access from Carpenters Way will be retained and a new secondary driveway will be added to the east side of the property to provide access from Corporate Avenue. The new driveway will be placed as far north as possible to minimize any potential conflicts at the Corporate Avenue/Carpenters Way intersection.

Mr. Vargo presented the recommended conditions for approval.

Gary Ball, 1405 W. McLeod Street, Bartow, was present in support of the request.

Leigh Ann Lunz made a motion to approve staff's recommendation. Susan Seitz seconded the motion. The motion passed 7—0.

**ITEM 10:** 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)

Audrey McGuire stated the subject property, currently vacant, consists of Lot 16 within Block C of the former Woodland Acres residential subdivision. In 2008, this area and adjoining annexed properties were given a future land use designation of Regional Activity Center (RAC) in part to facilitate the land assemblage efforts of the developer of Lakeland Park Center (formerly known as Gateway Commons), a regional retail shopping center. The subject property and other nearby properties were not acquired as part of this larger retail development. As a result, these remaining properties are without City zoning. The subject property was previously developed with a single-family home which was demolished in 2013.

Jack Strollo, 100 S. Kentucky Avenue, Suite 290, representing the applicant, was present in support of the request.

Ms. McGuire stated staff recommends approval.

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

**ITEM 11:** 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)

Damaris Stull stated the request is a change in zoning from MF-22 (Multi-Family Residential) to O-1 (Low Impact Office). The subject property is presently vacant and is located at the southeast corner of E. Lemon Street and Tyler Avenue. The O-1 zoning classification is intended for small-scale, professional office and medical office uses and limited personal services. In 2021, an application was submitted for concept plan review to develop a new quadplex on Lots 1 and 2. Following concept plan review, the owner of the property decided to list the property for sale rather than proceed with development of the quadplex. Since that time, there have been no new proposals for development of

the property for multi-family residential uses despite a demand for new housing units in other parts of the City. While O-1 is primarily intended for office and personal services uses, it also allows for multi-family residential uses such as apartments and condominiums. Therefore, if plans for the business incubator do not reach fruition, the property could potentially be developed for multi-family residential uses if sold to a different owner.

Sarah Case, 3825 S. Florida Avenue, the applicant, was present in support of the request.

Ms. Stull stated staff recommends approval.

Susan Seitz made a motion to approve staff's recommendation. Leigh Ann Lunz seconded the motion. The motion passed 7—0.

**ITEM 12:** 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 October hearing.

**ITEM 13:** Audience.

There were no comments from the audience.

**ITEM 14:** Adjourn.

There being no further discussion, the meeting was adjourned at 10:07 AM.

Respectfully Submitted,

---

Joseph Lauk, Chair

---

Silvana Knight, Secretary



# Community & Economic Development Staff Request for Delay

Date:	October 17, 2023	Reviewer:	Phillip Scarce
Project No:	PUD23-011	Location:	2150 US Hwy 92 E
Owner:	Cypress Point Commercial, LLC.		
Applicant:	Sarah Case, Next Level Planning & Permitting		
Current Zoning:	PUD (Planned Unit Development) 5875	Future Land Use:	Mixed Commercial Corridor (MCC)/ Residential Medium (RM)
Context District:	SCO (Suburban Corridor)		
P&Z Hearing:	August 15, 2023	P&Z Final Decision:	November 21, 2023
Request:	Major modification of PUD (Planned Unit Development) zoning to allow Motor Vehicle Fuel Sales, Major, within Tract A, and Motor Vehicle Service & Repair Uses, Minor, within Tract 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).		

## Request for Continuance

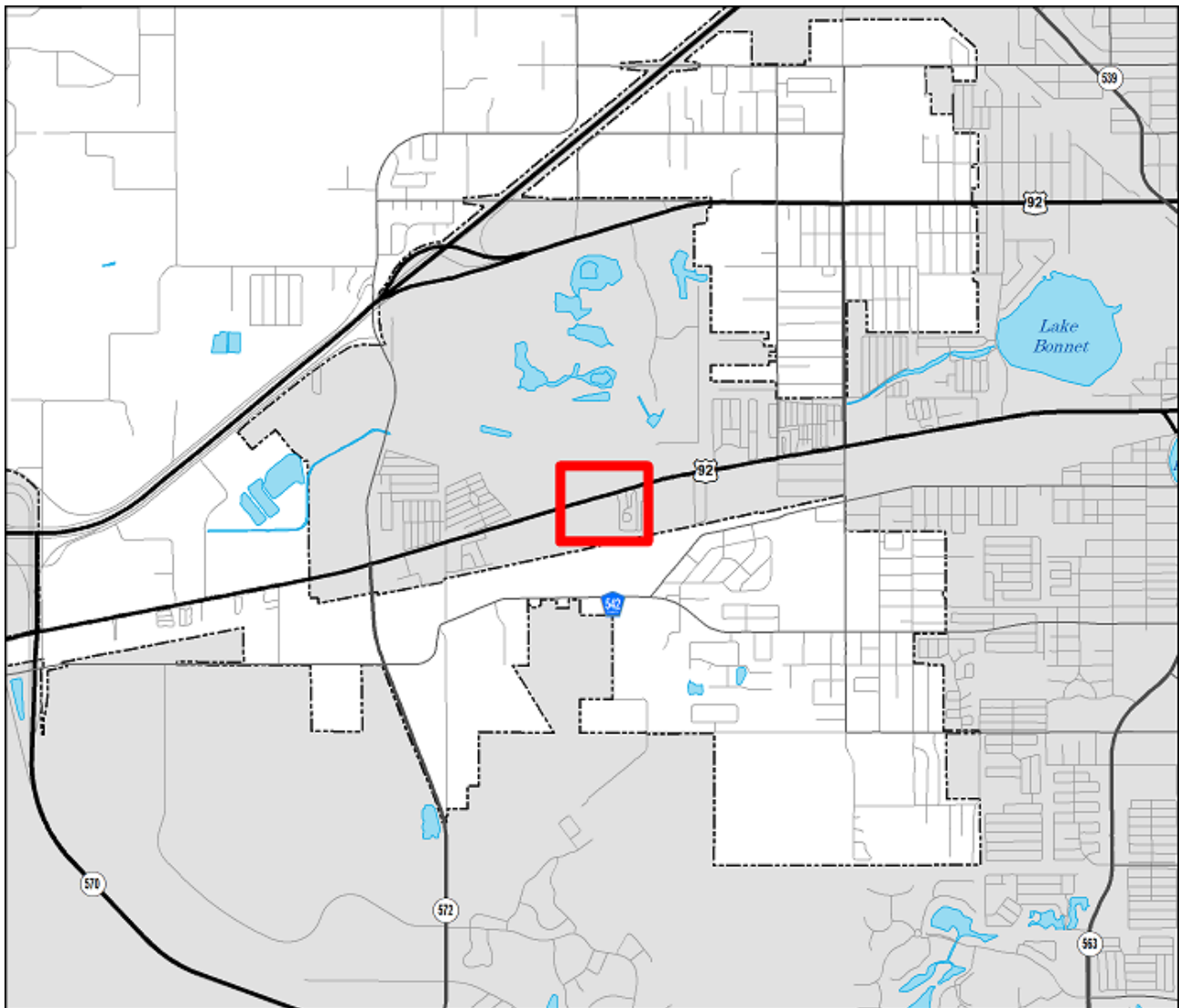
Staff requests a one-month continuation to work with the applicant on various PUD condition and design alternatives.

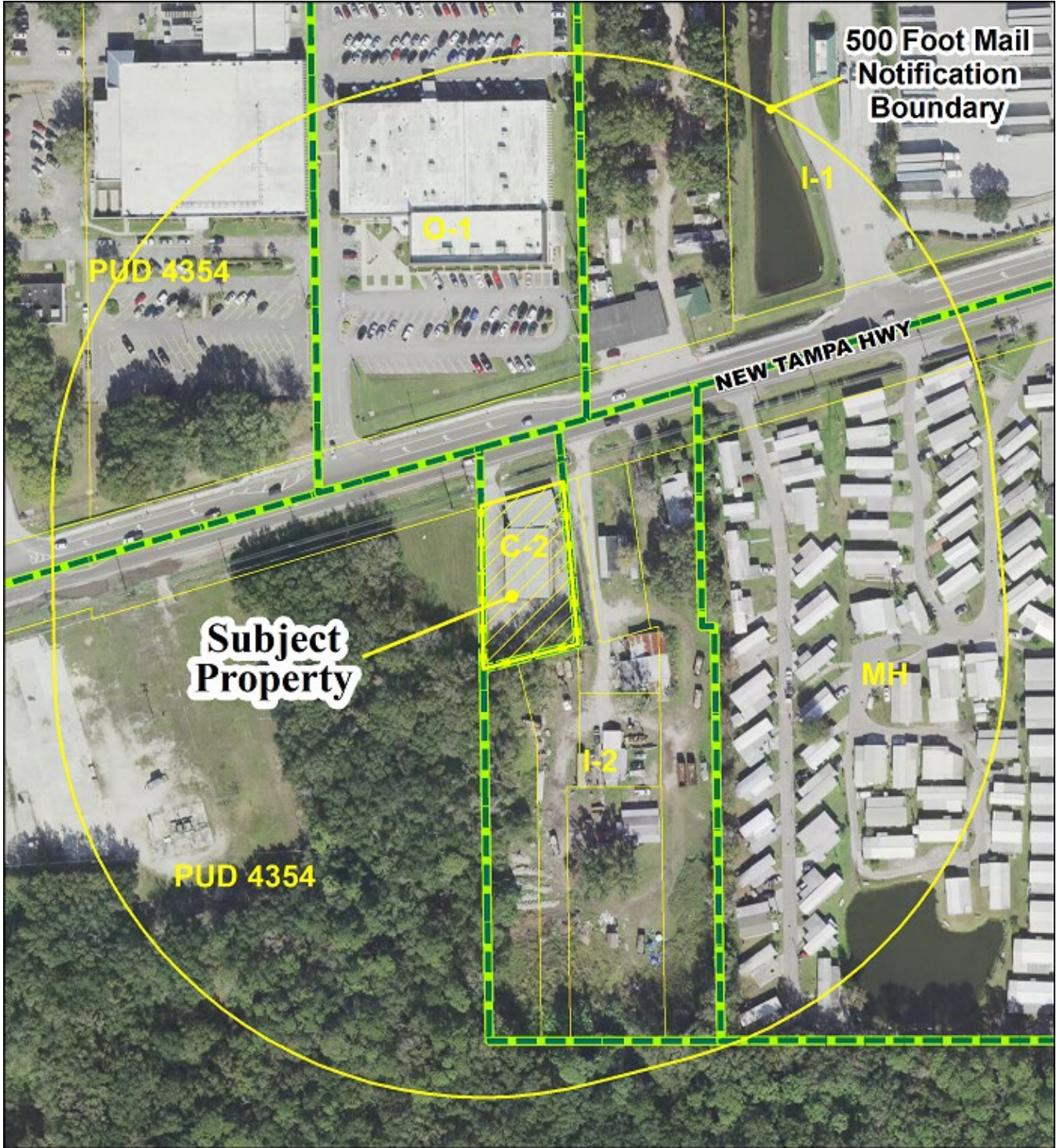


# Community & Economic Development Staff Recommendation

Date:	October 17, 2023	Reviewer:	Damaris Stull
Project No:	ZON23-007/ ZON23-008	Location:	3070 New Tampa Highway
Owners:	Lakeland Storage 1 LLC		
Applicant:	Michael Morcos		
Current Zoning:	C-2 (Highway Commercial)	Future Land Use:	Business Park (BP)
Context District:	Suburban Corridor (SCO)		
P&Z Hearing:	September 19, 2023	P&Z Final Decision:	October 17, 2023
Request:	Change in zoning from C-2 (Highway Commercial District) to I-2 (Medium Industrial District), concurrent with a City-initiated application to change the context sub-district designation from Suburban Corridor (SCO) to Suburban Special Purpose (SSP), on approximately 0.46 acres located at 3070 New Tampa Highway.		

## 1.0 Location Maps





## 2.0 Background

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### 2.1 Summary

Michael Morcos requests a change in zoning from C-2 (Highway Commercial District) to I-2 (Medium Industrial District), concurrent with a City-initiated application to change the context sub-district designation from Suburban Corridor (SCO) to Suburban Special Purpose (SSP), on approximately 0.46 acres located at 3070 New Tampa Highway. A legal description is included as Attachment “A” and a map of the subject property is included as Attachment “B.”

### 2.2 Subject Property

The subject property, approximately 0.46 acres in area, is presently developed with a one-story, 2,016 sq. ft. commercial building which was originally constructed in 1984 according to the Polk County Property Appraiser. The subject property has a future land use designation of Business Park (BP) and is located within the Suburban Corridor (SCO) context sub-district. The subject property was annexed into the City on July 2, 2001. In July of the following year, C-2 zoning was applied to the property to recognize an existing bar/lounge/nightclub use (The Warehouse Bar) which was established while the property was under the jurisdiction of Polk County. The bar closed in 2014 and the subject property has been vacant since that time. The subject property is also located within the City’s Northwest Sector Planning Area, identified within a corridor that is an “Opportunity for Redevelopment, Infill and Revitalization of Business Park Uses”. The Northwest Sector Plan was approved by the Lakeland City Commission on September 17, 2012, via Resolution No. 5009.

### 2.3 Project Background

The purpose of this request is to rezone the subject property from C-2 (Highway Commercial) to I-2 (Medium Industrial). Concurrent with the request, the City requests a change in context sub-district designation from Suburban Corridor (SCO) to Suburban Special Purpose (SSP). If approved by the City Commission, the applicant intends to combine the subject property with the adjacent parcels to the south and redevelop the entire property for I-2 industrial uses.

### 2.4 Existing Uses of Adjacent Properties

Boundary	Existing Land Use	FLUM	Zoning	Context
North	Bank/Credit Union	BP	O-1	SSP
South	Vacant, Industrial	BP	I-2	SSP
East	Vacant, Industrial	BP	I-2	SSP
West	Vacant, Industrial	BP	PUD	SSP

### 2.5 Attachments

Attachment A: Legal Description

Attachment B: Base Map of Subject Property

## 3.0 Discussion

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The US 92/New Tampa Highway corridor is defined by a mixture of light and medium industrial uses with limited amount of office and commercial uses. The corridor also contains several older residential uses such as single-family dwellings and mobile home parks which were established decades ago when the area was under the jurisdiction of Polk County. Adjacent parcels to the south, east, and west are presently zoned for I-2 uses with future land use of Business Park designation. I-2 zoning districts allow for a broad range of business park, industrial and wholesale uses. Permitted uses include those which usually have relatively moderate external impacts and do not create an appreciable nuisance or hazard. I-2 zoning districts, however, also allows for consideration of certain industrial uses with greater external impacts, subject to the conditional use process.

The current owner, Lakeland Storage 1 LLC, plans to redevelop the entire property for a wood truss manufacturing facility. The former bar building will be repurposed as an office, assembly area, and showroom area. The adjacent vacant parcels to the south and east will be used as an outdoor storage/laydown yard for the assembly of trusses. In accordance with Sections 2.3 and 2.6 of the Land Development Code, wood structural member manufacturing is classified an Industrial Use, Level II and permitted by right withing I-2 zoning districts.

The application of I-2 zoning is consistent with surrounding land uses. Redevelopment of the larger I-2 parcel, however, will be subject to certain landscape and buffering requirements to address impacts on an existing mobile home park located at 2950 New Tampa Highway at the time of site plan review.

### 3.1 Transportation and Concurrency

The subject property is located along US 92/New Tampa Highway, a Principal Arterial roadway operated by the Florida Department of Transportation (FDOT). A four-lane widening of US 92/New Tampa Highway between Wabash Avenue and County Line Road is a Cost-Feasible improvement in the Polk Transportation Planning Organization's *Momentum 2045* long-range transportation plan and FDOT has commenced its design phase. The design phase is scheduled for completion in 2027; however, right-of-way acquisition and construction phases are not funded at this time. A sidewalk exists along the north side of US 92/New Tampa Highway, but no sidewalk currently exists along the subject property's frontage. The Lakeland Area Mass Transit District (Citrus Connection) provides fixed-route transit service to this property via its Lemon Line, which is located along a Long-Term Transit Oriented Corridor (TOC) as designated in the Comprehensive Plan.

Any development activity on this property will be subject to a binding concurrency determination at the time of site plan submittal.

### 3.2 Comprehensive Plan Compliance

The Community and Economic Development Department reviewed this request for compliance with Lakeland Comprehensive Plan: Our Community 2030 and it is our opinion that the request is consistent with the Comprehensive Plan.



## 4.0 Recommendation

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### 4.1 Community and Economic Development Staff

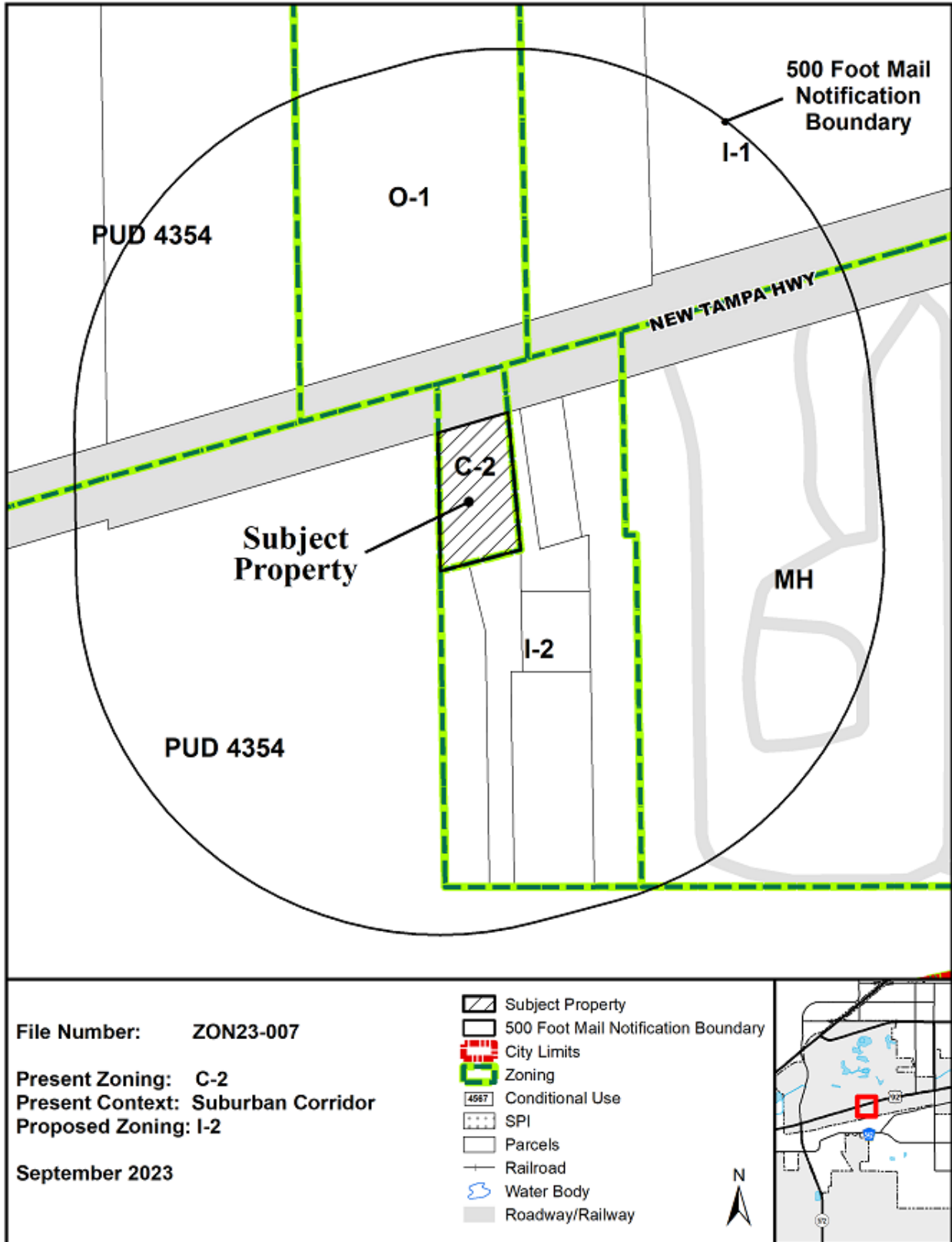
The Community and Economic Development Department reviewed this request and recommends the approval of the change in zoning from C-2 (Highway Commercial) to I-2 (Medium Industrial) zoning, concurrent with a City-initiated context sub-district change from Suburban Corridor (SCO) to Suburban Special Purpose (SSP). Letters of notification were mailed to seven (7) property owners within 500 feet of the subject property. No comments from the public were received prior to or during the public hearing held before the Planning and Zoning Board on September 19, 2023.

ATTACHMENT "A"

**Legal Description:**

EDWARDS SUB PB 26 PG 10 BLK 2 LOT 4 BEG NW COR RUN S 190 FT E 112 FT N 195 FT  
W 100 FT TO BEG.

ATTACHMENT "B"





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

Tuesday, October 17, 2023

## Meeting of October 2, 2023

### Ordinances (First Reading)

**Proposed 23-036;** Amending Ordinance 4773, as Amended; Major Modification of PUD Zoning to Allow a Freestanding Emergency Room on Property Located at 1075 Carpenters Way. (PUD23-012)

**Proposed 23-037;** 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). (ZON23-006)

**Proposed 23-038;** Application of C-1 (Pedestrian Commercial District) Zoning on Approximately 0.28 Acres Located at 1050 Sharon Drive. (ZON23-002)

**Proposed 23-039;** Amending Ordinance 4630; Major Modification of a Conditional Use to Allow a 1,017 sq. ft. Addition to an Existing Church Office Building and a Food Pantry Along with Support Services for the Elderly on Property Located at 1123 Omohundro Avenue. (CUP23-015)

**Proposed 23-040;** Approving a Conditional Use to Allow for the Conversion of an Existing Single-Family Detached Dwelling to a Two-Family Dwelling (Duplex) on Property Located at 838 E. Peachtree Street. (CUP23-017)

**Proposed 23-041;** Approving a Conditional Use to Allow a Two-Family Dwelling (Duplex) on Property Located at 814 N. Vermont Avenue. (CUP23-016)

## Meeting of September 18, 2023

### Ordinances (Second Reading)

**No New Items**