

AGENDA

Planning & Zoning Board
City Commission Chambers
December 19, 2023 8:30 a.m.

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

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

PUBLIC HEARING

- ITEM 1:**
- a. Major modification of an existing conditional use for Parkway Baptist Church to allow for the placement of two modular classroom buildings as a temporary use and increase the maximum school enrollment from 225 to 500 students on property located at 4210 Lakeland Highlands Road. Owner: Parkway Baptist Church of Lakeland, Inc. Applicant: Lanieve Imig, JSK Consulting of Lakeland, Inc. (CUP23-025) **Note: Continued from Previous Meeting.**
 - b. Consideration of final decision.
- ITEM 2:**
- a. Minor modification of PUD (Planned Unit Development) zoning to allow a free-standing emergency room on property located at 963 Lakeland Park Center Drive. Owner: RAMCO Lakeland TRS, LLC. Applicant: Rebecca Wilson. (PUD23-021)
 - b. Consideration of final decision.
- ITEM 3:**
- a. Conditional use to allow for the construction of a garage apartment on property located at 322 S. Indiana Avenue. Owner: Swan Indiana Properties, LLC. Applicant: Antonio Pagan, Platinum Designs Inc. (CUP23-029)
 - b. Consideration of final decision.
- ITEM 4:**
- a. Minor modification of PUD (Planned Unit Development) zoning to allow for the development of 96 single-family attached (townhome) dwellings units as an alternative development option within Tract 2 of the Wedgewood Golf Course Redevelopment on approximately 16.55 acres generally located north of Lakeland Park Drive, south and east of Audubon Oaks Apartments, and west of Carpenters Home Cemetery (503 Carpenters Way). Owner: SJD Development LLC. Applicant: Jonathan Hall, Maverick Development Holdings, LLC. (PUD23-024)
 - b. Consideration of final decision.
- ITEM 5:**
- a. Minor modification of PUD (Planned Unit Development) zoning for Tract E of Morgan Creek Preserve to allow cattle grazing (Agricultural Production, Livestock, Level II) on approximately 35.08 acres generally located south of Medulla Road, east of Hamilton Road, and north of W. Pipkin Road (4806 Hamilton Road). Owner/Applicant: John Joyner. (PUD23-026)
 - b. Consideration of final decision.

- ITEM 6:** Major modification of PUD (Planned Unit Development) zoning to incorporate a 137.58-acre parcel zoned for I-2 (Medium Industrial) uses located at 5300 Allen K. Breed Highway and allow for the development of a new 450,000 sq. ft. warehouse distribution center and a 61,535 sq. ft. return center as part of an expansion of the Publix Warehouse Campus located at 2600 County Line Road. Owner: Publix Super Markets, Inc. Applicant: Kiersten Cavender, CPH, LLC. (PUD23-025)
- ITEM 7:** The application of I-3 (Heavy Industrial) zoning and a conditional use to allow for the development of a solid waste transfer facility on property located at 2700 N. Combee Road. Owner: City of Lakeland. Applicant: Sarah Gustitus-Graham, Geosyntec Consultants, Inc. (CUP23-028/ZON23-012)

GENERAL MEETING

- ITEM 8:** Review minutes of the November meeting.
- ITEM 9:** Proposed text amendment to the Lakeland Comprehensive Plan and amendments to Article 1 of the Land Development Code to expand the Transit Oriented Corridors (TOC) within the City's Central City Transit Supportive Area and revise the definition of TOC designations. Applicant: City of Lakeland. (CPA23-004/LDC23-002)
- ITEM 10:** Major modification of PUD (Planned Unit Development) zoning for Florida Baptist Children's Homes to adopt a new master plan to allow for the construction of a two-story, 21,375 sq. ft. meeting/event space, a 3,750 sq. ft. warehouse, a 5,000 sq. ft. climate-controlled storage building, an 8,250 sq. ft. Family Resource Center, a two-story, 7,800 sq. ft. building with four dwelling units for interns, 28 single mother residential housing dwelling units, two foster family residential housing units, and 109 new off-street parking spaces on property located at 1015 Sikes Boulevard. Owner: FBCH Land Holdings, Inc. Applicant: David Holden, Quigg Engineering Inc. (PUD23-020)
- ITEM 11:** A small-scale land use amendment, to change the future land use designation from Business Park (BP) to Residential High (RH), and a change in zoning, from O-3 (Moderate Impact Office) to MF-22 (Multi-Family Residential), concurrent with a City-initiated application to change the context sub-district designation from Urban Special Purpose (USP) to Urban Neighborhood (UNH), on approximately 3.9 acres located at the northeast corner of N. Florida Avenue and Glenwood Drive (3601 N. Florida Avenue). Owner: Sumner Fred. Applicant: The Lunz Group. (LUS23-002/ZON23-010/ZON23-011)
- ITEM 12:** Report of City Commission action on Planning and Zoning Board recommendations along with Planning & Transportation Manager's Report.

ITEM 13: Audience.

ITEM 14: Adjourn.



Planning & Zoning Board General Application

General Information:

Project No:	CUP23-025	Application Date:	10/2/2023		
Project Name:	BAPTIST CHURCH_4210 LAKELAND HIGHLANDS RD				
Subject Property Address:	4210 LAKELAND HIGHLANDS RD				
Parcel ID:	242904273500000251	Total Acreage:	7.35		
Applicant Name:	JSK CONSULTING				
Applicant Address:	5904 HILLSIDE HEIGHTS DR	LAKELAND	FL	33812	
Owner Name:	PARKWAY BAPTIST CHURCH OF LAKE				
Owner Address:	4210 LAKELAND HIGHLANDS RD	LAKELAND	FL	338133113	

Request:

Application Type:	CONDITIONAL USE	MAJOR MODIFICATION
Proposed		Current
Zoning:	RA-3 (Single-Family)	RA-3 (Single Family)
Land Use:	RM-Residential Medium	Residential Medium (RM)
Context:	SNH-Suburban Neighborhood	Suburban Neighborhood (SNH)
Explanation of Request:	We are proposing adding 2 new portable classrooms in the back southeast corner of the property. This will not disturb traffic flow as it is out of the way and can only be accessed on foot.	
Justification:	The two new classrooms will allow the school to be able to enroll more students than they can currently facilitate. The school is growing quickly, and the staff expect enrollment to be at 500 in the next few years.	

Concurrency:

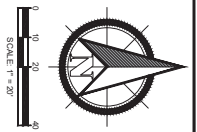
Proposed Dwelling Units:	0	Project Floor Area:	1920	Square feet	
Type of Use:	Church	Phase	1	Year	2023
Estimate of Public Service Demand					
Roadways	Daily Trips:	0	PM Peak Hour Trips:	0	
Potable Water		GPD	Wastewater	GPD	Solid Waste PPD

PRELIMINARY LAYOUT
 Preliminary Layout is Subject to Final Topographic and
 Boundary Survey, Engineering and Approval by
 Governmental Agencies



PARCEL
 242904273500-000391
 OWNER
 ECLIPSE OPS RE HIGHLANDS LLC
 OWNER ADDRESS
 4240 LAKELAND HIGHLANDS RD
 LAKELAND, FL 33811

PROJECT AREA
 1.00 AC



SHEET NUMBER
C000

PARKWAY BAPTIST
 PARKWAY BAPTIST CHURCH OF LAKELAND INC
CONCEPTUAL PLAN
 4210 LAKELAND HIGHLANDS RD, LAKELAND, FL 33813

Engineers, Land Planners
 Construction Managers

5904 Hillside Heights Drive
 Lakeland, Florida 33812
 Phone: (863) 618-6124
 Fax: (863) 618-6123
 Certificate of Authorization No. 26932
 www.usk-consulting.com

DESIGNED BY:	JH
DRAFTED BY:	BJ
CHECKED BY:	MJ
DATE:	Jun 16, 2023
JOB NO:	1156.21B

NO.	DATE	DESCRIPTION
1		
2		
3		
4		

NOT FOR CONSTRUCTION



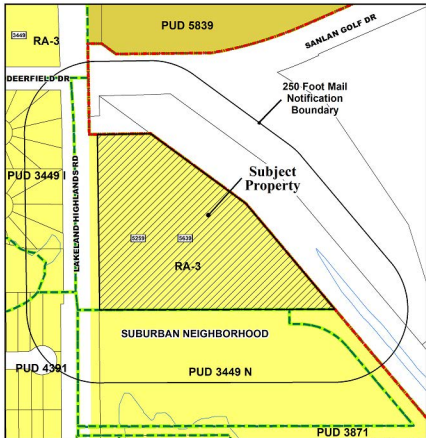
File Number: CUP23-025

Present Zoning: RA-4 with Conditional Use
 Present Context: Urban Neighborhood
 Proposed Zoning: Major Modification of Conditional Use to Allow Temporary Use of Two Portable Classrooms and Increase Maximum School Enrollment from 225 to 500 Students

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



November 2023



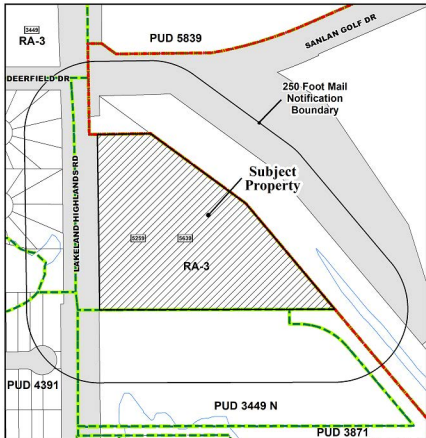
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November 2023

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File Number: CUP23-025

Present Zoning: RA-4 with Conditional Use

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



November 2023



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

November 3, 2023

RE: 4210 Lakeland Highlands Road - Project No. CUP23-025

Dear Property Owner:

This is to advise you that Lanieve Imig, JSK Consulting of Lakeland, Inc., requests a major modification of an existing conditional use for Parkway Baptist Church to allow for the placement of two modular classroom buildings as a temporary use and increase the maximum school enrollment from 225 to 500 students on property located at 4210 Lakeland Highlands Road. The property is legally described as:

A PORTION OF LAND IN THE WEST QUARTER OF SECTION 4, TOWNSHIP 29 S, RANGE 24 E, FURTHER DEFINED AS PARCEL 242904-273500-000251. (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, November 21, 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, prior to the Tuesday, November 21st meeting.

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

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

THIS IS A COURTESY LETTER NOT REQUIRED BY LAW



Planning & Zoning Board General Application

General Information:

Project No:	PUD23-021	Application Date:	10/10/2023		
Project Name:	963 LAKELAND PARK CENTER DR_MINOR MOD				
Subject Property Address:	963 LAKELAND PARK CENTER DR				
Parcel ID:	232736016030000020	Total Acreage:	3.5883		
Applicant Name:	REBECCA WILSON				
Applicant Address:	215 N. EOLA DR.	ORLANDO	FL	32801	
Owner Name:	RAMCO LAKELAND TRS LLC				
Owner Address:	PO BOX 4900	SCOTTSDALE	AZ	852614900	

Request:

Application Type:	PLANNED UNIT DEVELOPMENT	MINOR MODIFICATION
Proposed		Current
Zoning:	PUD (Planned Unit Development)	(PUD) 5509 Planned Unit Development
Land Use:	RAC-Regional Activity Center	Regional Activity Center (RAC)
Context:	UCT-Urban Center	Suburban Center (SCT)
Explanation of Request:	Amending permitted uses within PUD ordinance to allow a freestanding emergency room.	
Justification:	Requesting amendment to build a medical building for a freestanding emergency room in Lakeland Park Center	

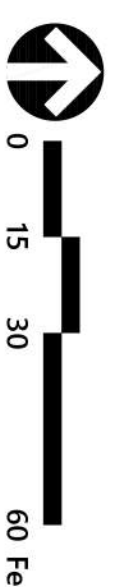
Concurrency:

Proposed Dwelling Units:	0	Project Floor Area:	20000	Square feet	
Type of Use:	Medical-Dental	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



Parking

Required	4/ Exam Rooms = 96 Spaces
Provided	
Patient Spaces =	67 Spaces (8 Accessible)
Staff Spaces =	29 Spaces
Total Parking =	96 Spaces
4 Ambulance/Emergency vehicle spaces	



Conceptual Site Plan

Orlando Health Emergency Room - North Lakeland

Lakeland, Florida



File Number: PUD23-021

Present Zoning: PUD 5509

Present Context: Suburban Center

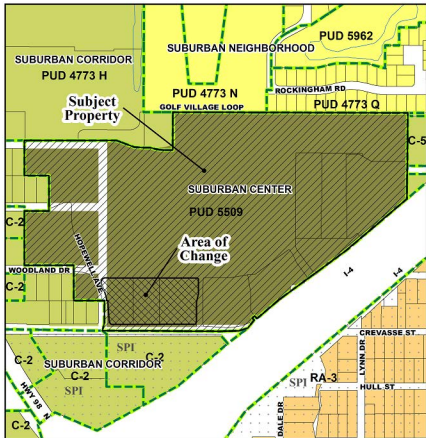
Proposed Zoning: Minor Modification of PUD
Zoning to Allow a Free-
Standing Emergency Room
on Outparcels 2 – 4

Proposed Context: Urban Center

December 2023

-  Subject Property
-  Area of Change
-  City Limits
-  Zoning
-  Conditional Use
-  SPI
-  Parcels
-  Railroad
-  Water Body





File Number: PUD23-021

Present Zoning: PUD 5509

Present Context: Suburban Center

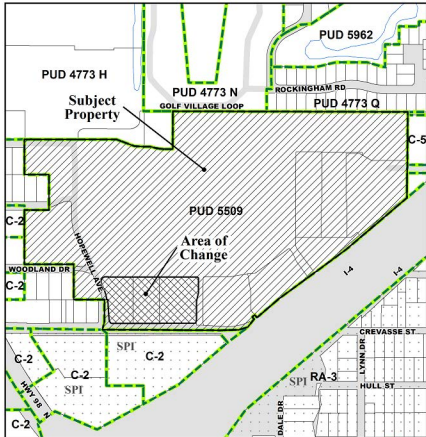
Proposed Zoning: Minor Modification of PUD Zoning to Allow a Free-Standing Emergency Room on Outparcels 2 – 4

Proposed Context: Urban Center

December 2023

- Subject Property
- Area of Change
- City Limits
- Zoning
- Conditional Use
- SPI
- Parcels
- Railroad
- Water Body





File Number: PUD23-021

Present Zoning: PUD 5509

Present Context: Suburban Center

Proposed Zoning: Minor Modification of PUD Zoning to Allow a Free-Standing Emergency Room on Outparcels 2 – 4

Proposed Context: Urban Center

December 2023

- Subject Property
- Area of Change
- City Limits
- Zoning
- Conditional Use
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- Parcels
- Railroad
- Water Body
- Roadway/Railway





Planning & Zoning Board General Application

General Information:

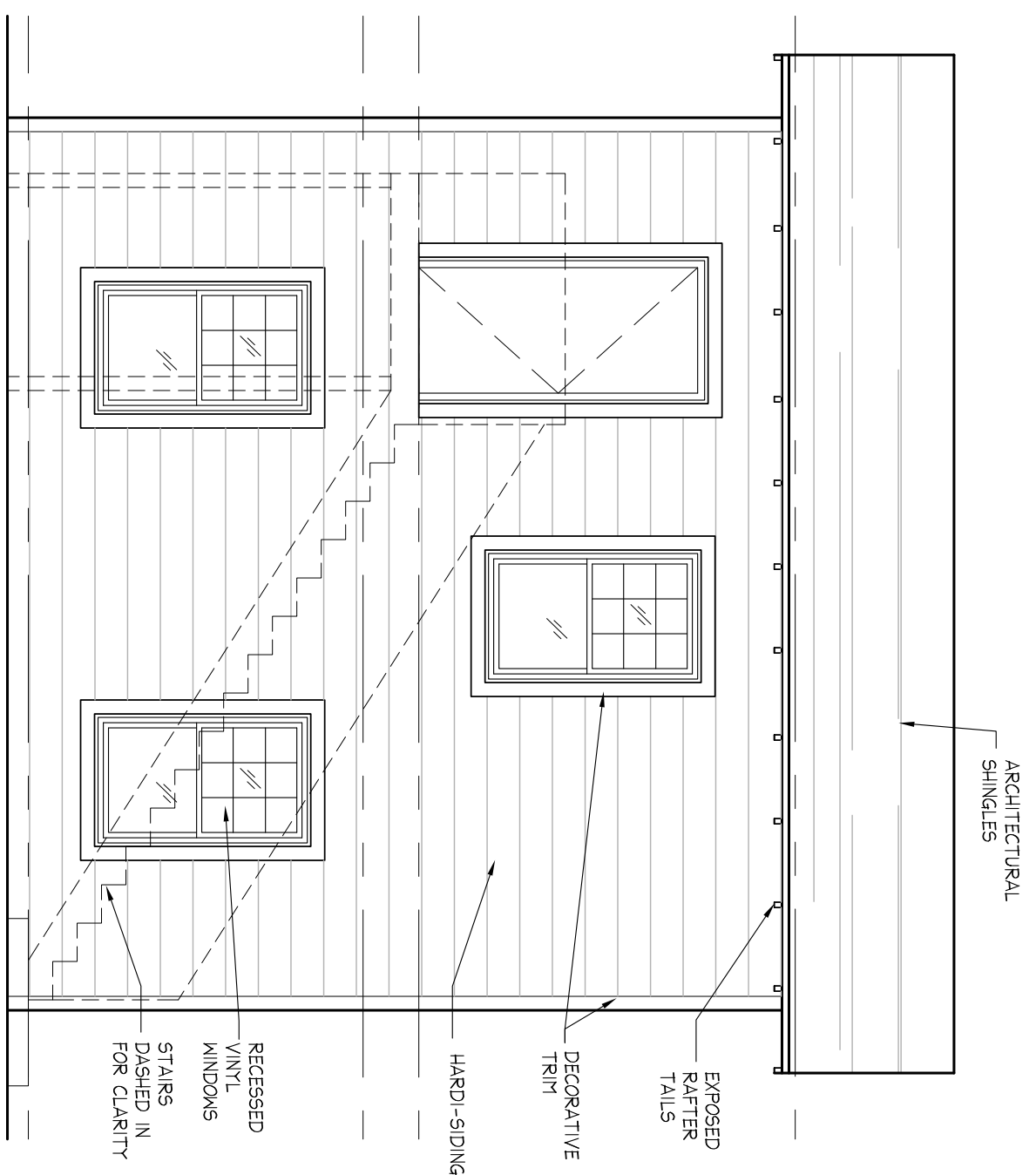
Project No:	CUP23-029	Application Date:	11/30/2023		
Project Name:	322 S INDIANA AV				
Subject Property Address:	322 S INDIANA AV				
Parcel ID:	242818205000023221	Total Acreage:	0.18		
Applicant Name:	PLATINUM DESIGN GROUP				
Applicant Address:	PO BOX 753	POLK CITY	FL	33868	
Owner Name:	SWAN INDIANA PROPERTIES LLC				
Owner Address:	7901 4TH ST N STE 300	SANT PETERSBURG	FL	33702-4399	

Request:

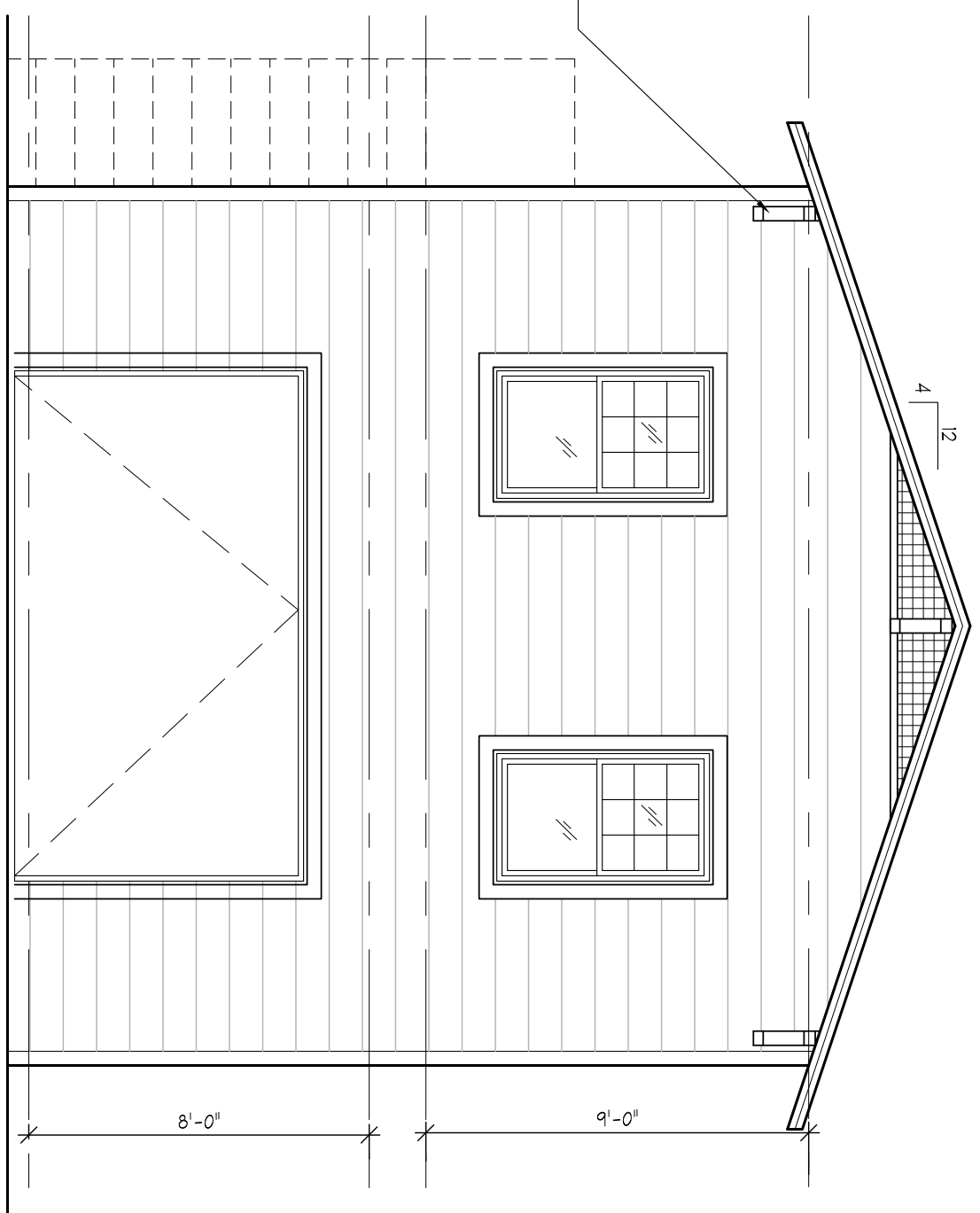
Application Type:	CONDITIONAL USE	NEW
Proposed		Current
Zoning:	Not Applicable	MF-22 (Multi Family)
Land Use:	Not Applicable	Residential High (RH)
Context:	Not Applicable	Urban Neighborhood (UNH)
Explanation of Request:	Request to demolish the existing garage on the subject property and construct a new two-story garage apartment.	
Justification:		

Concurrency:

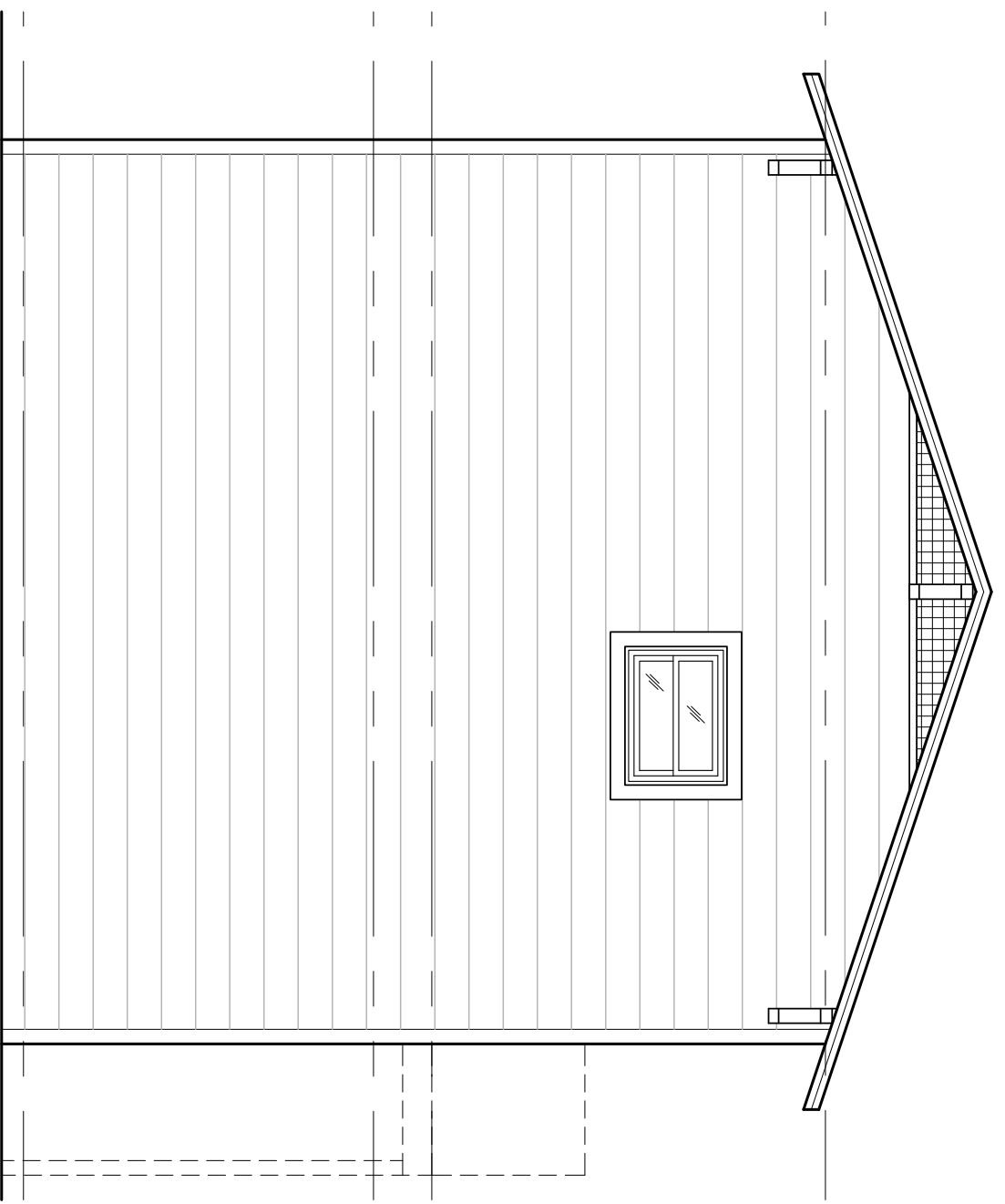
Proposed Dwelling Units:	0	Project Floor Area:	0	Square feet
Type of Use:		Phase		Year
Estimate of Public Service Demand				
Roadways	Daily Trips:	0	PM Peak Hour Trips:	0
Potable Water		GPD	Wastewater	GPD
			Solid Waste	PPD



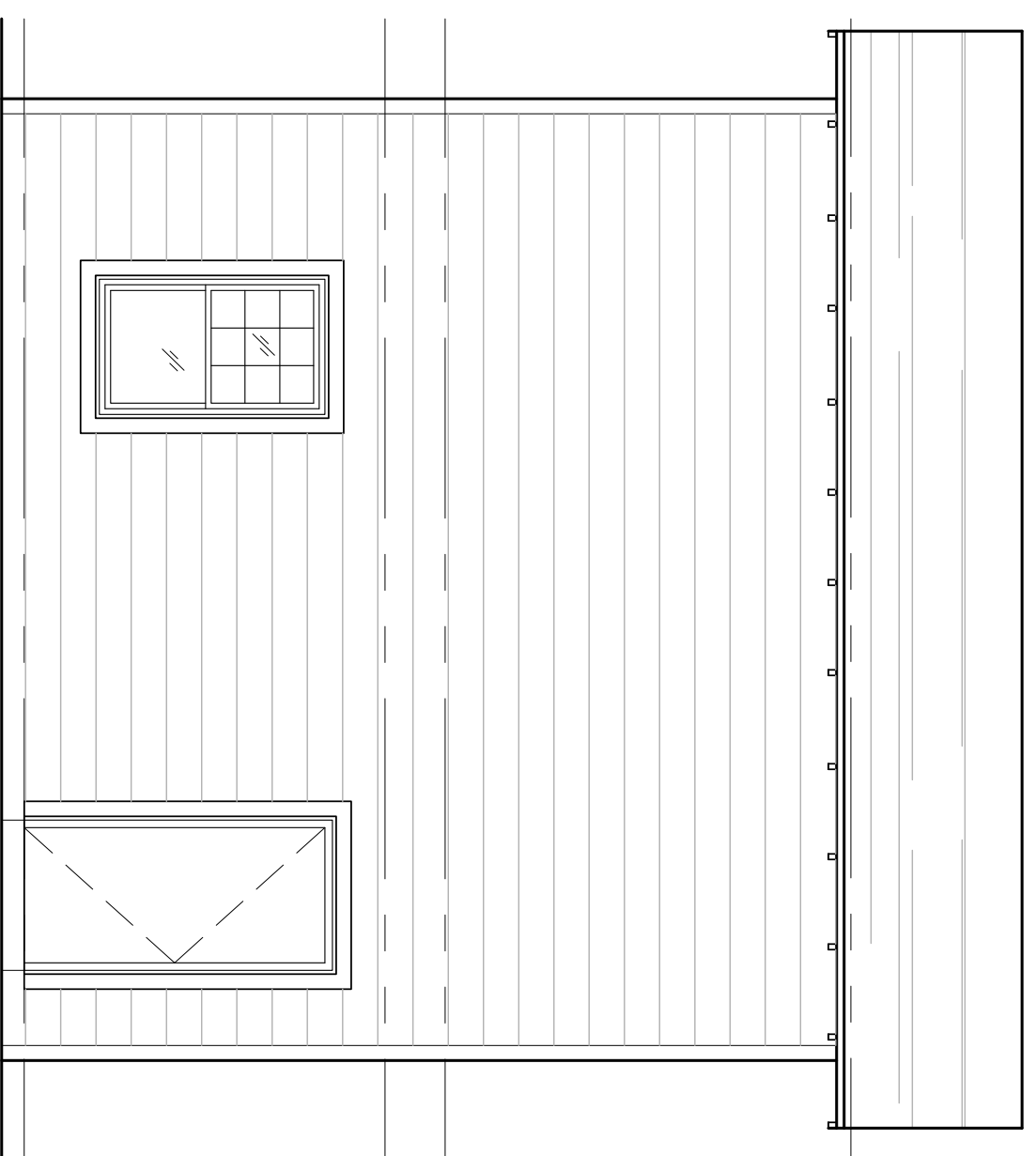
NORTH ELEVATION



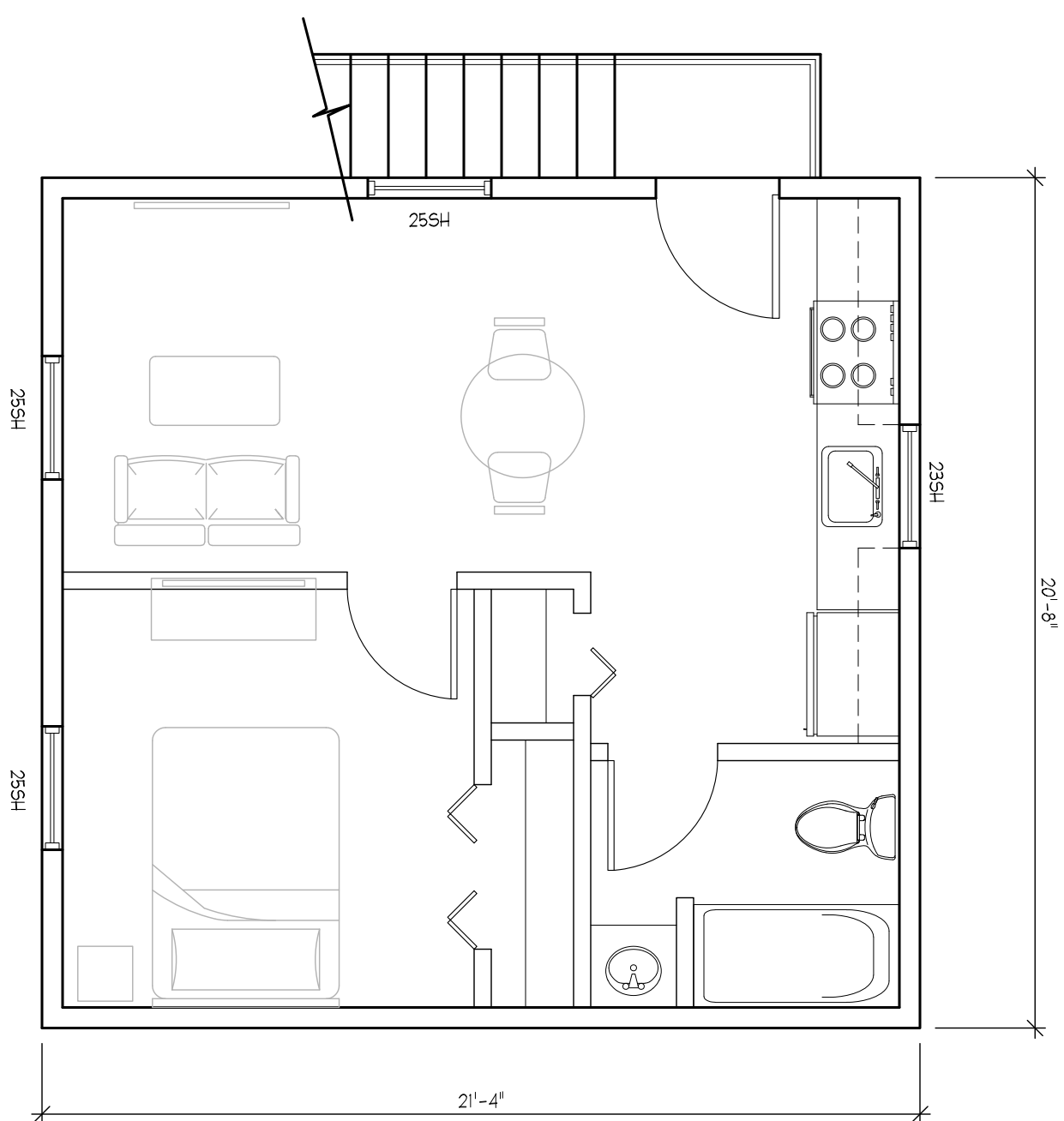
WEST ELEVATION



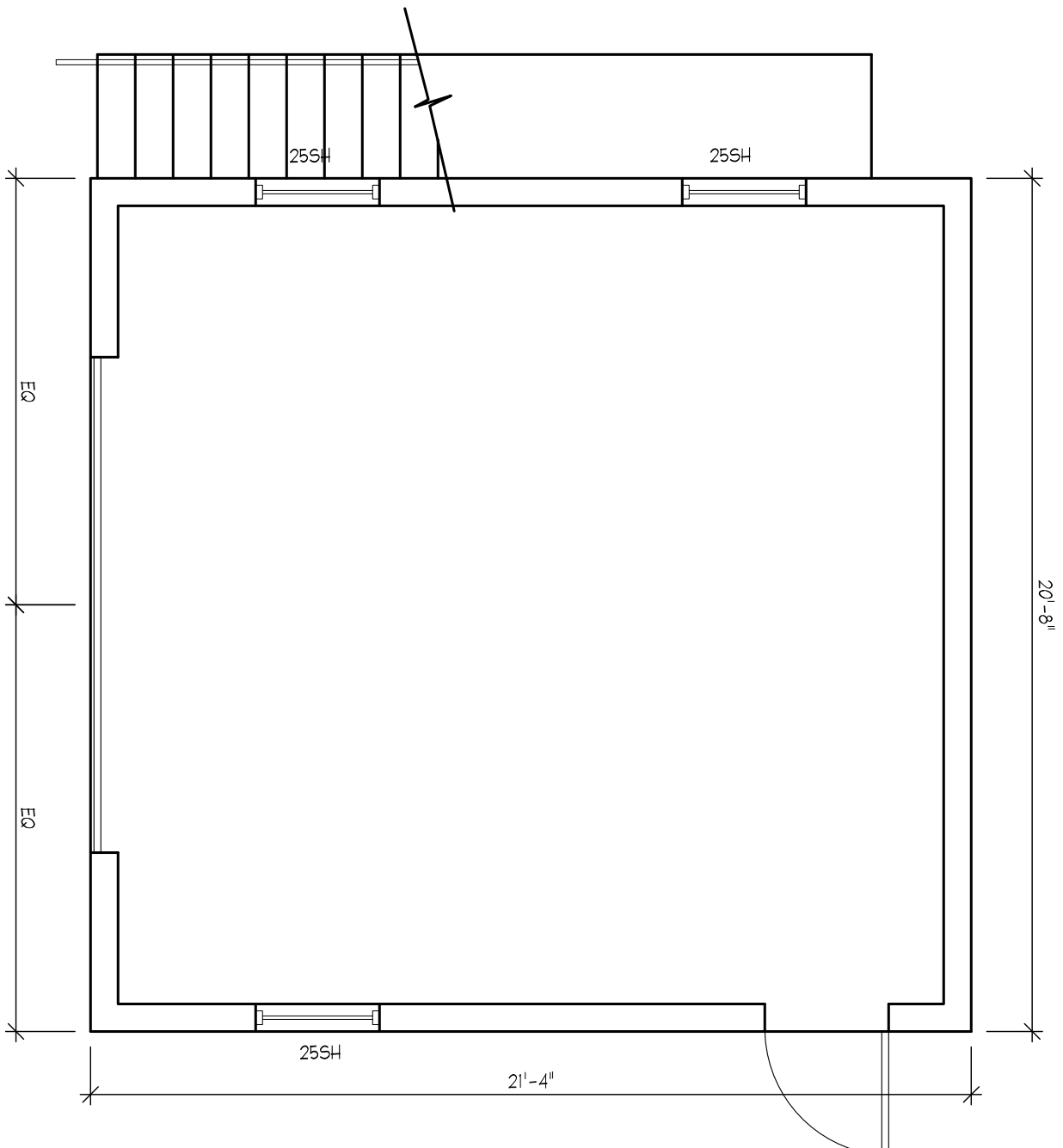
EAST ELEVATION



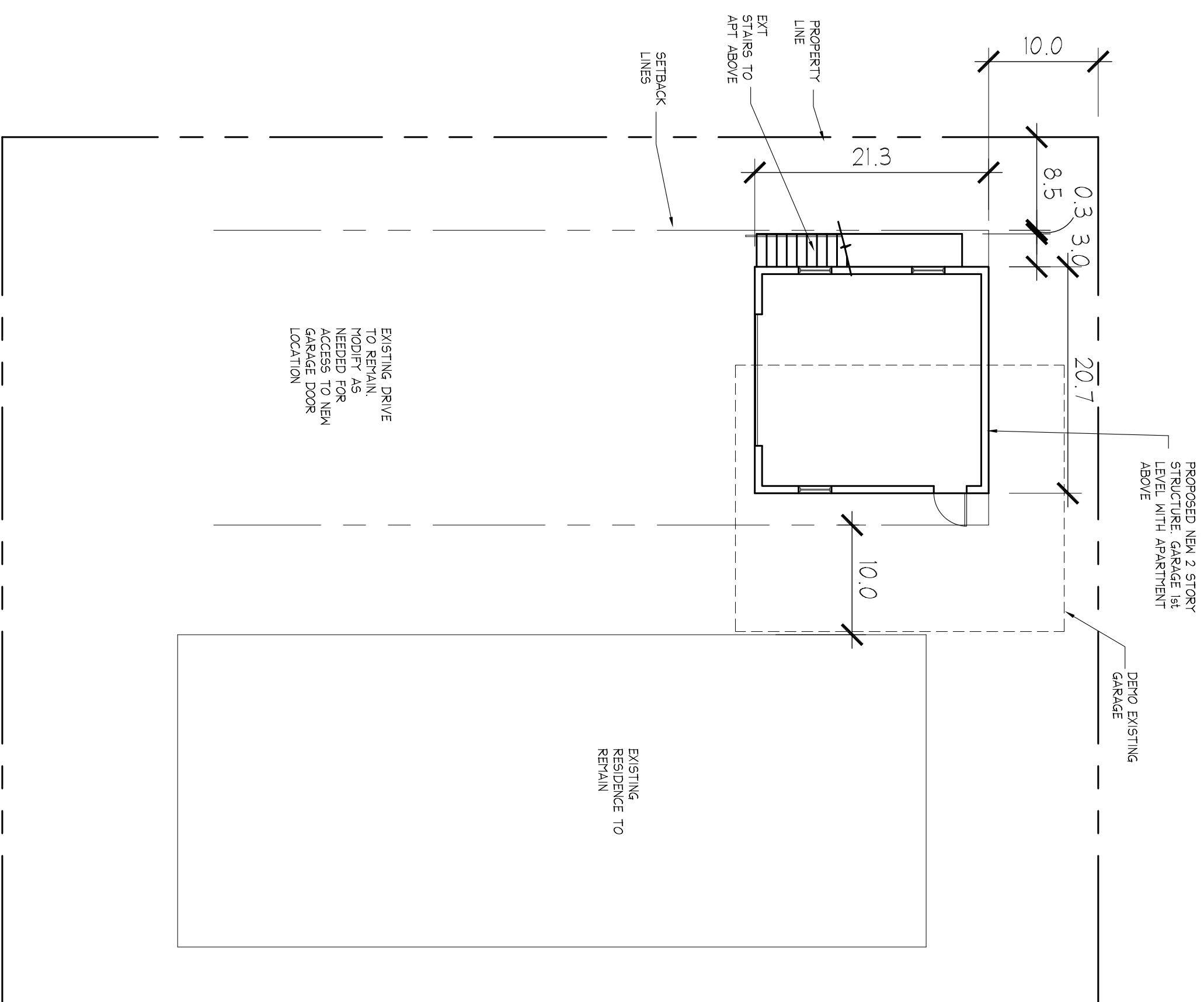
SOUTH ELEVATION



2nd FLOOR



1st FLOOR



SITE PLAN

INDIANA AVE

BUILDING DATA:

1st FLOOR GARAGE	441 SF
2nd FLOOR APARTMENT	441 SF
TOTAL WORK AREA:	882 SF

PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION
NOT TO SCALE

PLATINUM DESIGN GROUP
DESIGNERS + CONSULTANTS + PLANNERS
Phone: 863.660.6827 www.platcompanies.com
P.O. Box 753, Polk City Fl 33868

REVISIONS

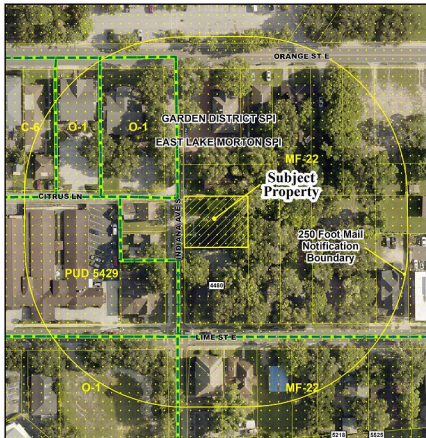
1.	
2.	

REMODEL FOR

322 S. INDIANA AVE
LAKELAND, FLORIDA 33801
PLAN SET

A1.0

DATE: 10-20-23

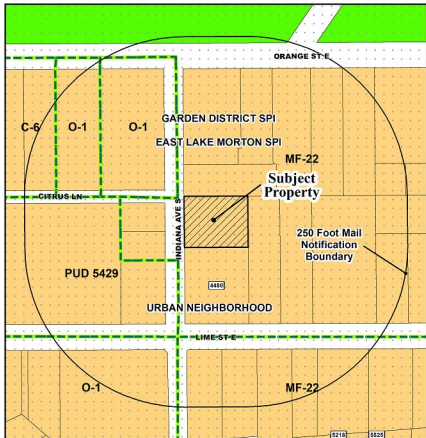


File Number: CUP23-029
Present Zoning: MF-22 with SPI
Present Context: Urban Neighborhood
Proposed Zoning: Conditional Use to Allow a Garage Apartment

December 2023

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

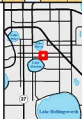


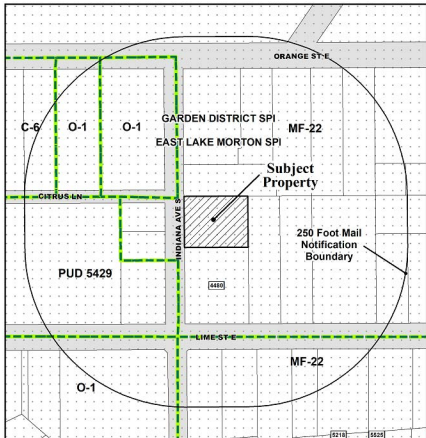


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File Number: CUP23-029
Present Zoning: MF-22 with SPI
Present Context: Urban Neighborhood
Proposed Zoning: Conditional Use to Allow a Garage Apartment

December 2023

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-  City Limits
-  Zoning
-  Conditional Use
-  SPI
-  Parcels
-  Railroad
-  Water Body
-  Roadway/Railway





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

December 1, 2023

RE: 322 S. Indiana Avenue - Project No. CUP23-029

Dear Property Owner:

This letter is to advise you that Antonio Pagan, Platinum Designs Inc., requests a conditional use to allow for the construction of a garage apartment on property located at 322 S. Indiana Avenue. The property is legally described as:

MORTONS ADD DB Q PG 79 BLK W LOT 22 N 80 FT. (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, December 19, 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, prior to the Tuesday, December 19th meeting.

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THIS IS A COURTESY LETTER NOT REQUIRED BY LAW



Planning & Zoning Board General Application

General Information:

Project No:	PUD23-024	Application Date:	10/30/2023		
Project Name:	WEDGEWOOD REDEVELOPMENT				
Subject Property Address:	503 CARPENTERS WY				
Parcel ID:	232736000000011050	Total Acreage:	18.96		
Applicant Name:	JONATHAN HALL				
Applicant Address:	891 TWIN OAKS LN	WINTER HAVEN	FL	338804998	
Owner Name:	JONATHAN HALL				
Owner Address:	891 TWIN OAKS LN	WINTER HAVEN	FL	338804998	

Request:

Application Type:	PLANNED UNIT DEVELOPMENT	MINOR MODIFICATION
Proposed		Current
Zoning:	PUD (Planned Unit Development)	(PUD 4773 U) Planned Unit Development
Land Use:	Not Applicable	Residential Medium (RM), Residential High (RH)
Context:	SNH-Suburban Neighborhood	Suburban Neighborhood (SNH)
Explanation of Request:	<ul style="list-style-type: none"> • Addition of Parcel 23-27-36-000000-011050 (2.48 acres per PCPA) – shown on revised PUD Master Site Plan as Tract #12, for multi-family development • Tract #2 – addition of Single-family attached (townhomes) as a permitted use in addition to existing permitted uses (Multi-family) on the Tract to allow for flexibility. Townhomes may be developed in lieu of or in combination with multi-family units on Tract #2, provided the overall unit count total (per approved Ordinance No. 5962) is not exceeded. 	
Justification:	Parcel proposed to be added to the PUD is contiguous to the PUD and will allow for a more unified development. Additionally, the request will provide flexibility on Tract 2 for future development.	

Concurrency:

Proposed Dwelling Units:	954	Project Floor Area:	0		Square feet
Type of Use:	Apartment	Phase	tbd	Year	2025
Estimate of Public Service Demand					
Roadways	Daily Trips:	0	PM Peak Hour Trips:	0	
Potable Water		GPD	Wastewater	GPD	Solid Waste PPD



November 13, 2023

City of Lakeland Planning and Zoning Office
Planning Division
228 S. Massachusetts Avenue
Lakeland, Florida 33801

**Wedgewood Redevelopment PUD Minor Modification
Project Number # TBD**

To Whom It May Concern:

On behalf of the Property owner, Kimley-Horn & Associates is pleased to submit the enclosed PUD (Planned Unit Development) Minor Modification for the Wedgewood Redevelopment, which was previously approved on December 5th, 2022, as Ordinance No. 5962. The request of this PUD Minor Modification includes the following changes to the existing PUD:

- Tract #2 (portion of Parcel ID: 23-27-36-000000-011020 & 23-27-25-000000-022010) addition of Single-family attached (townhomes) as a permitted use in addition to existing permitted uses (Multi-family) on the Tract to allow for flexibility. Townhomes may be developed in lieu of or in combination with multi-family units on Tract #2, provided the overall unit count total of 230 units is not exceeded.

Included in this submittal package are the following documents:

- Revised PUD Master Site Plan dated November 9, 2023.
- Sketch and Legal Description for Tract #2
- Parcel Record Cards for affected parcels: Portion of 23-27-36-000000-011020 & 23-27-25-000000-022010
- Legal Description of all PUD Tracts in Word .docx

If you have any questions, please do not hesitate to contact our office or email me at Scott.mingonet@kimley-horn.com.

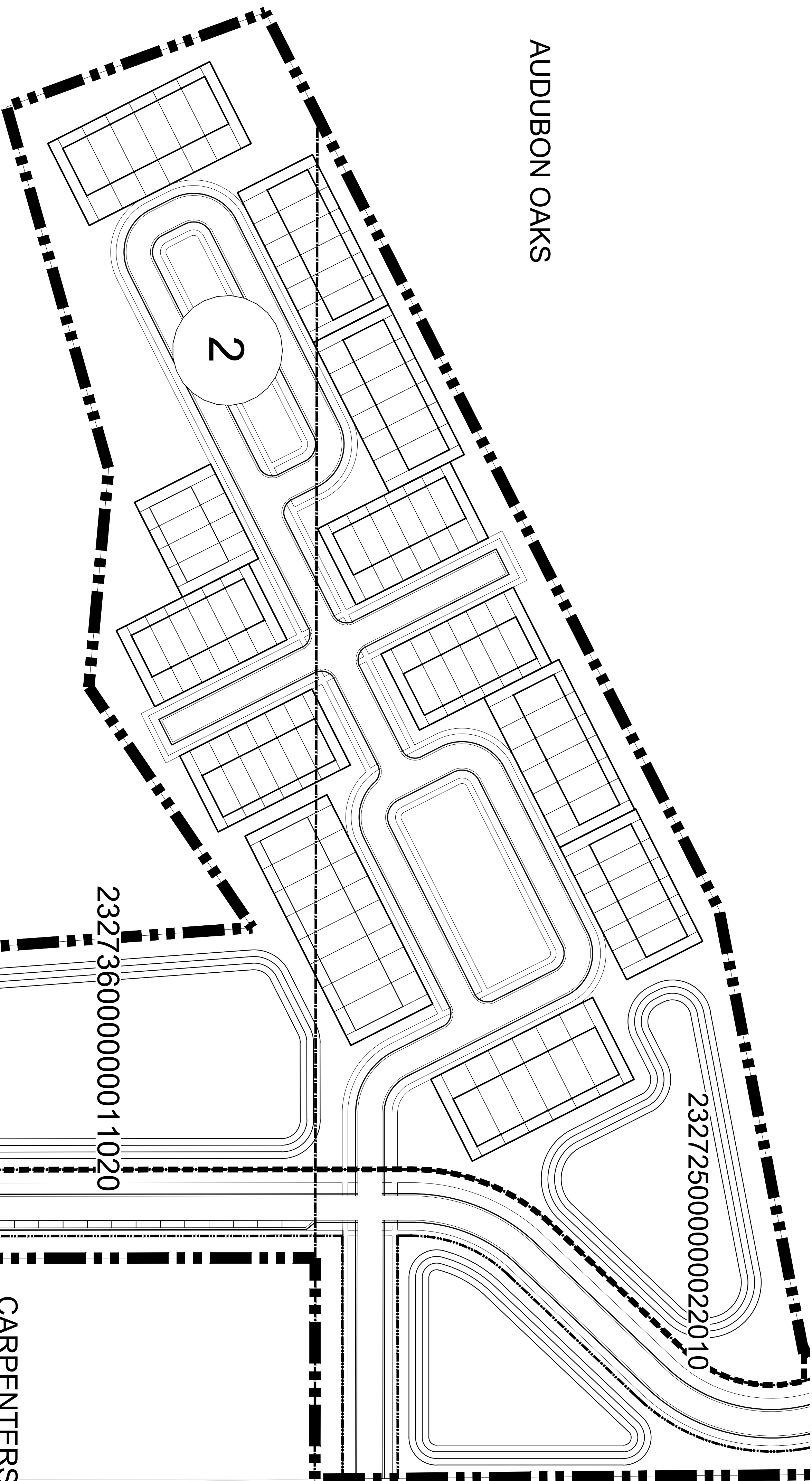
Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

Scott Mingonet

Scott Mingonet, PLA, AICP
Principal

AUDUBON OAKS



AUDUBON OAKS

23272500000022010

23273600000011020

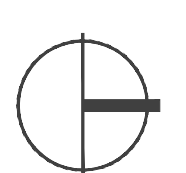
CARPENTERS HOME
CEMETERY

TOWNHOME PARCELS

EXISTING FLU PROPOSED FLU PHASE

DEVELOPMENT AREA 2: DEVELOPABLE AREA TOTAL UNITS: (24 X 83) (22 X 76) (19 X 77)	DENSITY:	±	RM	±	RM	±	III
		16.55 AC		96 UNITS			
		20 UNITS		18 UNITS			
		58 UNITS					
		5.80 DU/AC					

SCALE IN FEET



Kimley»Horn

WEDGEWOOD MASTER PLAN - DEVELOPMENT AREA 2

NOVEMBER 15, 2023



File Number: PUD23-024

Present Zoning: PUD 5962

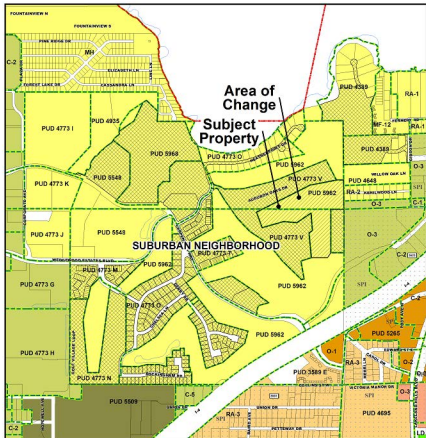
Present Context: Suburban Neighborhood

Proposed Zoning: Minor Modification of PUD Zoning to Allow 96 Single-Family Attached Dwellings as a Development Option in Tract 2

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



December 2023



File Number: PUD23-024

Present Zoning: PUD 5962

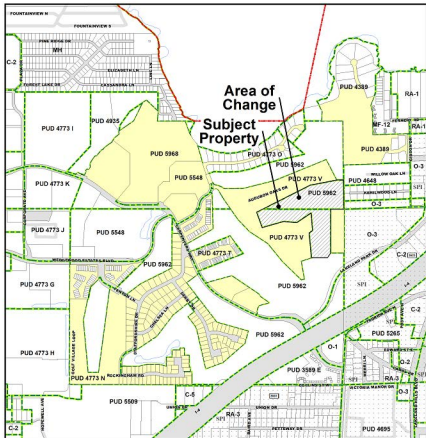
Present Context: Suburban Neighborhood

Proposed Zoning: Minor Modification of PUD Zoning to Allow 96 Single-Family Attached Dwellings as a Development Option in Tract 2

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



December 2023



Area of Change
Subject Property

File Number: PUD23-024

Present Zoning: PUD 5962

Present Context: Suburban Neighborhood

Proposed Zoning: Minor Modification of PUD Zoning to Allow 96 Single-Family Attached Dwellings as a Development Option in Tract 2

- Subject Property
- Area of Change
- Mail Notification Areas
- City Limits
- Zoning
- Conditional Use
- SPI
- Parcels
- Railroad
- Water Body
- Roadway/Railway



December 2023





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

December 1, 2023

RE: 503 Carpenters Way - Project No. PUD23-024

Dear Property Owner:

This is to advise you that Jonathan Hall, Maverick Development Holdings, LLC, requests a minor modification of PUD (Planned Unit Development) zoning to allow for the development of 96 single-family attached (townhome) dwellings units as an alternative development option within Tract 2 of the Wedgewood Golf Course Redevelopment on approximately 16.55 acres generally located north of Lakeland Park Drive, south and east of Audubon Oaks Apartments, and west of Carpenters Home Cemetery (503 Carpenters Way). The subject property is legally described as:

A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 27 S, RANGE 23 E, AND THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 27 S, RANGE 23 E, BOUND BY AUDUBON OAKS APARTMENTS AND CARPENTERS CEMETARY, 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, December 19, 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, December 19th meeting.

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THIS IS A COURTESY LETTER NOT REQUIRED BY LAW



Planning & Zoning Board General Application

General Information:

Project No:	PUD23-026	Application Date:	11/7/2023		
Project Name:	LIVESTOCK LEVEL 2 USE_4806 HAMILTON RD				
Subject Property Address:	4806 HAMILTON RD				
Parcel ID:	232907000000012010	Total Acreage:	35.08		
Applicant Name:	JOHN JOYNER				
Applicant Address:	3830 HAMILTON RD	LAKELAND	FL		
Owner Name:	JOYNER JOHN				
Owner Address:	3830 HAMILTON RD	LAKELAND	FL	33811-2712	

Request:

Application Type:	PLANNED UNIT DEVELOPMENT	MINOR MODIFICATION
Proposed		Current
Zoning:	Not Applicable	PUD 5943 (Planned Unit Development)
Land Use:	Not Applicable	Residential Low (RL), Conservation (C)
Context:	Not Applicable	Suburban Neighborhood (SNH)
Explanation of Request:	Limited Development-Livestock (Level 2).	
Justification:	The property has been used historically for cattle land and we desire to continue that use, and sustain the green space	

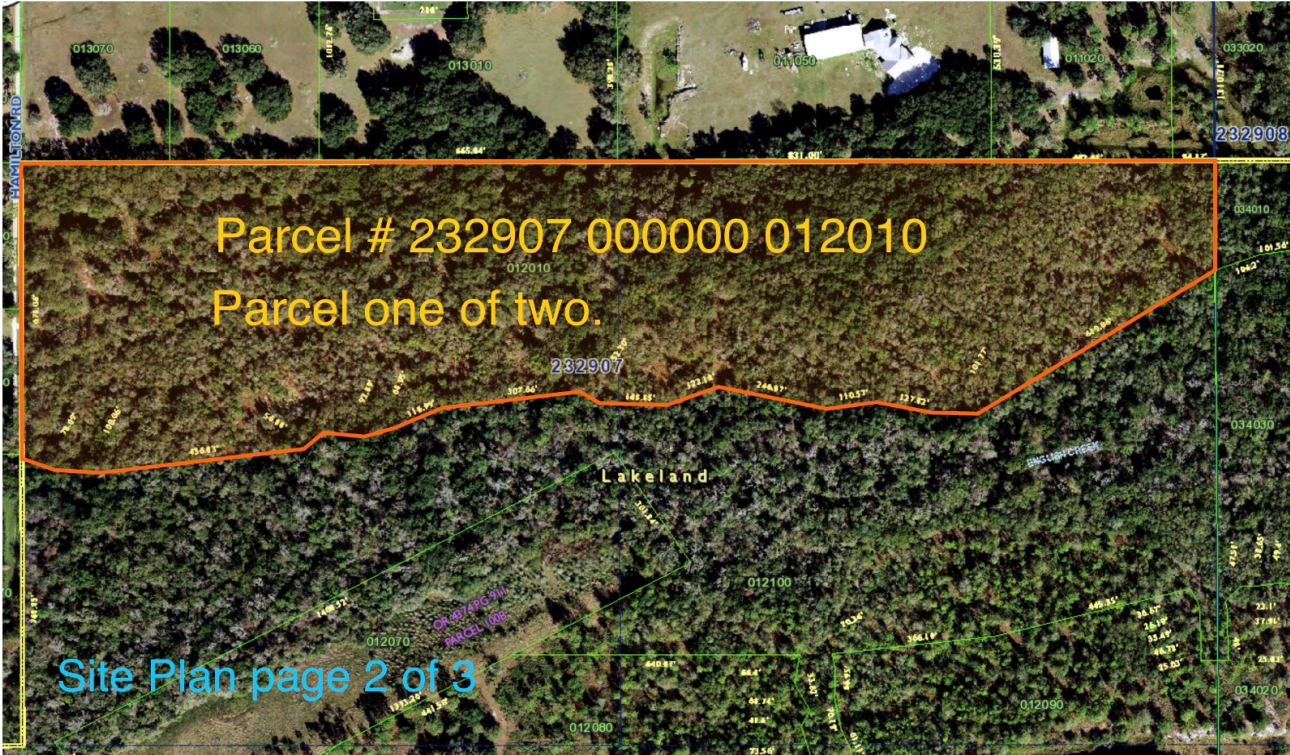
Concurrency:

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

Property Historically has been used as for grazing Cattle.

An existing livestock fence is located on the property lines of a large portion of these two parcels, additional fencing for livestock would be installed on the balance of property lines as needed to secure the animals.

Site Plan page 1 of 3



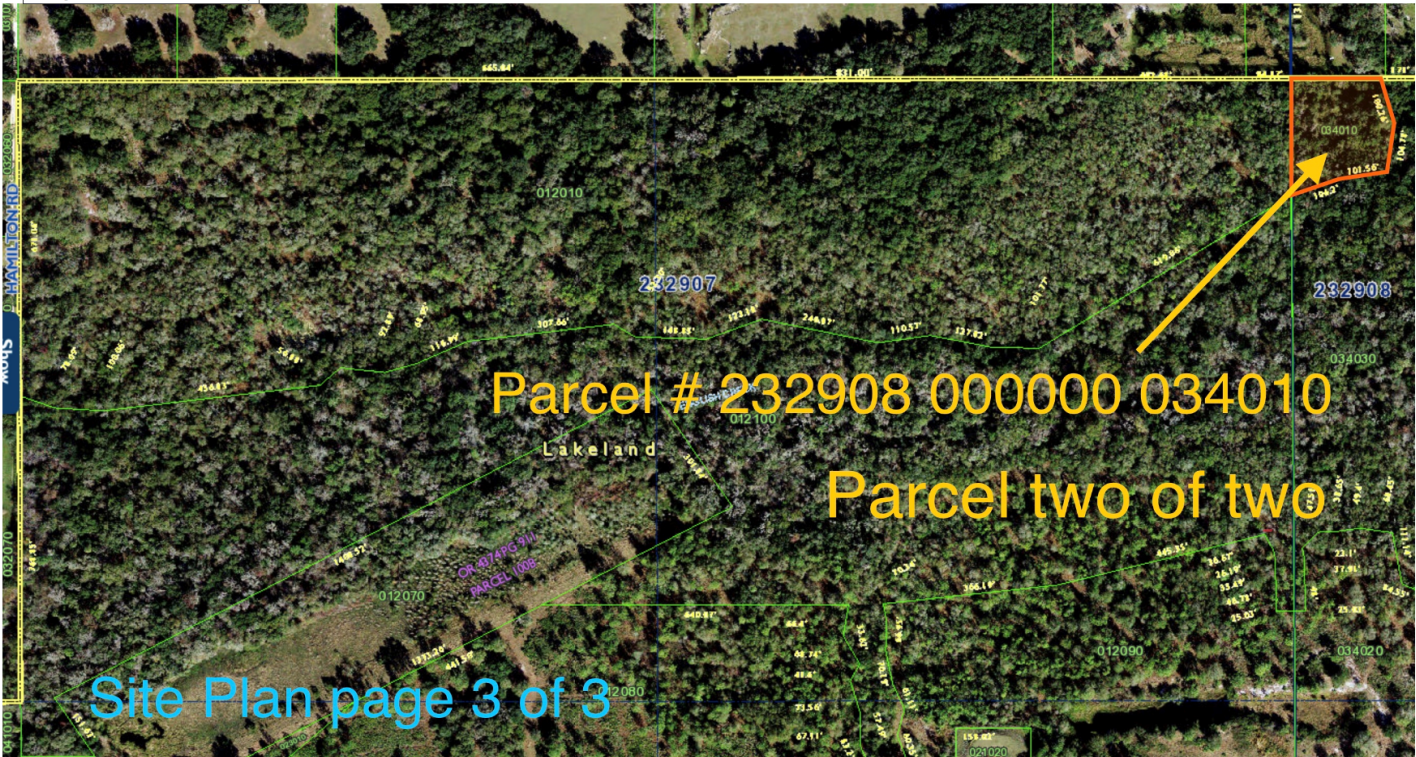
Parcel # 232907 000000 012010
Parcel one of two.

232907

Lakeland

Site Plan page 2 of 3

PARCEL 108



Parcel # 232908 000000 034010

Parcel two of two

Site Plan page 3 of 3



File Number: PUD23-026

Present Zoning: PUD 5943

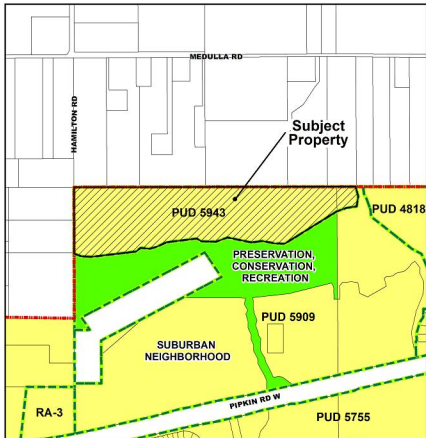
Present Context: Suburban Neighborhood

Proposed Zoning: Minor Modification of PUD Zoning for Tract E of Morgan Creek Preserve to allow Agricultural Production, Livestock, Level II

December 2023

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





File Number: PUD23-026

Present Zoning: PUD 5943

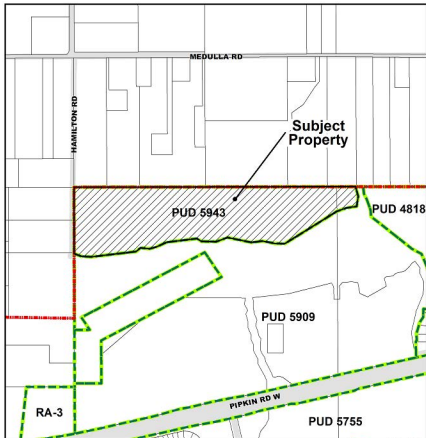
Present Context: Suburban Neighborhood

Proposed Zoning: Minor Modification of PUD Zoning for Tract E of Morgan Creek Preserve to allow Agricultural Production, Livestock, Level II

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



December 2023



File Number: PUD23-026

Present Zoning: PUD 5943

Present Context: Suburban Neighborhood

Proposed Zoning: Minor Modification of PUD Zoning for Tract E of Morgan Creek Preserve to allow Agricultural Production, Livestock, Level II

December 2023

-  Subject Property
-  City Limits
-  Zoning
-  Conditional Use
-  SPI
-  Parcels
-  Railroad
-  Water Body
-  Roadway/Railway





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

December 1, 2023

RE: 4806 Hamilton Road - Project No. PUD23-026

Dear Property Owner:

This is to advise you that John Joyner requests a minor modification of PUD (Planned Unit Development) zoning for Tract E of Morgan Creek Preserve to allow cattle grazing (Agricultural Production, Livestock, Level II) on approximately 35.08 acres generally located south of Medulla Road, east of Hamilton Road, and north of W. Pipkin Road (4806 Hamilton Road). The subject property is legally described as:

That portion of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ and the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 7, Township 29 South, Range 23 East, and the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 8, Township 29 South, Range 23 East, Polk County, Florida, being north and west of the land recorded in O.R. Book 6212, Page 320, Public Records of 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, December 19, 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, December 19th meeting.

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THIS IS A COURTESY LETTER NOT REQUIRED BY LAW



Planning & Zoning Board General Application

General Information:

Project No:	PUD23-025	Application Date:	11/1/2023		
Project Name:	PUBLIX WAREHOUSE				
Subject Property Address:	5300 ALLEN K BREED HY				
Parcel ID:	232830000000011010	Total Acreage:	449		
Applicant Name:	KIERSTEN CAVENDER				
Applicant Address:	1117 E ROBINSON STREET	ORLANDO	FL	32801	
Owner Name:	PUBLIX SUPER MARKETS, INC				
Owner Address:	PO BOX 32018	LAKELAND	FL	338022611	

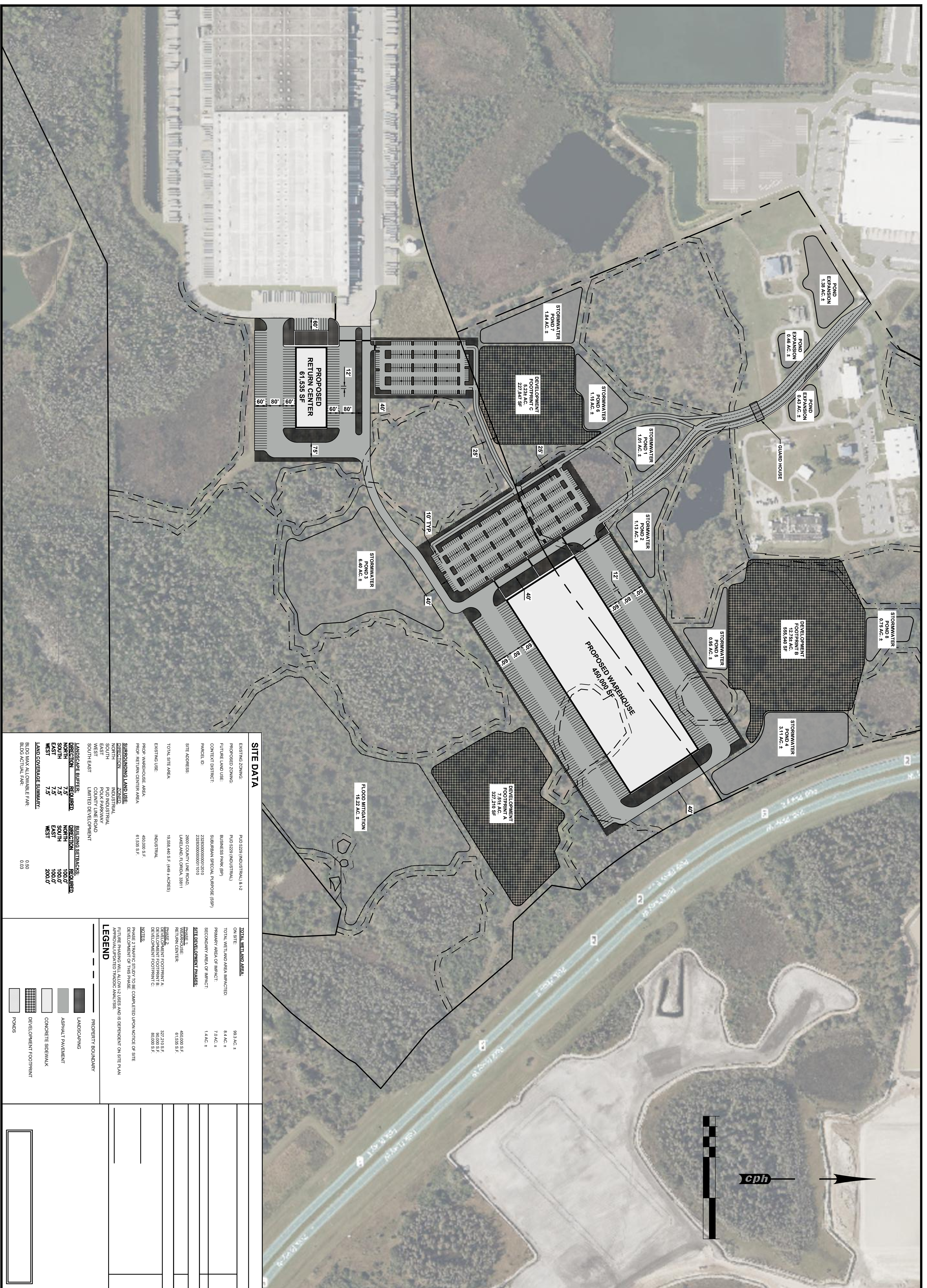
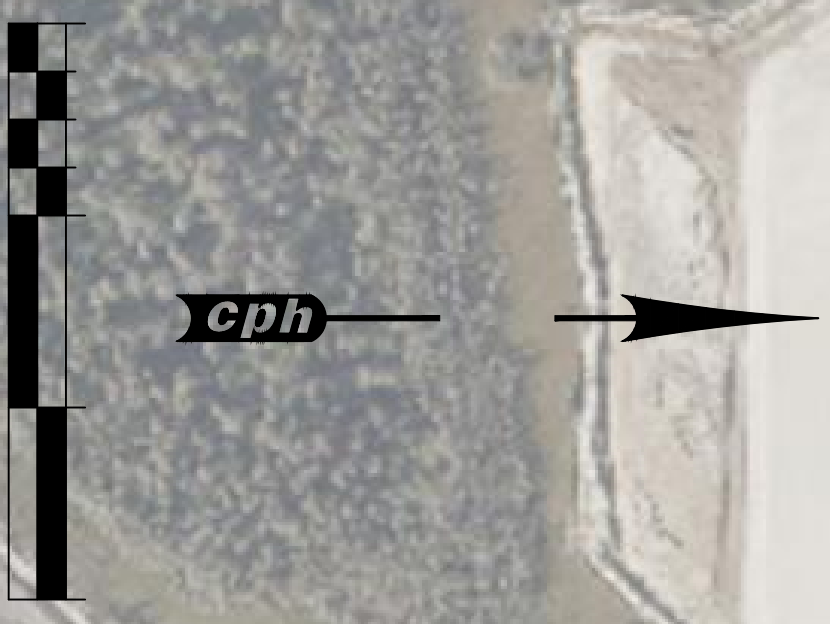
Request:

Application Type:	PLANNED UNIT DEVELOPMENT	MAJOR MODIFICATION
Proposed		Current
Zoning:	PUD (Planned Unit Development)	I-2 (Medium Industrial)
Land Use:	I-Industrial	Industrial (I,) Business Park (BP)
Context:	SSP-Suburban Special Purpose	Suburban Special Purpose (SSP)
Explanation of Request:	Request to incorporate parcel 232830000000011010 into PUD 5229.	
Justification:	Parcel 232830000000012010 is within PUD 5229. Property owner has purchased parcel 232830000000011010. A building is being proposed on the parcel line of the two properties. Therefore, parcel 232830000000011010 must be incorporated into the PUD and the lot must be combined at the direction of the City of Lakeland planners. The lot combination application has been submitted to Polk County Property Appraiser (10/31)	

Concurrency:

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

Plans Prepared By:



SITE DATA

EXISTING ZONING:	PUD 5229 INDUSTRIAL, 8/12
PROPOSED ZONING:	PUD 5229 INDUSTRIAL, 8/12
FUTURE LAND USE:	BUSINESS PARK (BP)
CONTEXT DISTRICT:	SUBURBAN SPECIAL PURPOSE (SSP)
PARCEL ID:	23830000000012010 23830000000011910
SITE ADDRESS:	2690 COUNTY LINE ROAD LAKELAND, FLORIDA, 3811
TOTAL SITE AREA:	19,558,440 SF (449.7 ACRES)
EXISTING USE:	INDUSTRIAL
PROP. WAREHOUSE AREA:	450,000 SF
PROP. RETURN CENTER AREA:	61,535 SF
SUBROUNDING LAND USE:	INDUSTRIAL
DIRECTION:	NORTH SOUTH WEST SOUTH EAST
LANDSCAPE SETBACKS:	NORTH 100.0' SOUTH 100.0' EAST 100.0' WEST 200.0'
LAND COVERAGE SUMMARY:	0.50 BLOG MAX ALLOWABLE FAR: 0.03 BLOG ACTUAL FAR: 0.03

TOTAL WETLAND AREA:

ON SITE:	99.3 AC ±
TOTAL WETLAND AREA IMPACTED:	8.4 AC ±
PRIMARY AREA OF IMPACT:	7.0 AC ±
SECONDARY AREA OF IMPACT:	1.4 AC ±
SITE DEVELOPMENT PHASES:	
PHASE 1:	46,000 SF
WAREHOUSE	81,535 SF
RETURN CENTER	327,510 SF
PHASE 2:	90,000 SF
DEVELOPMENT FOOTPRINT A	80,000 SF
DEVELOPMENT FOOTPRINT B	80,000 SF
DEVELOPMENT FOOTPRINT C	

LEGEND

	PROPERTY BOUNDARY
	LANDSCAPING
	ASPHALT PAVEMENT
	CONCRETE SIDEWALK
	DEVELOPMENT FOOTPRINT
	PONDS



File Number: PUD23-025

Present Zoning: I-2 and PUD 5229

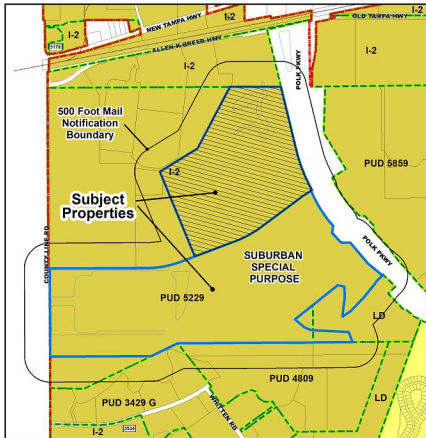
Present Context: Suburban Special Purpose

Proposed Zoning: Major Modification of PUD Zoning for Public Warehouse/Distribution Center to Incorporate 137.58-acre Parcel Zoned for I-2 Uses

December 2023

-  Subject Properties
-  Proposed Area to be Added to PUD
-  500 Foot Mail Notification Boundary
-  City Limits
-  Zoning
-  Conditional Use
-  SPI
-  Parcels
-  Railroad
-  Water Body








File Number: PUD23-025

Present Zoning: I-2 and PUD 5229

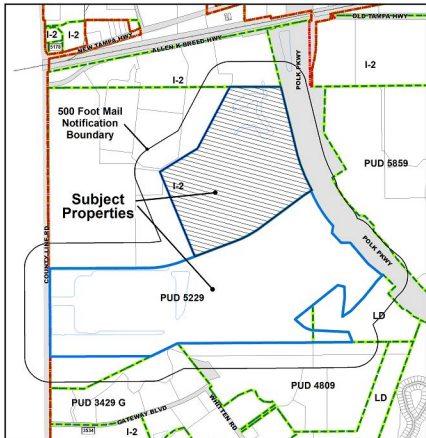
Present Context: Suburban Special Purpose

Proposed Zoning: Major Modification of PUD Zoning for Public Warehouse/Distribution Center to Incorporate 137.58-acre Parcel Zoned for I-2 Uses

December 2023

-  Subject Properties
-  Proposed Area to be Added to PUD
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-  Zoning
-  Conditional Use
-  SPI
-  Parcels
-  Railroad
-  Water Body





File Number: PUD23-025

Present Zoning: I-2 and PUD 5229

Present Context: Suburban Special Purpose

Proposed Zoning: Major Modification of PUD Zoning for Publix Warehouse/Distribution Center to Incorporate 137.58-acre Parcel Zoned for I-2 Uses

-  Subject Properties
-  Proposed Area to be Added to PUD
-  500 Foot Mail Notification Boundary
-  City Limits
-  Zoning
-  Conditional Use
-  SPI
-  Parcels
-  Railroad
-  Water Body
-  Roadway/Railway

December 2023





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

December 1, 2023

RE: 5300 Allen K Breed Highway/2600 County Line Road - Project No. PUD23-025

Dear Property Owner:

This is to advise you that Kiersten Cavender, CPH, LLC, requests a major modification of PUD (Planned Unit Development) zoning to incorporate a 137.58-acre parcel zoned for I-2 (Medium Industrial) uses located at 5300 Allen K. Breed Highway and allow for the development of a new 450,000 sq. ft. warehouse distribution center and a 61,535 sq. ft. return center as part of an expansion of the Publix Warehouse Campus located at 2600 County Line Road. The subject property is legally described as:

A PORTION OF LAND IN SECTION 30, TOWNSHIP 28 S, RANGE 23 E, LESS KEY LOGISTICS CENTER AND LAND TO ITS WEST, AND THE WEST QUARTER OF SECTION 29, TOWNSHIP 28 S, RANGE 23 E, BOUND BY POLK PARKWAY TO THE EAST, 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, December 19, 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, December 19th meeting.

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Planning & Zoning Board General Application

General Information:

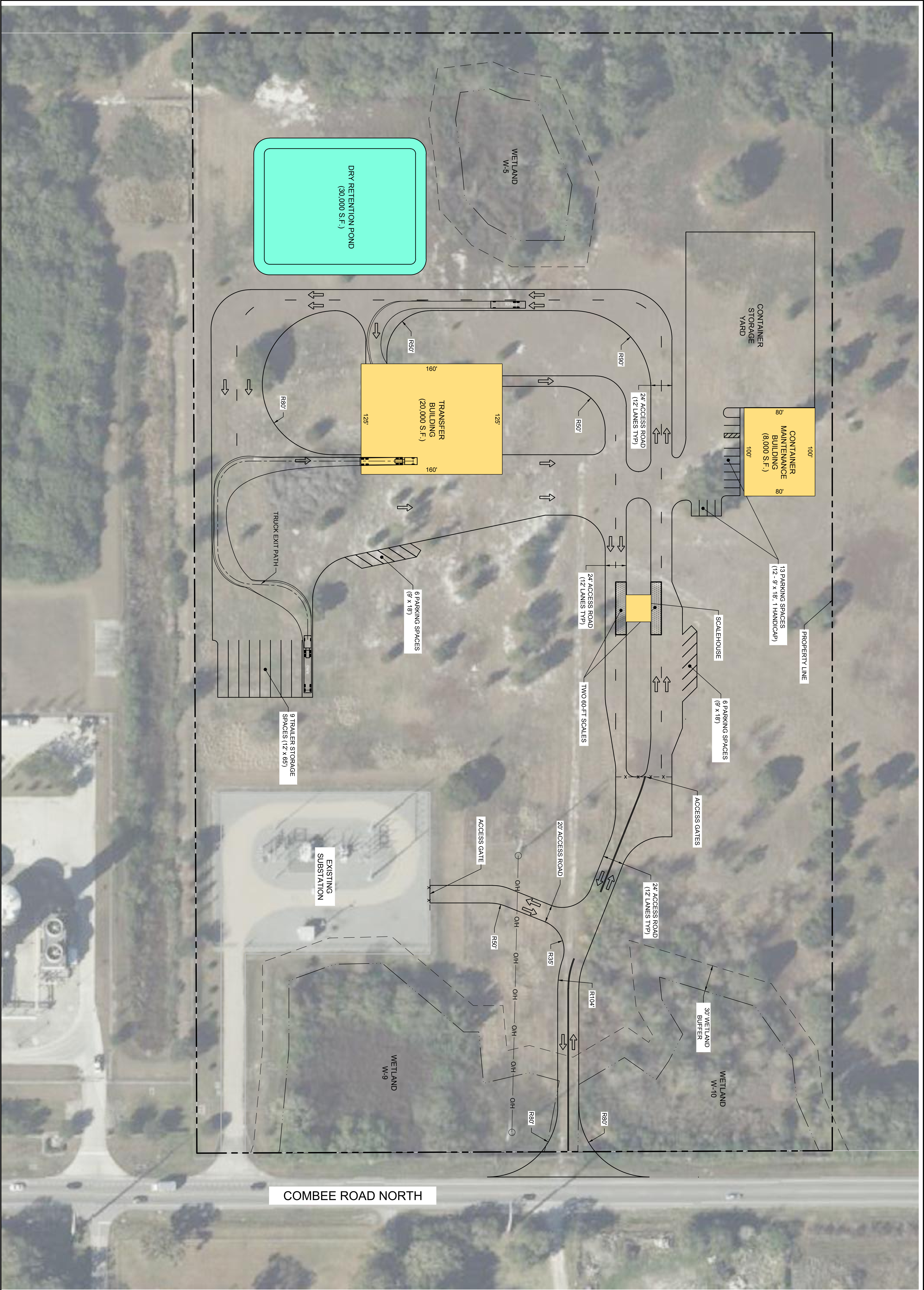
Project No:	CUP23-028/ZON23-012	Application Date:	11/1/2023		
Project Name:	CITY OF LAKELAND TRANSFER STATION				
Subject Property Address:	2700 N COMBEE RD				
Parcel ID:	242804000000012010	Total Acreage:	21.3		
Applicant Name:	SARAH GUSTITUS-GRAHAM				
Applicant Address:	12802 TAMPA OAKS BLVD, SUITE 151	TAMPA	FL	33637	
Owner Name:	CITY OF LAKELAND				
Owner Address:	228 S MASSACHUSETTS AVE	LAKELAND	FL	338015012	

Request:

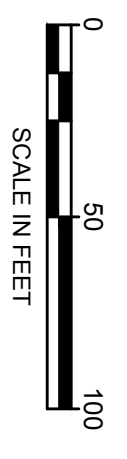
Application Type:	ZONING	STANDARD
Proposed		Current
Zoning:	I-3 (Heavy Industrial)	I-3 (Heavy Industrial)
Land Use:	I-Industrial	Industrial (I)
Context:	Not Applicable	Suburban Special Purpose (SSP)
Explanation of Request:	We are requesting zoning as Heavy Industrial to accommodate a solid waste transfer station, which includes the transfer building, a scale house, two scales, a container maintenance building, and container storage area.	
Justification:	A solid waste transfer station is proposed to collect and compact waste before transfer to the landfill to reduce wait times and damage incurred by trucks at the landfill.	

Concurrency:

Proposed Dwelling Units:	0	Project Floor Area:	28900	Square feet	
Type of Use:	Other	Phase:	None	Year:	None
Estimate of Public Service Demand					
Roadways	Daily Trips:	0	PM Peak Hour Trips:	0	
Potable Water		GPD	Wastewater	GPD	Solid Waste PPD






COMBEE ROAD NORTH





File Number: CUP23-028 ZON23-012
Present Zoning: None
Present Context: Suburban Special Purpose
Proposed Zoning: Application of I-3 Zoning and a Conditional Use to Allow a Solid Waste Transfer Facility

December 2023

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



4064 I-3

500 Foot Mail Notification Boundary

Subject Property

SUBURBAN SPECIAL PURPOSE

I-3

6292

I-3

COMBEE RD N

BOB RAWLS RD

WILSON BLVD




File Number: CUP23-028 ZON23-012

Present Zoning: None

Present Context: Suburban Special Purpose

Proposed Zoning: Application of I-3 Zoning and a Conditional Use to Allow a Solid Waste Transfer Facility

December 2023

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



4064 I-3

500 Foot Mail Notification Boundary

Subject Property

I-3

6252

I-3

COMBEE RD N

BOB RAWLS RD

WILSON BLVD

File Number: CUP23-028 ZON23-012

Present Zoning: None

Present Context: Suburban Special Purpose

Proposed Zoning: Application of I-3 Zoning and a Conditional Use to Allow a Solid Waste Transfer Facility

December 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

December 1, 2023

RE: 2700 N. Combee Road - Project No. ZON23-012/CUP23-028

Dear Property Owner:

This letter is to advise you that Sarah Gustitus-Graham, Geosyntec Consultants, Inc., on behalf of the City of Lakeland, requests the application of I-3 (Heavy Industrial) zoning and a conditional use to allow for the development of a solid waste transfer facility on property located at 2700 N. Combee Road. The subject property is legally described as:

2 A PORTION OF LAND IN THE WEST QUARTER OF SECTION 4 TOWNSHIP 28 S, RANGE 24 E, LESS THE SOUTH 2438 FEET AND LESS THE NORTH 2118 FEET, LESS LAND DESCRIBED IN ORDINANCE 5252 OF WHICH IS OCCUPIED BY A SUBSTATION, 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, December 19, 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, December 19th meeting.

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THIS IS A COURTESY LETTER NOT REQUIRED BY LAW

MINUTES

Planning & Zoning Board

City Commission Chambers

Tuesday, November 21, 2023

8:30 a.m.

The City of Lakeland Planning and Zoning Board met in Regular Session. Board Members, Silvana Knight, Joseph Lauk, Veronica Rountree, Susan Seitz and Jeri Thom. were present. Community & Economic Development staff Chuck Barmby, Urban Planner & Transportation Manager; Matthew Lyons, Chief Planner; Phillip Scarce, Urban Planner Supervisor; Audrey McGuire, Urban Planner; Damaris Stull, Urban Planner; Todd Vargo, Urban Planner and Christelle Burrola, Planning Assistant, were present. City Attorney Palmer Davis was also present.

PUBLIC HEARING

ITEM 1: Annual update to portions of Capital Improvement Element of Lakeland Comprehensive Plan: Our Community 2030 including the 5-year Capital Improvement Program. Applicant: City of Lakeland. (CPA23-002)

Chuck Barmby summarized the changes for the annual update to portions of the Capital Improvement Element of Lakeland Comprehensive Plan: Our Community 2030 including the 5-year Capital Improvement Program.

Silvana Knight made a motion for approval of staff's recommendation. Susan Seitz seconded the motion and it passed 5—0.

ITEM 2: 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)

Phillip Scarce stated the proposed solar power generation facility will occupy approximately 1,395 acres of the subject property. Adjacent to State Road 33 and N. Combee Road, the project will be required to maintain a 100-foot buffer consisting of natural vegetation. In those instances where there is little or no natural tree and plant material, the applicant will need to supplant with new trees and other landscape plantings. The site is not suitable for development. The proposed solar energy farm will allow for the productive use of mined lands that would otherwise sit vacant due to the poor soils. The proposed solar facility consists of photovoltaic solar panels mounted onto rack tracking arrays. Each array will contain a total of 90 solar panels (modules). Each array is approximately 153 in length and 13 feet in width. The array surface is designed to rotate up to 60 degrees in either direction to automatically track the movement of the sun. When fully deployed, the maximum height of each array is approximately 15 feet.

Tom Cloud, 301 E. Pine Street, Suite 1400, Orlando, spoke in support of the request on behalf of the applicant.

In response to Susan Seitz, Seth Blackwell, Williams Company, stated they do not anticipate that surrounding properties will be impacted by stormwater run-off.

Discussion ensued.

Chuck Barmby stated the project is expected to have a de minimis impact on the surrounding transportation network following construction.

Mr. Scarce stated staff did not receive any public comment in regard to the request and presented the recommended conditions for approval.

In response to Joseph Lauk, Mr. Cloud stated he does not have any concerns with staff's recommended conditions.

Susan Seitz made a motion for approval of staff's recommendation. Jeri Thom seconded the motion and it passed 5—0.

ITEM 3: Major modification of an existing conditional use for the Providence Church of God to relocate the driveway access from Providence Road to Otis Avenue. Owner: Providence Church of God Inc. Applicant: Art Stitzel, Stitzel Engineering & Construction, Inc. (CUP23-018)

Damaris Stull stated the purpose of this request is to amend the existing conditional use to relocate the driveway access from Providence Road to Otis Avenue. The existing church on the subject property was established through approval of conditional use permit by the City Commission in 2002. As a condition for approval, an ingress/egress easement which provided vehicle access to the Church from Providence Road was to be improved City local street standards prior to the issuance of a Certificate of Occupancy. Construction of the new church sanctuary was substantially completed around 2012 but a certificate of occupancy was not issued as required site improvements pertaining to off-street parking, landscaping and driveway access were not completed.

Art Stitzel, 317 W. Highland Drive, the applicant, was present in support of the request. He stated there were improvements made on the subject property, but he is not sure who performed the work.

In response to Silvana Knight, Matthew Lyons stated prior to the issuance of a Certificate of Occupancy, the Church will be required complete site improvements pertaining to off-street parking, landscaping and driveway access.

Ms. Stull stated staff received a letter in opposition to the request from the owner of a single-family home located at 2040 Providence Road. Ms. Stull handed out printed copies of the letter to the Board.

Chuck Barmby provided some additional background history on the previous cross access agreement.

Discussion ensued among staff and Board members about the easement history of the subject property.

Larry Roundtree, the owner of the single-family home located at 2020 Providence Road clarified that he was responsible for the construction of the new asphalt driveway. As the owner of the property on which the access easement is located, he did not have any objections to the church relocating their driveway from Providence Road to Otis Avenue.

Ms. Stull presented the recommended conditions for approval.

Silvana Knight made a motion for approval of staff's recommendation. Veronica Rountree seconded the motion and it passed 5—0.

ITEM 4: Conditional use to allow for the construction of an accessory dwelling unit on property located 706 Gilmore Avenue. Owner/Applicant: Brian Lee. (CUP23-023)

Todd Vargo stated the purpose of this request is to obtain approval of a conditional use to allow for the construction of an accessory dwelling unit (ADU) in the rear yard of the subject property. The subject property consists of a 49' x 135' interior lot, approximately 0.15 acres in area, and is currently improved with a 1,504 sq. ft., one-story single-family home. The subject property is zoned RA-4 (Single-Family District) with a Future Land Use designation of RH (Residential High) and is located within the UNH (Urban Neighborhood) context sub-district and the Parker Street Special Public Interest (SPI) zoning overlay district. The provisions for ADUs within the Parker Street SPI overlay allow for the construction

of new detached, secondary residential structures and garage apartments without any limitations on ownership or secondary electric meters, subject to certain setbacks and other development restrictions. The SPI limits the living area within garage apartments to a maximum floor area of 450 square feet regardless of the floor area of the principal dwelling unit. Because the owners of the property do not intend to live on the property, the applicant opted to develop the ADU utilizing the SPI standards which require a conditional use.

Brain Lee, 1043 Success Avenue, the applicant, was present in support of the request. He stated the ADU will be for his aging mother.

In response to Susan Seitz, Mr. Lee stated a family friend currently lives in the principal structure on the subject property.

In response to Silvana Knight, Mr. Lee stated the ADU will have a separate electric meter.

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

Mr. Vargo presented the recommended conditions for approval.

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

Susan Seitz made a motion for approval of staff's recommendation. Veronica Rountree seconded the motion and it passed 4—1. Silvana Knight voted against the motion.

ITEM 5: Conditional use to allow for off-street parking as a principal use on property located at 719 E. Orange Street. Owner/Applicant: Jason Lewis. (CUP23-024)

Phillip Scarce stated the purpose of the request is to allow for the construction of an off-street parking lot behind the existing single-family home to provide additional parking for a multi-family residential use currently under development on the adjacent property to the east located at 721/725 E. Orange Street. The parcel has a Future Land Use designation of RH (Residential High) and a zoning designation of MF-22 (Multi-Family Residential). The subject property is located within the East Lake Morton Historic District and the Garden District Special Public Interest (SPI) zoning overlay district. The subject property currently improved with a 1,252 sq. ft. single-family home constructed in 1925 which is classified as a contributing structure within the historic district.

Jason Lewis, 719 E. Orange Street, the applicant, was present in support of the request. He stated the proposed off-street parking will serve as overflow and visitor parking for a 32-unit multi-family project currently under development at 721/725 E. Orange Street.

In response to Joseph Lauk, Mr. Lewis stated the primary use for the existing structure on the subject property is for a single-family home which is currently vacant.

Matthew Lyons stated the Garden District SPI functions as an overlay district which supplants the uses and development standards within the underlying zoning district. Within Sub-district 3, a broad range of both residential and non-residential uses are permitted by right.

In response to Susan Seitz, Mr. Lewis stated the existing single-family home will be renovated and leased as either offices for the apartments or as a rental unit.

In response to Ms. Seitz, Mr. Lewis stated the additional parking spaces on the subject property will be dedicated to the apartments and single-family home.

Mr. Scarce stated prior to the public hearing, staff received comments from two nearby property owners in response to the request. The adjacent property owner to the south opposed the conditional use based on a general opposition to development in the neighborhood. The adjacent property owners to the west opposed the request due to the potential impact on an existing underground clay pipe which provides sanitary sewer service from E. Orange Street and straddles the property line with the

applicant's property. The pipe, which functions as private sewer feed, is not located within a public utility easement which would restrict or otherwise limit development on the applicant's property.

MeLynda Rinker, 313 S. Lake Avenue, was in favor of the request due to the need for additional parking to support new residential development.

Mr. Scarce presented the recommended conditions for approval.

In response to Mr. Lewis, Mr. Scarce stated he is not opposed to a four-foot-high fence along the east boundary for condition 5. a.

In response to Mr. Lewis, Matthew Lyons stated that condition 7 can be amended to allow a non-ADA compliant pedestrian sidewalk connection between the vehicle use area and the adjacent apartments if no ADA-accessible parking spaces will be provided.

In response to Silvana Knight, Mr. Lewis stated there are two dedicated ADA parking spaces within the parking lot for the adjacent apartments.

Discussion ensued.

In response to Joseph Lauk, Mr. Lewis stated he agrees to staff's recommended conditions. Including the amended conditions discussed during the meeting.

Susan Seitz made a motion for approval of staff's recommendation. Jeri Thom seconded the motion and it passed 5—0.

ITEM 6: Minor modification of an existing conditional use to adopt a new parking circulation plan for a previously approved child daycare center. Owner: Family Worship Center Churches, Inc. Applicant: Richard Mills, Kimley-Horn and Associates, Inc. (CUP23-026)

Todd Vargo summarized the proposed changes on the overhead screen.

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

Silvana Knight made a motion for approval of staff's recommendation. Susan Seitz seconded the motion and it passed 5—0.

ITEM 7: Proposed text amendment to the Lakeland Comprehensive Plan and amendments to Article 1 of the Land Development Code to expand the Transit Oriented Corridors (TOC) within the City's Central City Transit Supportive Area and revise the definition of TOC designations. Applicant: City of Lakeland. (CPA23-004/LDC23-002)

Chuck Barmby made a brief presentation which summarized the proposed changes to the Lakeland Comprehensive Plan and Land Development Code (LDC). As well as the revision of the definition of Transit Oriented Corridors (TOC) designations for TOCs within the City's Central City Transit Supportive area.

ITEM 8: Major modification of an existing conditional use for Parkway Baptist Church to allow for the placement of two modular classroom buildings as a temporary use and increase the maximum school enrollment from 225 to 500 students on property located at 4210 Lakeland Highlands Road. Owner: Parkway Baptist Church of Lakeland, Inc. Applicant: Lanieve Imig, JSK Consulting of Lakeland, Inc. (CUP23-025)

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

Susan Seitz made a motion for approval of a one-month continuance. Jeri Thom seconded the motion and it passed 5—0.

ITEM 9: Major modification of PUD (Planned Unit Development) zoning for Florida Baptist Children's Homes to adopt a new master plan to allow for the construction of a two-story, 21,375 sq. ft. meeting/event space, a 3,750 sq. ft. warehouse, a 5,000 sq. ft. climate-controlled storage building, an 8,250 sq. ft. Family Resource Center, a two-story, 7,800 sq. ft. building with four dwelling units for interns, 28 single mother residential housing dwelling units, two foster family residential housing units, and 109 new off-street parking spaces on property located at 1015 Sikes Boulevard. Owner: FBCH Land Holdings, Inc. Applicant: David Holden, Quigg Engineering Inc. (PUD23-020)

Todd Vargo stated the purpose of this request is to amend the master plan to allow for the redevelopment and expansion of the Florida Baptist Children's Home (FBCH) campus. The proposed expansion will be divided into three separate development phases with complete buildout anticipated by 2030. Mr. Vargo pointed to photos on the overhead screen and summarized the proposed changes for each phase. The major changes to the PUD include the replacement of the group housing units with new housing for single mothers and foster-care families. The applicant proposes to construct a total of 28 dwelling units for single mothers and two dwelling units for families provide foster care services. The new dwelling units will be constructed as either single-family detached or semi-attached housing. In addition to these housing units, the applicant requests approval to construct four multi-family dwelling units as part of a two-story, 7,800 sq. ft. building. The multi-family dwelling units, which will be used to provide housing for interns, will replace provisions in the current PUD which allow for up to five (5) recreational vehicles (RVs) to be used on the FBCH campus as temporary housing for volunteers.

In addition to the uses stated above, the applicant requests approval to construct Grounds for Grace, a 21,275 sq. ft. meeting/event space, an 8,250 sq. ft. family resource center, a 3,750 sq. ft. warehouse addition adjacent to the existing Harold Clark Simmons Compassion Center, a 5,000 sq. ft. climate-controlled storage building, and a new off-street parking lot with 109 parking spaces.

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

Dave Holden, 600 N. Broadway Avenue, Bartow, the applicant, was present in support of the request.

In response to Jeri Thom, Don Whitman, 1015 Sikes Boulevard, stated that the four existing dormitories will be demolished.

ITEM 10: A small-scale land use amendment, to change the future land use designation from Business Park (BP) to Residential High (RH), and a change in zoning, from O-3 (Moderate Impact Office) to MF-22 (Multi-Family Residential), concurrent with a City-initiated application to change to context sub-district designation from Urban Special Purpose (USP) to Urban Neighborhood (UNH), on approximately 3.9 acres located at the northeast corner of N. Florida Avenue and Glenwood Drive. Owner: Sumner Fred. Applicant: The Lunz Group. (LUS23-002/ZON23-010/ZON23-011)

Damaris Stull stated the purpose of this request is to obtain land use and zoning to allow for the redevelopment of the property for multi-family residential uses in accordance with the MF-22/UNH context sub-district standards. The applicant is requesting a small-scale map amendment to change the future land use designation from BP to Residential High (RH). In accordance with the Comprehensive Plan, the RH future land use designation allows for high density residential development at densities greater than 12 units per acre contingent upon natural and physical limitations of the proposed development site. Adjacent land uses to the north and east consist of multi-family residential uses (The Park at Palazzo Apartments). Adjacent land uses to south and west, across Glenwood Drive and N. Florida Avenue, consist of single-family detached dwellings and nonconforming mobile homes. There is no current site plan as the request is just a zoning change.

Ms. Stull stated that staff did not receive any public comment in regard to the request.

Nicky Pereda, 58 Lake Morton Drive, the applicant, was present in support of the request. Ms. Pereda stated preliminary development plans for the property consists of a three-story-high apartment complex with a maximum of 150 dwelling units.

Joseph Lauk stated that for the next meeting it would be helpful if staff can provide information on the conditions and densities that were established for the adjacent apartment complex. (Victoria Manor)

Jeriann Clark, 227 Crevasse Street, stated she has concerns about the traffic impacts on Florida Avenue.

GENERAL MEETING

ITEM 11: Review minutes of the October meeting.

Veronica Rountree made a motion for approval of the minutes from the previous meeting. Susan Seitz seconded the motion and it passed 5—0.

ITEM 12: 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.**

Phillip Scarce the applicant's initial major modification request was to allow Motor Vehicle Fuel Sales, Major, on the 2.69-acre Tract A and to allow Motor Vehicle Service & Repair, Minor on Tract B, the 1.55-acre parcel located at the northwest corner of U.S. Highway 92 East and Fairway Avenue. Since the initial public hearing on August 15th, the applicant has revised the PUD modification request. The applicant now proposes to remove Tract B from consideration for Motor Vehicle Service & Repair Uses, Minor, leaving the original range of limited C-2 permitted uses. With respect to Tract B, no changes will be made to the existing list of permitted and prohibited uses. With respect to the larger Tract A, the applicant has modified the request from Motor Vehicle Fuel Sales, Major, to Motor Vehicle Fuel Sales, Minor fuel sales along with the addition of retail/office uses acting as buffer for the adjacent single-family residential uses that are currently under construction. As defined in the Master Use List, Motor Vehicle Fuel Sales, Minor, allows for the retail sale and dispensing of vehicular fuels, as a principal or accessory use, with no more than six pumps/twelve fueling positions. One of staff's initial concerns with the original request was its speculative nature and the lack of a site plan with development and mitigation details to address impacts. In response, the applicant has submitted a basic "bubble" site plan for Tract A.

Mr. Scarce pointed to site plan on the overhead screen and summarized the proposed changes. Refined transportation analyses and binding concurrency determinations would be required with site plan submittal. The site driveway configurations would be required to comply with all Florida Department of Transportation and Polk County permitting requirements.

Sarah Case, 3825 S. Florida Avenue, the applicant, stated she's in agreement with staff's recommended conditions.

Discussion ensued.

In response to Silvana Knight, Ms. Case stated there are no current changes to Tract B.

Mr. Scarce presented the recommended conditions for approval.

Susan Seitz made a motion for approval of staff's recommendation. Jeri Thom seconded the motion and it passed 4—1. Joseph Lauk voted against the motion.

ITEM 13: Major modification of PUD (Planned Unit Development) zoning to increase the maximum number of dwelling units from 125 to 146 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 Allgood, Kimley-Horn and Associates, Inc. (PUD23-016)

Audrey McGuire stated the subject property is and zoned PUD (Planned Unit Development). The subject property is located within the UNH (Urban Neighborhood) context district and has a Future Land Use classification of PI (Public Buildings, Grounds and Institutional). The subject property, which is generally located at the northeast corner of E. Bella Vista Street and N. Lake Avenue, is currently developed as a senior independent living complex (Osprey Manor) with a total of 96 dwelling units. To the north, the property is well buffered by playfields associated with the Tigertown sports complex. The adjacent parcel to the east is zoned for similar multi-family residential uses with the same five-story height limit. The PUD zoning designation was adopted in 1994 as part of a broader zoning conformance action for multiple properties within the State Road 33/Lakeland Hills Boulevard area.

Ms. McGuire stated the Land Development Code specifies a minimum parking requirement of 0.5 spaces per dwelling unit for multi-family residential uses for the elderly. To support the increase in the maximum number of dwelling units, a minimum of 73 off-street parking spaces will be required. The additional parking will be provided on the first floor of the proposed five-story building and improvements will be required for existing parking areas to ensure the minimum parking ratios can be met. Visual impacts from E. Bella Vista Street will be minimized as the new building will be located behind the existing five-story apartment building located in the southwest corner of the site.

Ms. McGuire presented the recommended conditions for approval.

Susan Seitz made a motion to approve staff's recommendation. Silvana Knight seconded the motion. The motion passed 5—0.

ITEM 14: 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)

Todd Vargo stated in 2004, a conditional use approved by the City Commission to allow for the development of a convenience store with motor vehicle fuel sales on a 2.52-acre parcel north of Kendrick Lane. Plans for the convenience store did not reach fruition and the property remains vacant and undeveloped. The requested PUD zoning is necessary to allow for the development of attached warehouse, office, and flex space uses as fee simple units which can be bought and sold individually. Lot 1, located north of Kendrick Lane, will contain a total of 40,000 square feet of floor area divided across three attached units. Lot 2, located south of Kendrick Lane, will contain a total floor area of 30,000 square feet divided across four attached units. Individual owners will own the land beneath each unit, while ownership and maintenance of the shared vehicle use areas and landscaped common areas will remain the responsibility of a property owners association.

Mr. Vargo presented the recommended conditions for approval.

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

Silvana Knight made a motion to approve staff's recommendation. Susan Seitz seconded the motion. The motion passed 5—0.

ITEM 15: 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 December hearing.

ITEM 16: Audience.

There were no comments from the audience.

ITEM 17: Adjourn.

There being no further discussion, the meeting was adjourned at 11:57 AM.

Respectfully Submitted,

Joseph Lauk, Chair

Silvana Knight, Secretary



Planning & Zoning Board Recommendation

Date:	December 19, 2023	Reviewer:	Chuck Barnby
Project No:	CPA23-004/LDC23-002		
P&Z Hearing:	November 21, 2023	P&Z Final Decision:	December 19, 2023
Request:	Proposed text amendment to the Lakeland Comprehensive Plan and corresponding amendments to Article 1 of the Land Development Code to expand the Transit Oriented Corridors (TOC) within the City's Central City Transit Supportive Area and revise the definition of TOC designations.		

1.0 Background

1.1 Summary

Periodically, various changes to the Comprehensive Plan and the Land Development Code (LDC) are proposed in response to changing circumstances or to clarify existing provisions. The proposed changes to the Future Land Use Element of the Lakeland Comprehensive Plan: Our Community 2030 amend Chapter 2: Vibrant and Inclusive Community by adopting a revised MAP FLU-7 (Transit-Oriented Corridors) which will expand the Transit-Oriented Corridor designation along several streets west of Downtown Lakeland, including Main Street, George Jenkins Boulevard, Wabash Avenue, Ariana Street, State Road 563/Sikes Boulevard, Hartsell Avenue and Lime Street.

Concurrent with this request and consistent with the proposed Comprehensive Plan Amendment, a proposed text amendment to Article 1 of the Land Development Code revises Figure 1.4-1 "Transit Oriented Corridors" to expand the Transit Oriented Corridor (TOC) designation within the City's Central City Transit Supportive Area (CCTSA) and revises the definition of Transit Oriented Corridors in Section 1.6 Definitions to include circulator routes with service frequencies of 30- or 60-minutes, planned bus rapid transit services and/or connections to intermodal facilities such as bus terminals, train stations and park-and-ride lots.

2.0 Discussion

2.1 Summary

The Lakeland Comprehensive Plan: Our Community 2030 defines Future Land Use Intensity Areas within the Lakeland Planning Area to guide land development intensities and densities from the most urban in the CCTSA to the Suburban Development Areas (SDA) in the periphery. Greater densities and densities are allowed within the CCTSA due to its proximity to infrastructure and services that are expected in a more established urban environment, including:

1. Central water and wastewater services;
2. Urban level public safety (fire and police);
3. An existing urban grid road network and sidewalk and bike path networks;
4. Passenger rail service and fixed route bus service including the main transit terminal/transfer station;
5. Neighborhood and community park system with library services; and
6. Other facilities and services normally associated with medium to high intensity urban development

In recent years, considerable infrastructure investments and master planning have been made by the City of Lakeland, Polk County and State of Florida in a portion of the CCTSA south and west of Downtown, including the Downtown West area, Westgate-Central Neighborhood and within portions of unincorporated Polk County between Wabash Avenue and Lakeland's city limits. Sidewalk and multi-use trails have been completed along Ariana Street and from Central Park Plaza to Westside Park.

In 2024, Polk County will commence construction on a complete street project along Wabash Avenue between Ariana Street and Hickory Street that includes construction of a multi-use trail and improved crosswalks in the corridor. The Citrus Connection has re-established transit service along the Olive Street corridor as part of its Westside Circulator that also includes Wabash Avenue and Ariana Street. Also in 2024, the City Commission will be asked to adopt the Downtown West Master Plan that identifies development opportunities and connectivity priorities around RP Funding Center, North Lake Wire Neighborhood and Bonnet Springs Park. Within the Downtown West area is the Lakeland Intermodal Center site that will be the subject of an environmental analysis and future design and construction funding. This future transportation hub will house the Citrus Connection's re-located main terminal, a passenger platform for AMTRAK and extended SunRail service and a parking garage to support commuters and visitors traveling throughout the region. The Florida Department of Transportation (FDOT) has completed a feasibility study for a US 98 Bus Rapid Transit that is ultimately planned to connect the Intermodal Center with the Medical District and Interstate 4 and future intercity bus and/or rail service between Tampa and Orlando. The Chase Street Trail, running parallel to George Jenkins Boulevard from west of Bonnet Springs Park to Strain Boulevard, is a significant bicycle and pedestrian improvement that is programmed for construction in FY 2026 of FDOT's Five-Year Work Program.

Regarding wastewater infrastructure, the City's Water Utilities Department will be constructing the new "Western Trunk Line" to address a significant transmission deficiency to the San Gully pump station that has become a limiting factor for new and redevelopment activity. The Western Trunk Line is scheduled for completion by Year 2027.

In addition to the Future Land Use Intensity Areas discussed above, the Comprehensive Plan also designates TOCs where additional densities are allowed due the presence of enhanced transit services subject to specific zoning district requirements. For example, residential densities within the Residential Medium (RM) land use category can increase from 12 dwelling units per acre (du/ac) outside of a TOC to 16 du/ac if the site is within one-quarter mile of a TOC and 22 du/ac if within one-eighth mile. In another example, densities within Mixed Commercial Corridors (MCC) could increase from 12 du/ac to 22 du/ac. If transit service is available along a TOC with frequencies under 30 minutes, the Comprehensive Plan provides more multi-modal and connectivity transportation mitigation options with less reliance on standard roadway levels-of-service. The recommended expansion of the TOC designations in the Comprehensive Plan and Land Development Code (LDC) within the CCTSA, as well as the revised TOC definition in the LDC, are intended to maximize the return on infrastructure investments as well as select area planning efforts near Lakeland's urban core.

No comments have been received by City staff on these proposed changes.

2.2 Attachments

Attachment A: Comprehensive Plan Map FLU-7 (Transit-Oriented Corridors)

Attachment B: Land Development Code Figure 1.4-1 (Transit Oriented Corridors)

Attachment C: Proposed TOC Definition Revisions, LDC Section 1.6.2

3.0 Recommendation

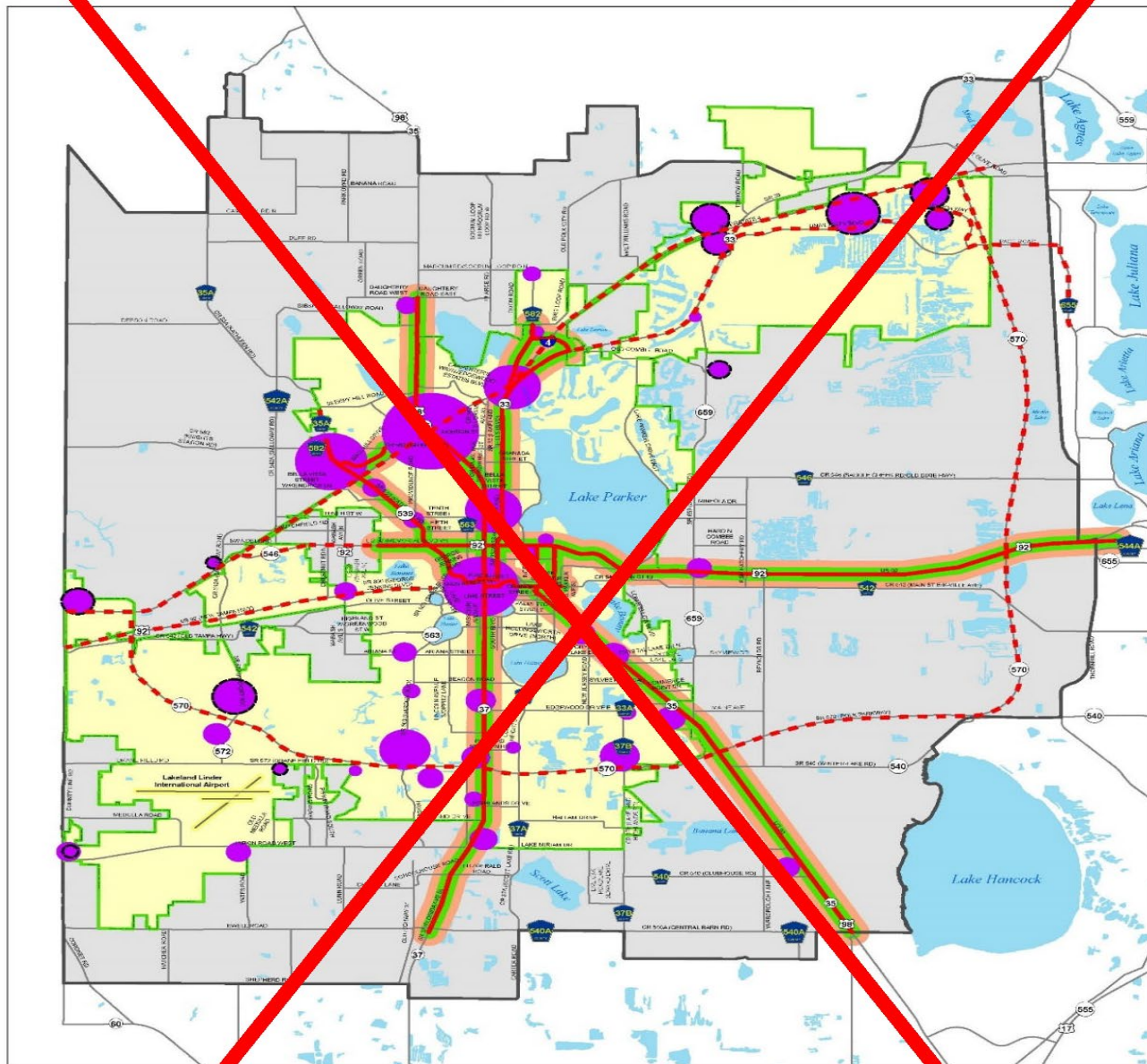
3.1 Community and Economic Development Staff

The Community and Economic Development Department recommend the proposed changes to the City's Comprehensive Plan and Land Development Code to expand the City's Transit Oriented Corridors and revise the definitions of the TOC designations. It is our opinion that the attached revisions are consistent with the Lakeland Comprehensive Plan: Our Community 2030.

It is recommended that the proposed changes, as described above and attached be approved and forwarded to the City Commission for public hearing and adoption.

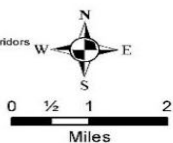
ATTACHMENT "A"

MAP FLU-7
TRANSIT-ORIENTED CORRIDORS



LEGEND

- | | | |
|--------------------------------------|---------------------|--|
| Lakeland City Limits (February 2021) | Interstate Highways | Transit Oriented Corridors |
| DULA Area | U.S. Highways | Transit Oriented Corridors |
| Lakeland Planning Area | State Roads | Long Term Potential Transit Oriented Corridors |
| Water Bodies | County Roads | TOC_eightMile_Buffer |
| L Airport | | TOC_QuarterMile_Buffer |
| | | Activity Centers |
| | | Current |
| | | Future |



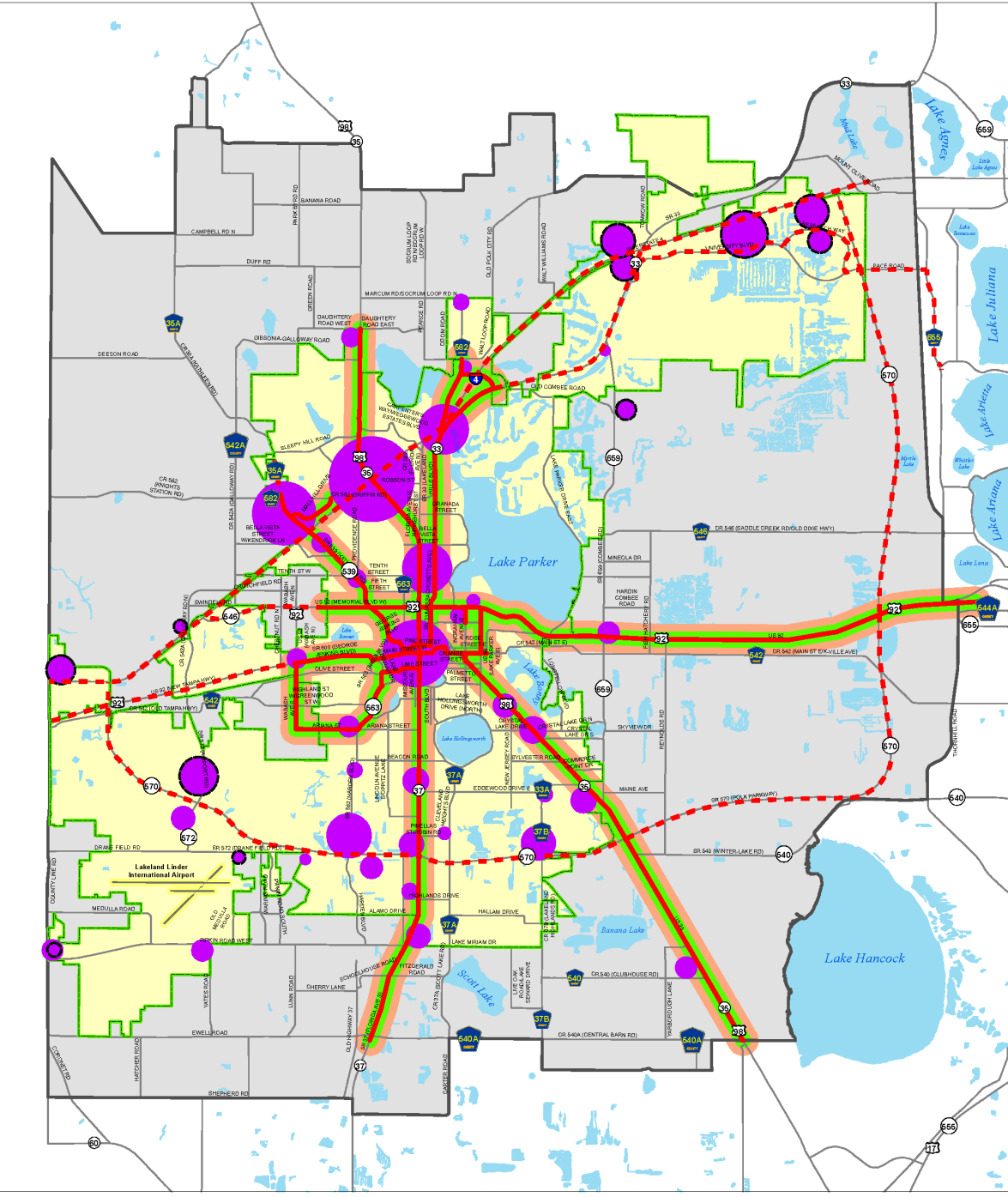
Map Created:
February 2021



DISCLAIMER:
The information on this map should be considered conceptual and subject to change. This map is not a survey.

Data Sources:
Central Florida Regional Planning Council
Florida Department of Transportation
Polk County Transportation Planning Organization
Polk County Property Appraiser
City of Lakeland

MAP FLU-7 TRANSIT-ORIENTED CORRIDORS

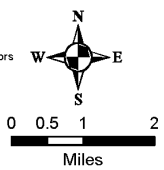


- LEGEND**
- Lakeland City Limits (February 2021)
 - DULA Area
 - Lakeland Planning Area
 - Water Bodies
 - LAL Airport

- Interstate Highways
- U.S. Highways
- State Roads
- County Roads

- Transit Oriented Corridors**
- Transit Oriented Corridors
 - Long Term Potential Transit Oriented Corridors
 - TOC_eightMile_Buffer
 - TOC_QuarterMile_Buffer

- Activity Centers**
- Current
 - Future



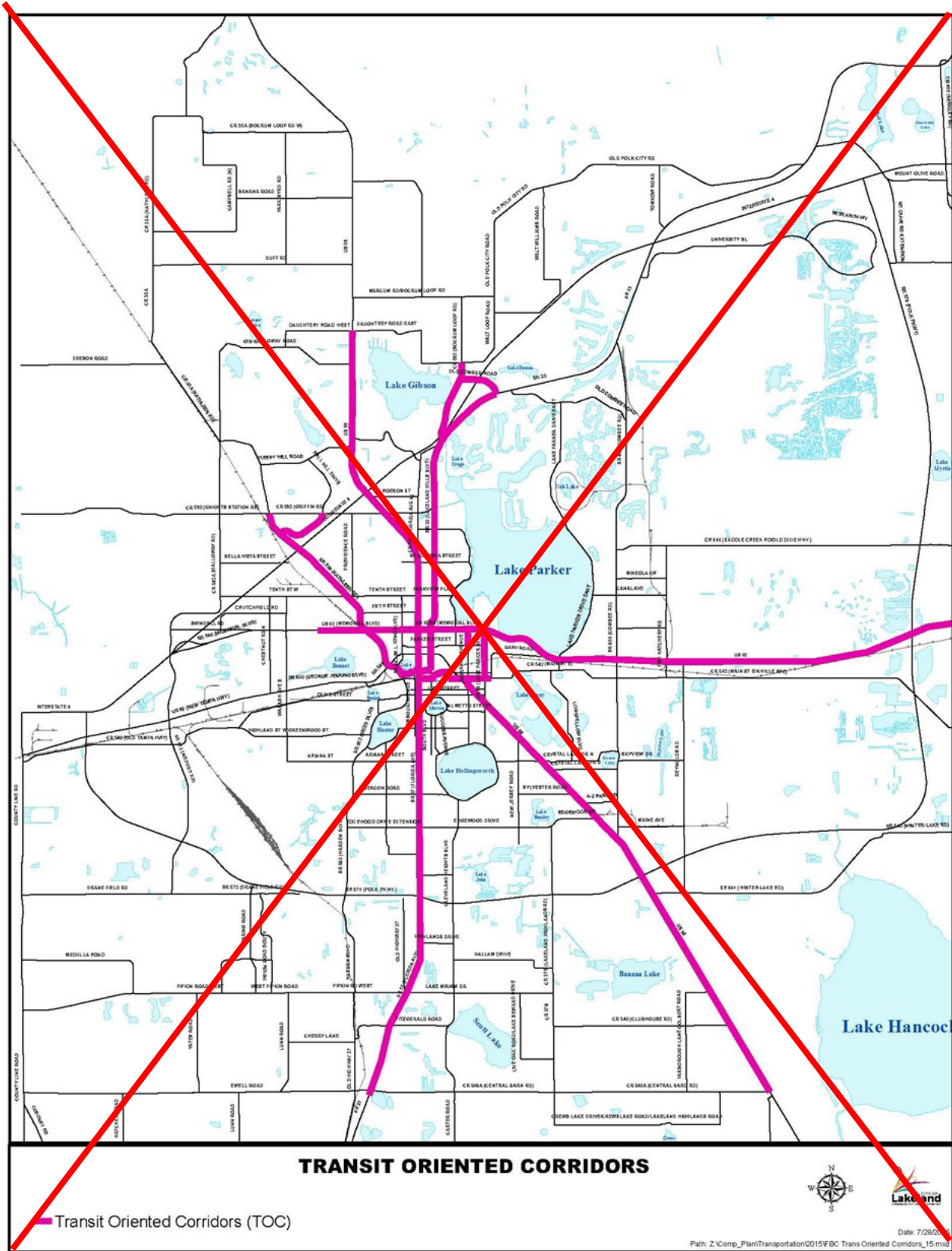
Map Created:
September 2023

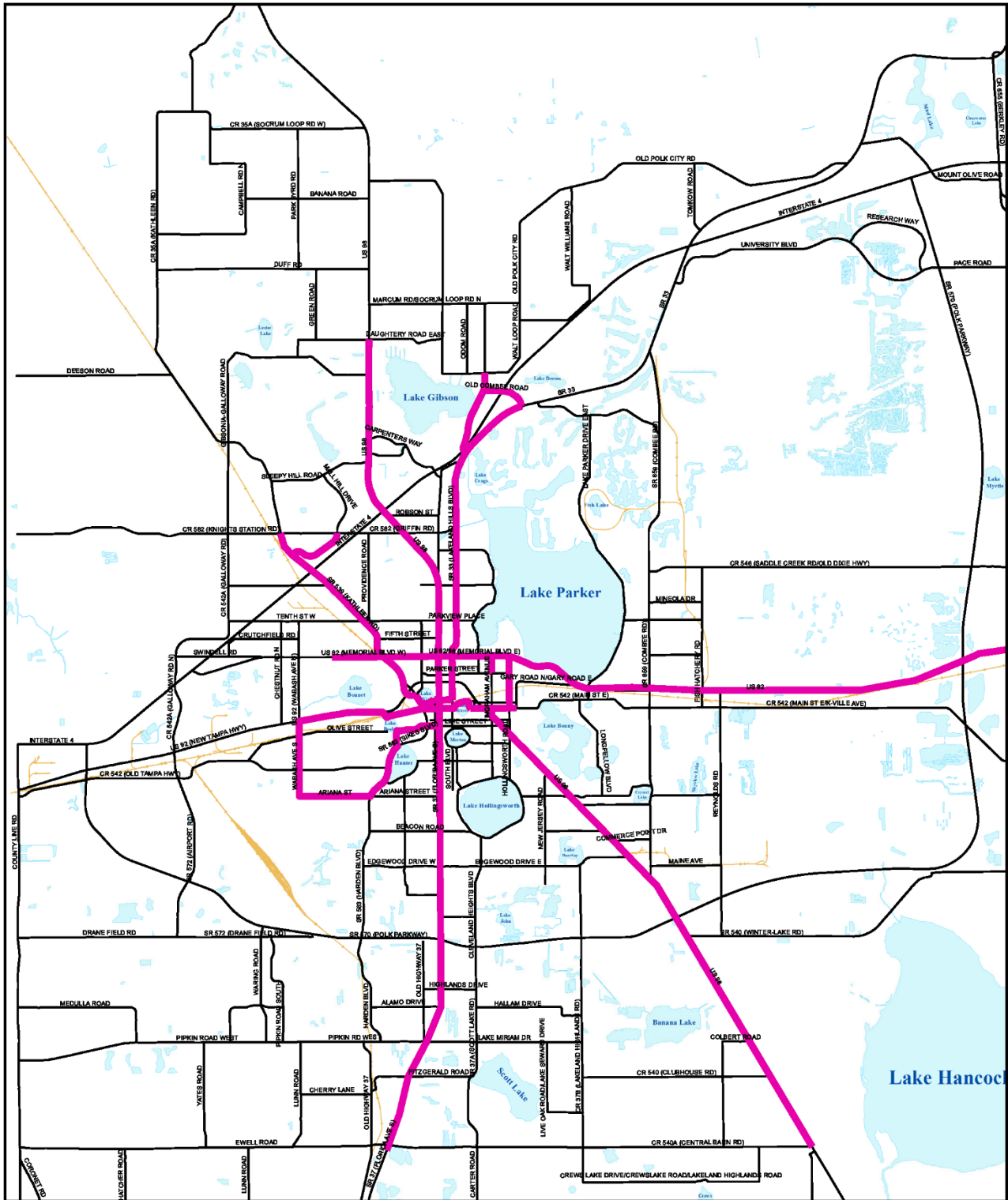


DISCLAIMER:
The information on this map should be considered conceptual and subject to change. This map is not a survey.

Data Sources:
City of Lakeland
Florida Department of Transportation
Polk County Transportation Planning Organization
Polk County Property Appraiser
Central Florida Regional Planning Council

ATTACHMENT "B"





TRANSIT ORIENTED CORRIDORS

█ Transit Oriented Corridors (TOC)



Date: 8/28/2023

ATTACHMENT “C

- For purposes of this Code, streets are further defined in Section 3.3. Unless the context indicates otherwise, the term street shall also include road, roadway, lane, avenue, boulevard or highway and vice versa.

Street Grade, Established: The elevation of the centerline of the streets as officially established by the City Engineer.

Street Line: The lines that form the boundaries of a right-of-way.

Structural Alteration: Any change in either the supporting members of a building or a structure, such as bearing walls, columns, beams and girders, or in the dimensions or configurations of the roof or exterior walls of a building.

Structure: That which is built or constructed on, above, or below the surface of land or water.

Subdivider: Any person having an interest in land that is the subject of an application for subdivision.

Subdivision:

- A. Land, improved or unimproved, divided into three or more lots, parcels, tracts, or other portions, for the purpose of transfer of ownership whether immediately or in the future;
- B. Land divided in any manner, if the establishment of a new street or alley is involved (See also Right-of-Way Subdivision); and
- C. Land which is resubdivided. Resubdivide shall mean the further division of a parcel created by a previous subdivision into three or more contiguous lots or parcels.

Survey: The process of precisely ascertaining the area, dimensions and location of a piece of land.

Temporary Use: A use established for a fixed period of time with the intent to discontinue such use upon the expiration of the time period.

Tenant: An occupant of land or premises who occupies, uses, and enjoys real property for a fixed time, usually through a lease arrangement with the property owner and with the owner's consent.

Tiny Home: A small single-family dwelling constructed on a permanent towable trailer chassis that is intended for long-term living accommodations and licensed and registered as an RV under Florida Law.

Traffic Control Devices: All street name signs, traffic control signs, pavement markings and traffic signals installed either within the right-of-way or on private property.

Transit Oriented Corridors (TOC): Transit Oriented Corridors (TOC): Corridors centered on certain streets identified in the Comprehensive Plan and illustrated in Figure 1.4-1 within which higher development densities are allowed due to existing and planned premium transit services including 30-minute frequencies, circulator routes with 30- or 60-minute frequencies, planned bus rapid transit services and/or connections to intermodal facilities such as bus terminals, train stations and park-and-ride lots. ~~and~~ Roadway level-of-service standards are less stringent due to the presence of an extensive bicycle and pedestrian network, public transit service with frequencies generally 30 minutes or less and transit facilities.

Urban Form: The physical layout and design of the city. The essential elements of urban form include blocks, lots and parcels, streets and other transportation corridors, buildings and structures, open spaces and landscaping.

Use: The purpose or activity for which land or buildings are designed, arranged, or intended, or for which land or buildings are occupied or maintained.

Variance: Permission granted by the Zoning Board of Adjustments and Appeals to depart from the literal requirements of this Code.

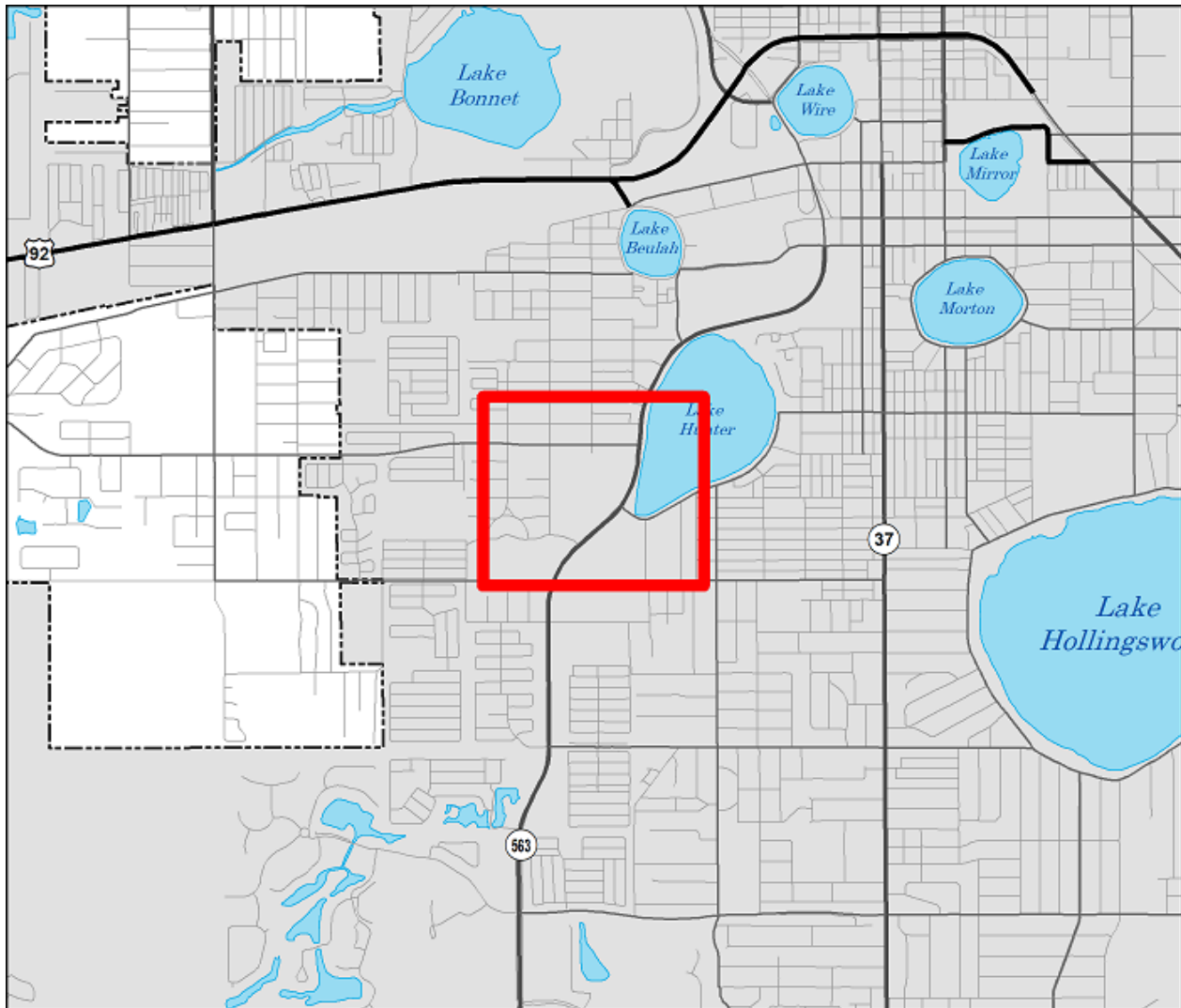
Vehicle Use Area: Any surface area, whether pervious or impervious, used for the off-street parking, storage or display of vehicles; the off-street movement of vehicles such as driveways and drive aisles; the off-street loading

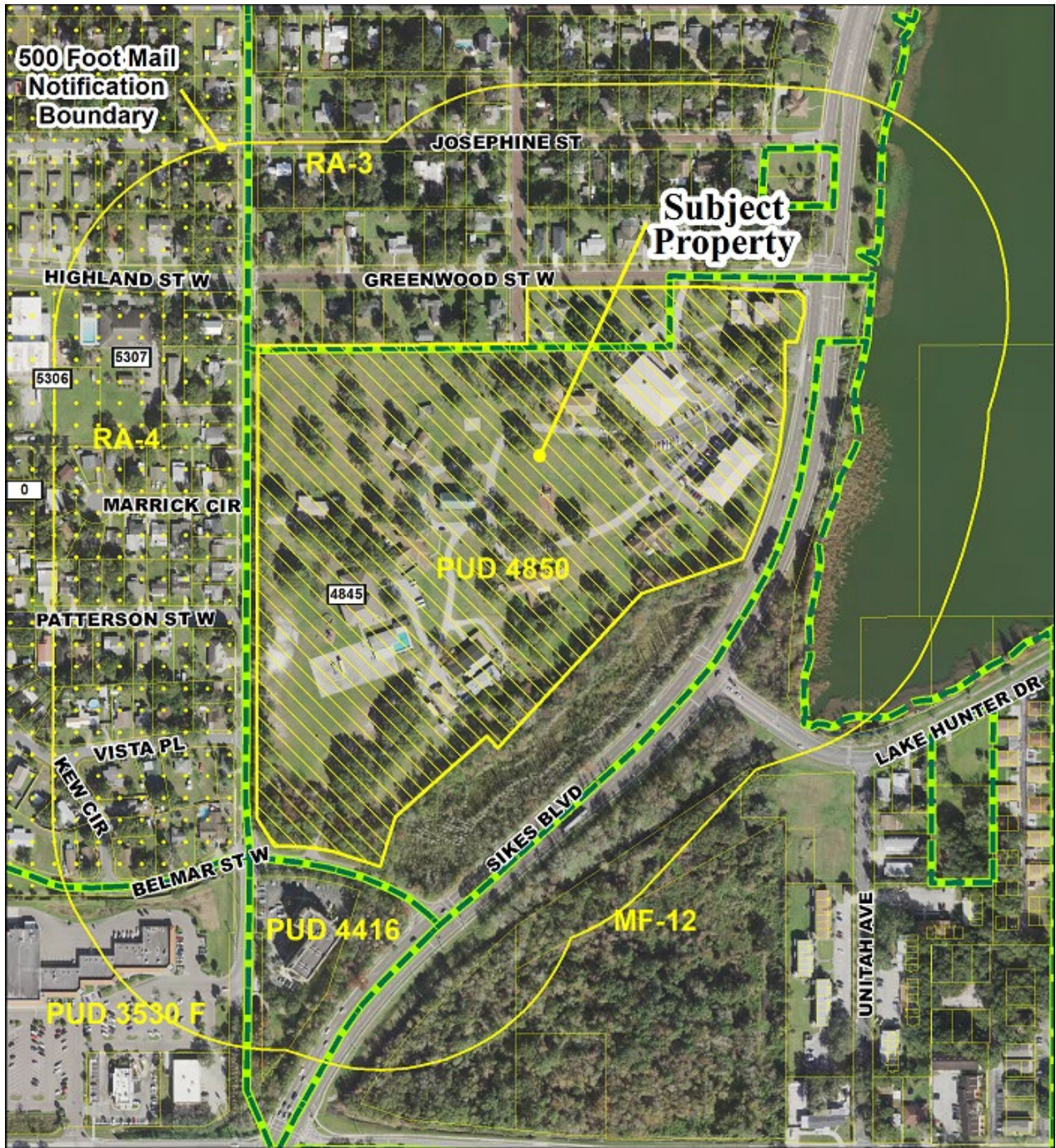


Community & Economic Development Staff Recommendation

Date:	December 19, 2023	Reviewer:	Todd Vargo
Project No:	PUD23-020	Location:	1015 Sikes Boulevard
Owner:	FBCH Land Holdings Inc.		
Applicant:	David Holden, Quigg Engineering		
Current Zoning:	PUD (Planned Unit Development)	Future Land Use:	Residential Medium (RM)
Context District:	Urban Neighborhood (UNH)		
P&Z Hearing:	November 21, 2023	P&Z Final Decision:	December 19, 2023
Request:	Major modification of PUD (Planned Unit Development) zoning for Florida Baptist Children's Homes to adopt a new master plan to allow for the construction of a two-story, 21,375 sq. ft. meeting/event space, a 3,750 sq. ft. warehouse, a 5,000 sq. ft. climate-controlled storage building, an 8,250 sq. ft. Family Resource Center, a two-story, 7,800 sq. ft. building with four dwelling units for interns, 28 single mother residential housing dwelling units, two foster family residential housing units, and 109 new off-street parking spaces on property located at 1015 Sikes Boulevard.		

1.0 Location Maps





2.0 Background

2.1 Summary

David Holden, Quigg Engineering, requests a major modification to PUD (Planned Unit Development) zoning for Florida Baptist Children’s Homes to adopt a new master plan and allow for the construction of a two-story, 21,375 sq. ft. meeting/event space, a 3,750 sq. ft. warehouse, a 5,000 sq. ft. climate-controlled storage building, an 8,250 sq. ft. Family Resource Center, a two-story, 7,800 sq. ft. building with four dwelling units for interns, 28 single mother residential housing dwelling units, two foster family residential housing units, and 109 new off-street parking spaces on property located at 1015 Sikes Boulevard. A map of the subject property is included as Attachment “B.”

2.2 Subject Property

The subject property, approximately 27.4 acres in area, is located on the west side of Sikes Boulevard, east of S. Central Avenue and south of W. Greenwood Street. The current PUD zoning (Ordinance 4850, as amended) was approved in 2007 to recognize and adopt a formal master plan for Florida Baptist Children’s Homes (FBCH) whose campus has been located on the property since 1948. FBCH’s mission, through its One More Child services program, is to provide food, housing and social services to vulnerable children and struggling families.

2.3 Project Background

The purpose of this request is to amend the master plan to allow for the redevelopment and expansion of the FBCH campus. A site development plan which shows proposed building footprints, off-street parking and internal driveways is included as Attachment “C.” A phasing plan is included as Attachment “D.”

As part of this request, the applicant is also requesting approval to formally incorporate a 1.09-acre tract of land into the PUD which is owned by FBCH and located along the south side of W. Greenwood Street. This tract of land, which was combined with the parent parcel for the FBCH campus many years ago, consists of Lots 7 – 12 within Block B of the Sunnymede subdivision and is currently improved with a one-story, 1,159 sq. ft. single-family detached home which was built in 1946. No changes are proposed to this area as part of the revised master plan.

2.4 Existing Uses of Adjacent Properties

Boundary	Existing Land Use	FLUM	Zoning	Context
North	Single-Family Residential	RM	RA-3	UNH
South	Commercial Shopping Plaza/Multi-Family Residential	NAC/RM	PUD3530F/ PUD4416	UCO/UNH
East	Lake Hunter/Undeveloped	R/RM	MF-12	PCR/UNH
West	Single-Family Residential	RM	RA-4	UNH

2.5 Attachments

Attachment "A": Legal Description

Attachment "B": Location Map

Attachment C: Revised Site Development Plan

Attachment D: Phasing Plan

3.0 Discussion

The existing FBCH campus allows for group housing of up to 70 residents spread through eight cottages (dormitories), and administrative/support facilities such as offices, a learning center, swimming pool, chapel, maintenance and storage buildings, and an existing single-family dwelling. The major changes to the PUD include the replacement of the group housing units with new housing for single mothers and foster-care families. The applicant proposes to construct a total of 28 dwelling units for single mothers and two dwelling units for families provide foster care services. The new dwelling units will be constructed as either single-family detached or semi-attached housing. In addition to these housing units, the applicant requests approval to construct four multi-family dwelling units as part of a two-story, 7,800 sq. ft. building. The multi-family dwelling units, which will be used to provide housing for interns, will replace provisions in the current PUD which allow for up to five (5) recreational vehicles (RVs) to be used on the FBCH campus as temporary housing for volunteers.

In addition to the uses stated above, the applicant requests approval to construct Grounds for Grace, a 21,275 sq. ft. meeting/event space, an 8,250 sq. ft. family resource center, a 3,750 sq. ft. warehouse addition adjacent to the existing Harold Clark Simmons Compassion Center, a 5,000 sq. ft. climate-controlled storage building, and a new off-street parking lot with 109 parking spaces.

The proposed expansion will be divided into three separate development phases with complete buildout anticipated by 2030.

Phase 1 consists of:

- Demolition of four (4) existing cottages (dormitories);
- Construction of Grounds for Grace, a 21,375 sq. ft. meeting/event space to be used for hosting meetings and special events;
- Construction of eight (8) single-family, semi-attached dwelling units to be used as housing for single mothers; and
- Construction of a new off-street parking lot with 109 parking spaces.

Phase 2 will entail:

- Construction of a 3,750 sq. ft. warehouse addition and a 5,000 sq. ft. climate-controlled storage facility;
- Construction of an 8,250 sq. ft. family resource center to be used primarily for administrative offices; and
- Construction of two (2) single-family detached dwelling units to be used as housing for families providing foster care.

Phase 3 will consist of:

- Construction of a 7,800 sq. ft. two-story building which will include four (4) multi-family dwelling units to be used as housing for interns; and
- Construction of twenty (20) single-family, semi-attached dwelling units to be used as housing for single mothers.

Florida Baptist Children’s Homes Lakeland campus is well known in the surrounding neighborhood having provided food, housing, and other services to needy children since 1948. At 27.4 acres in area, ample land is available to accommodate the proposed expansion while maintaining the low density, institutional residential character. The proposed residences are comparable in scale to single-family or two-family dwellings. Large, non-residential structures such as Grounds for Grace and the family resource center will be located in the center of the campus, away from adjacent residential uses on S. Central Avenue and W. Greenwood Street. Adequate off-street parking is available to accommodate both the residential uses, family resource center and new meeting/event space. No changes will be made to existing driveways or the internal site circulation. No comments were received prior to or during the public hearing on November 21, 2023.

3.1 Transportation and Concurrency

The subject property is located on property bordered by Greenwood Street (north), State Road 563/Sikes Boulevard (east) and Central Avenue (west and south). Based on information provided in the Polk Transportation Planning Organization’s Roadway Network Database, dated October 13, 2023, the adjacent segment of Sikes Boulevard between Ariana Street and Lime Street has an Annual Average Daily Traffic volume of 29,500 vehicles and operates at an acceptable Level-of-Service “D” during the PM Peak with two-hour average volumes of 1,072 northbound and 1,030 southbound vehicles (directional capacity is 1,630 vehicles).

The site is located within the Central City Transit Supportive Area (CCTSA) as designated in the Comprehensive Plan and is served by fixed-route transit service via the Lakeland Area Mass Transit District’s (Citrus Connection’s) Westside Circulator on Central Avenue and Red Line on Sikes Boulevard. Both routes provide hourly frequencies. The Citrus Connection’s Peach Line (Dixieland Shuttle) operates on Central Avenue between W. Belmar Street and Sikes Boulevard with 30-minute frequencies.

The Florida Department of Transportation (FDOT) has completed a feasibility study for the West Lake Hunter Trail between Ariana Street and Lime Street, along the east side of Sikes Boulevard and the western shore of Lake Hunter. The design phase of this trail is programmed in FY 2025 of the FDOT Five-Year Work Program with construction of the northern segment, generally north of Hartsell Avenue, programmed in FY 2028. West Lake Hunter Trail and nearby Westgate-Central Trail (west of Central Park Plaza) are designated Priority Pathways Corridors in the Comprehensive Plan. Sidewalks exist along the site’s Greenwood Street, Sikes Boulevard and Central Avenue (north of W. Belmar Street) frontages. A sidewalk does not exist along the Central Avenue frontage between W. Belmar Street and Sikes Boulevard. Although a sidewalk exists across the street on the south side of Central Avenue, the lack of a sidewalk along the site frontage does not allow for Americans with Disabilities Act (ADA)-compliant access to the public sidewalk system leading to Central Park Plaza and Central Avenue transit stop.

Using data published in the Institute of Transportation Engineers (ITE) *Trip Generation Manual* (11th Edition), the development program consisting of net increases of the closest comparable land uses could generate an estimated 53 P.M. Peak Hour (of Adjacent Street Traffic, 4-6 P.M.) trips:

- 30 multi-family units (Land Use Code 220, Multifamily Housing – Low Rise)
- 8,750 square feet of storage (Land Use Code 150, Warehousing)
- 8,250 square feet of office (Land Use Code 712, Small Office Building)

The 21,375 square foot Grounds for Grace center is a unique use that will be accessory to this project’s overall function; however, a trip generation estimate will be required with the Binding Concurrency Application at the time of site plan submittal.

On November 28, 2023, the Polk County School District provided a favorable Non-Binding School Concurrency Determination for the 30 multi-family dwelling units that are proposed in this master plan.

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 as conditioned is consistent with the Comprehensive Plan. All roadway levels of service are acceptable. Other essential services are presently available to provide concurrency for the proposed use. Actual construction is subject to final concurrency determinations at the time of site plan review.

4.0 Recommendation

4.1 Community and Economic Development Staff

The Community Development Department reviewed this request and recommends approval of the major modification to the PUD zoning. Letters of notification were mailed to one hundred and thirty-two (132) property owners within 500 feet of the subject property and no comments or objections were received.

4.2 The Planning & Zoning Board

It is recommended that the request for a major modification of PUD zoning, as described above and in Attachments “A” and “B,” “C,” and “D,” be approved, subject to the following amended conditions:

Ordinance 4850 as reamended:

A. Permitted Uses:

~~Group Homes consisting of a maximum of 8 residential cottages not to exceed a total of 52,000 square feet and 70 residents. In no case shall an individual unit be greater than 6,750 square feet. The cottages may provide housing for persons with developmental and physical disabilities.~~

Single-mother housing: A total of 28 semi-attached dwelling units with a maximum living area of 1,415 square feet per dwelling unit.

Foster Family Residences: Two (2) single-family detached dwelling units with a maximum living area of 3,157 square feet per dwelling unit.

Accessory administrative and support facilities as follows:

Existing King Building at 6,644 sq ft

Existing single-family home, 1044 W. Greenwood Street, 1,159 square feet.

- 1 learning center not to exceed 12,000 square feet.
- 1 patio/pool building not to exceed 1,700 square feet.
- 1 pool pump building not to exceed 540 square feet.
- 1 chapel not to exceed 2,800 square feet.
- 3 maintenance/storage buildings not to exceed 11,300 square feet total.
- 1 donations center not to exceed 17,000 square feet
- 1 2-story office building not to exceed 21,000 square feet.
- 1 single family dwelling not to exceed 3,800 square feet.
- 1 meeting/events center (Grounds for Grace) not to exceed 21,375 square feet.
- 1 climate-controlled storage building not to exceed 5,000 square feet.
- 1 warehouse addition, adjacent to existing Harold Clark Simmons Compassion Center, not to exceed 3,750 square feet.
- 1 family resource center not to exceed 8,250 square feet.
- 1 two-story, intern building with a maximum of four (4) dwelling units, not to exceed 7,800 square feet in total floor area.

~~No more than 5 recreational vehicles for FBCH volunteers may be set up at any one time on the site plan designated location. No RV unit shall remain in site for more than two months during a given calendar year. The applicant shall construct an 8 foot view-blockage fence or masonry wall with City of Lakeland approved trees every 25 feet on center on the north, west and south sides of the RV concrete slab. Before use, all utility hookups must be permitted and approved by the City of Lakeland.~~

- B. Site Development Plan: The project shall be developed in substantial accordance with the proposed site development plan included as Attachment "C" and phasing plan, Attachment "D." With the approval of the Director of Community and Economic Development, minor adjustments can be made at the time if site plan review without requiring a change to this PUD.
- C. Development Regulations: Except as otherwise provided herein, development regulations shall be in accordance with MF-12 (Multi-Family)/Urban Neighborhood sub-district standards.
- D. Off-Street Parking: In accordance with Section 4.11 of the Land Development Code, except a minimum of four off-street parking spaces shall be provided for each dwelling unit used for family, foster-care (Foster Family Residences).
- E. Transportation:
 - 1. Binding Concurrency Applications will be required with each site plan submittal.
 - 2. Development program shall comply with any Florida Department of Transportation permitting requirements.
 - 3. An ADA-compliant internal pedestrian circulation network shall be implemented as shown in Exhibit "C".

3. A sidewalk shall be constructed along Central Avenue from the site entrance to the W. Belmar Street intersection. The property owner may request to pay into the City's sidewalk fund for the remainder of the site frontage east of the driveway.
4. Bicycle parking shall be provided at various locations on the subject property in compliance with Section 4.11.6 of the Land Development Code and Index 900 of the City Engineering Standards Manual.

ATTACHMENT "A"

A PORTION OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 28 SOUTH, RANGE 23 EAST, TOGETHER WITH LOTS 1-4, BLOCK "C", LOTS 1-10, BLOCK "B", AND LOTS 1-9, BLOCK "A", AND A PORTION OF BENNET DRIVE AND CLOSED ALLEYS AND ROAD OF OAK KNOLL, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 125 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, ALSO TOGETHER WITH LOTS 1-5 BLOCK "B", SUNNYMEDE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 8, PAGE 29 OF SAID PUBLIC RECORDS, LESS RIGHT-OF-WAY FOR SIKES BOULEVARD AND GREENWOOD STREET, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 28 SOUTH, RANGE 23 EAST; THENCE SOUTH 00°08'59" WEST, A DISTANCE OF 150.62 FEET; THENCE SOUTH 89°51'15" EAST A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°10'24" EAST, A DISTANCE OF 814.70 FEET; THENCE NORTH 89°38'42" EAST, A DISTANCE OF 1014.23 FEET TO THE SOUTHWEST CORNER OF LOT 5, BLOCK "B", SUNNYMEDE; THENCE NORTH 00°02'32" WEST, A DISTANCE OF 136.21 FEET TO THE NORTHWEST CORNER OF LOT 5, BLOCK "B", SUNNYMEDE; THENCE NORTH 89°38'41" EAST, A DISTANCE OF 84.28 FEET; THENCE SOUTH 86°49'06" EAST, A DISTANCE OF 230.43 FEET; THENCE SOUTH 47°40'34" EAST, A DISTANCE OF 19.96 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF SIKES BOULEVARD; THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SIKES BOULEVARD, THE FOLLOWING 12 CALLS: 1.) THENCE SOUTH 00°40'04" EAST, A DISTANCE OF 40.38 FEET; THENCE 2.) SOUTH 14°00'07" WEST, A DISTANCE OF 70.29 FEET; THENCE 3.) SOUTH 89°39'37" WEST, A DISTANCE OF 29.80 FEET; THENCE 4.) SOUTH 00°04'30" WEST, A DISTANCE OF 159.16 FEET; THENCE 5.) SOUTH 09°11'12" WEST, A DISTANCE OF 51.87 FEET; THENCE 6.) SOUTH 05°44'11" WEST, A DISTANCE OF 56.37 FEET TO THE POINT OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1367.39 FEET, A CENTRAL ANGLE OF 11°51'07", A CHORD BEARING OF SOUTH 18°59'59" WEST, FOR A CHORD DISTANCE OF 282.35 FEET; THENCE 7.) ALONG THE ARC OF SAID CURVE, A DISTANCE OF 282.85 FEET; THENCE 8.) SOUTH 70°56'50" WEST, A DISTANCE OF 262.70 FEET; THENCE 9.) SOUTH 43°01'32" WEST, A DISTANCE OF 516.97 FEET; THENCE 10.) NORTH 41°28'23" WEST, A DISTANCE OF 40.00 FEET; THENCE 11.) SOUTH 48°31'37" WEST, A DISTANCE OF 300.00 FEET; THENCE 12.) SOUTH 17°21'52" WEST, A DISTANCE OF 127.45 FEET TO THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF SIKES BOULEVARD AND THE NORTHERLY RIGHT-OF-WAY LINE OF OF BELMAR STREET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 612.96 FEET, A CENTRAL ANGLE OF 23°20'19", A CHORD BEARING OF NORTH 78°10'46" WEST, FOR A CHORD DISTANCE OF 247.96 FEET; THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 249.68 FEET; THENCE NORTH 89°51'15" WEST, A DISTANCE OF 16.61 FEET; THENCE NORTH 32°35'41" WEST, A DISTANCE OF 82.67 FEET; THENCE NORTH 00°08'59" EAST, A DISTANCE OF 344.26 FEET TO THE POINT OF BEGINNING, AND CONTAINING 27.435 ACRES, (1,195,070 SQUARE FEET) OF LAND, MORE OR LESS.

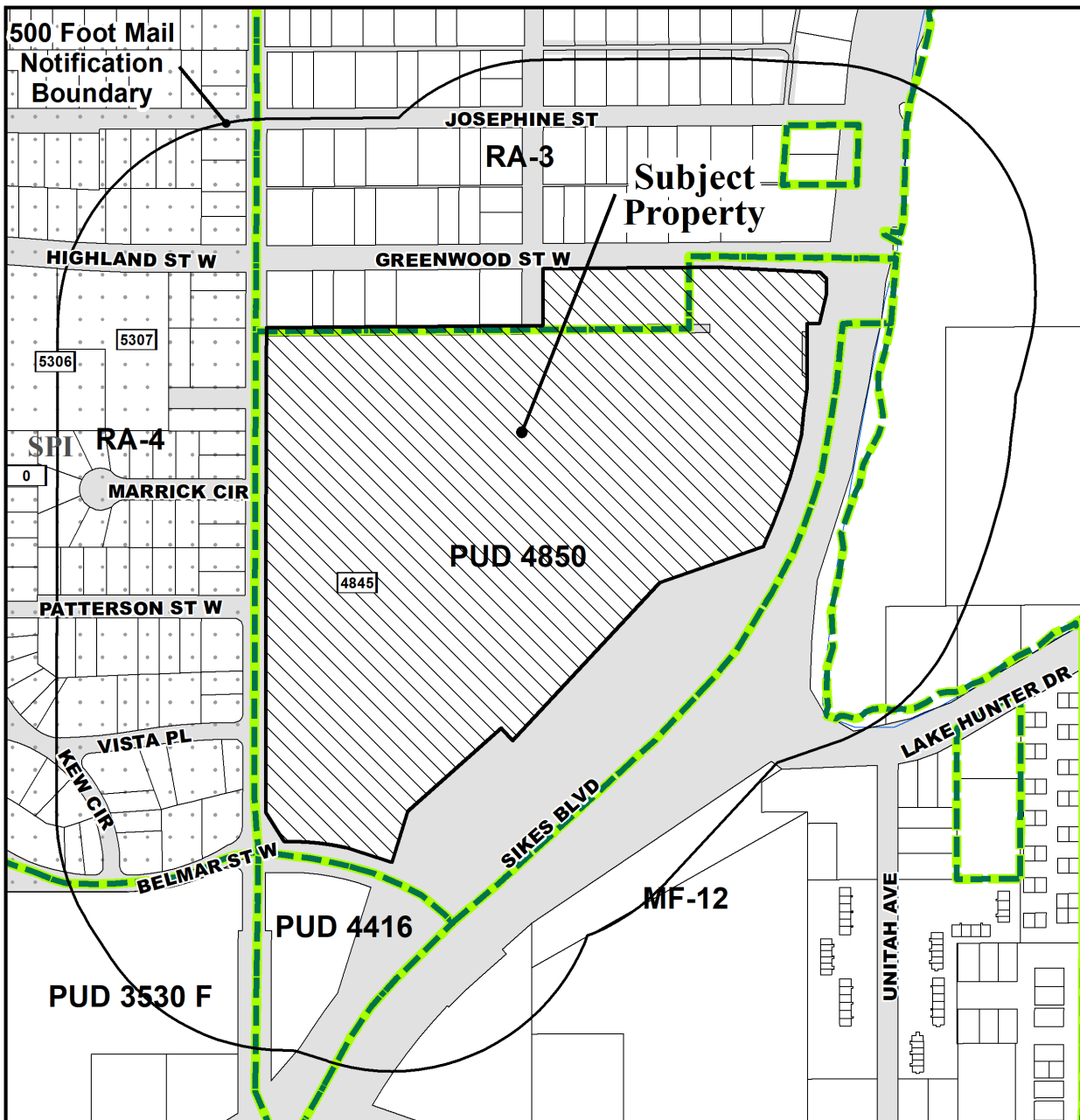
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









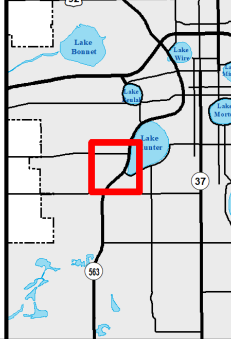
LOTS 8, 9, 10, 11 AND 12, BLOCK "B" OF SUNNYMEDE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 29, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

AND

LOTS 6 AND 7, BLOCK "B" OF SUNNYMEDE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 29, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

ATTACHMENT "B"

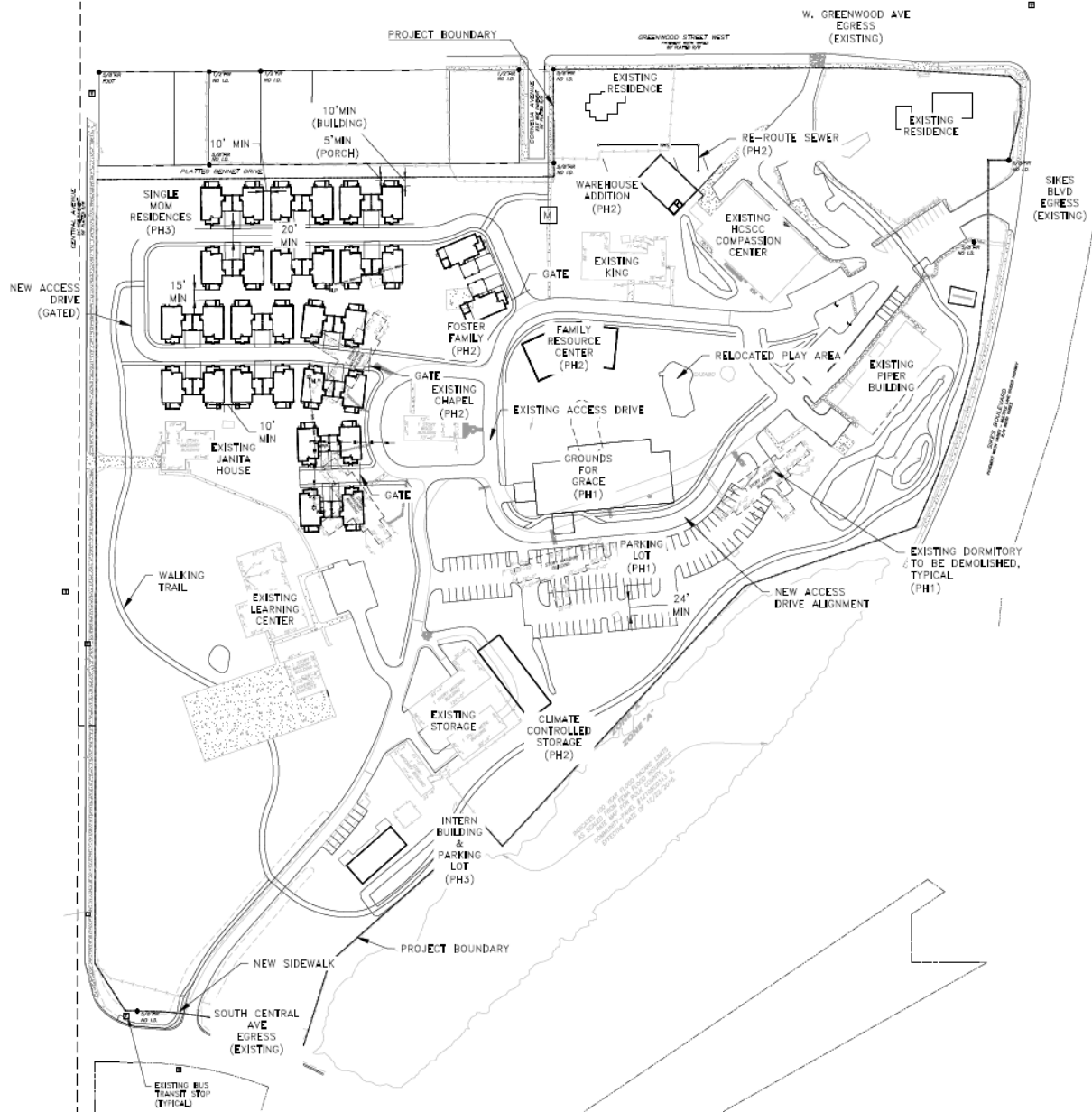


<p>File Number: PUD23-020</p> <p>Present Zoning: PUD 4850 with Conditional Use</p> <p>Present Context: Urban Neighborhood</p> <p>Proposed Zoning: Major Modification of PUD Zoning to Update Master Plan for Florida Baptist Children's Homes</p> <p>November 2023</p>	<ul style="list-style-type: none">  Subject Property  500 Foot Mail Notification Boundary  City Limits  Zoning  Conditional Use  SPI  Parcels  Railroad  Water Body  Roadway/Railway 	
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ATTACHMENT "C"



ATTACHMENT "C"

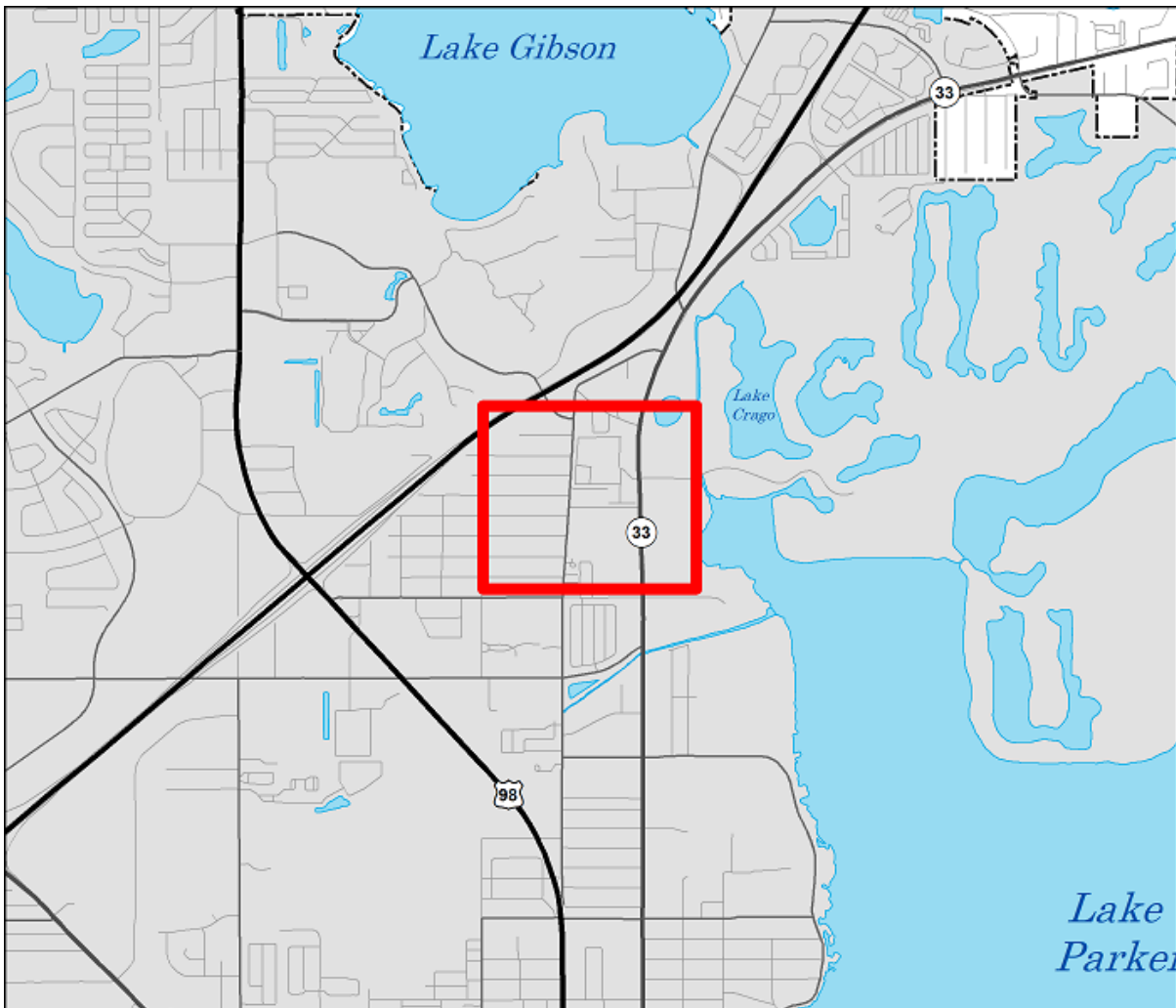


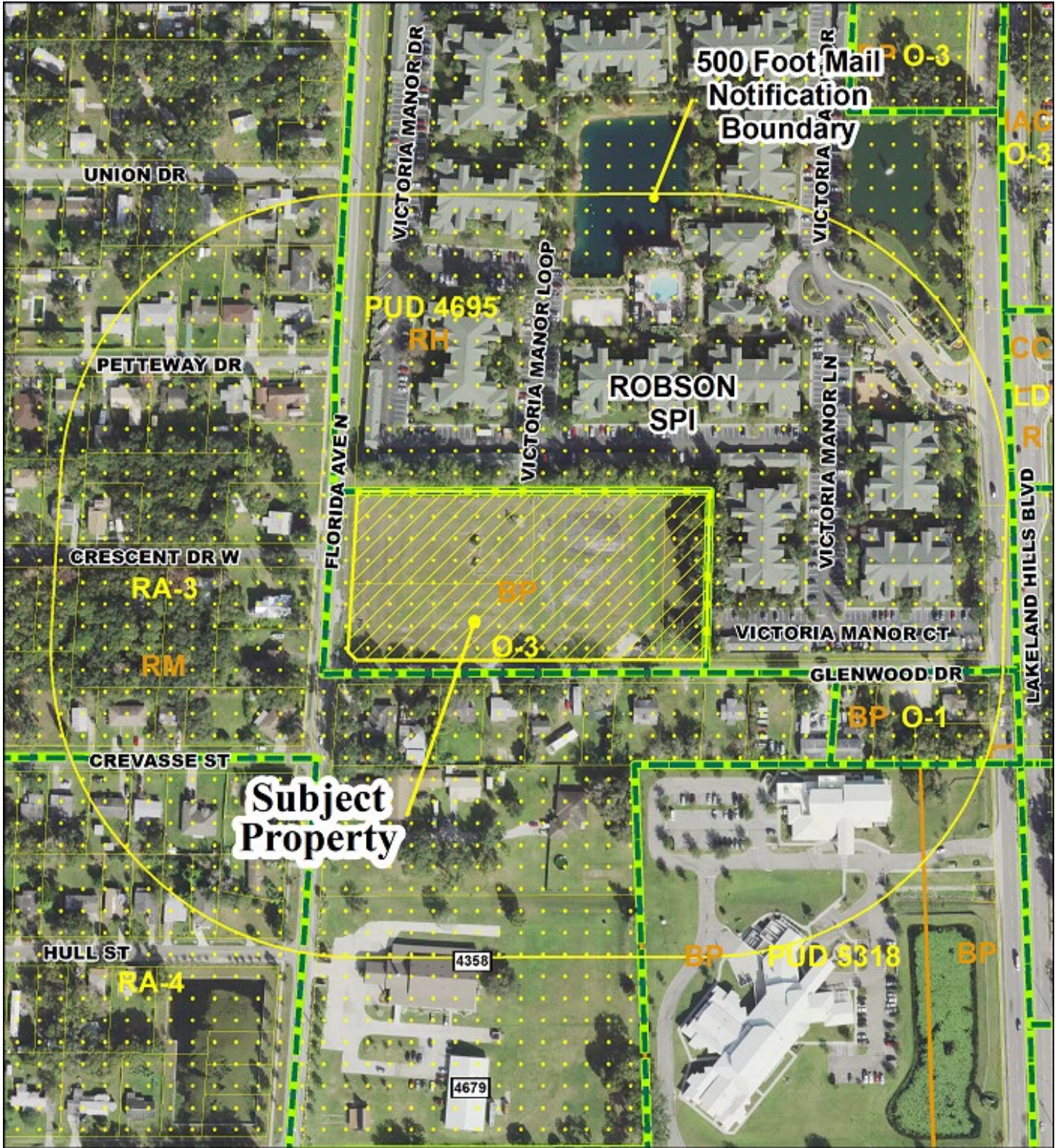


Community & Economic Development Staff Recommendation

Date:	December 19, 2023	Reviewer:	Damaris Stull
Project No:	LUS23-002/ ZON23-010/ZON23-011	Location:	3601 N. Florida Avenue
Owner:	Fred Sumner		
Applicant:	The Lunz Group		
Current Zoning:	O-3 (Moderate Impact Office)	Future Land Use:	Business Park (BP)
Context District:	Urban Special Purpose (USP)		
P&Z Hearing:	November 21, 2023	P&Z Final Decision:	November 21, 2023
Request:	Small-scale map amendment to change the future land use designation from Business Park (BP) to Residential High (RH), and a change in zoning from O-3 (Moderate Impact Office) to MF-22 (Multi-Family), concurrent with a City-initiated application to change the context sub-district designation from Urban Special Purpose (USP) to Urban Neighborhood (UNH), on approximately 3.9 acres located at the northeast corner of N. Florida Avenue and Glenwood Drive (3601 N. Florida Avenue).		

1.0 Location Maps





2.0 Background

2.1 Summary

The Lunz Group requests a small-scale land use amendment, to change the future land use designation from Business Park (BP) to Residential High (RH), and a change in zoning, from O-3 (Moderate Impact Office) to MF-22 (Multi-Family Residential), concurrent with a City-initiated application to change the context sub-district designation from Urban Special Purpose (USP) to Urban Neighborhood (UNH), on approximately 3.9 acres located at the northeast corner of N. Florida Avenue and Glenwood Drive (3601 N. Florida Avenue). A map of the subject property is included as Attachment “B.”

2.2 Subject Property

The subject property, approximately 3.9 acres in area, consists of Lots 10 thru 18 within Block K of the Lake Hills Court subdivision. The subject property was annexed into the City on October 2, 2000, as part of the Robson Street Enclave. On July 1, 2002, through Ordinances 4357 and 4358, the subject property was assigned a future land use designation of Business Park (BP) and O-3 (Moderate Impact Office) zoning as part of a neighborhood-wide large-scale land use amendment and zoning action.

At the time of annexation, the subject property was improved with two nonconforming mobile home parks (Orangewood Village and Lemar Mobile Home Park) which were established while under the jurisdiction of Polk County. Both mobile home parks ceased operations in the mid-2000s and the property has been vacant since 2009 when the last mobile homes were either removed or demolished.

2.3 Project Background

The purpose of this request is to obtain land use and zoning to allow for the redevelopment of the property for multi-family residential uses in accordance with the MF-22/UNH context sub-district standards.

2.4 Existing Uses of Adjacent Properties

Boundary	Existing Land Use	FLUM	Zoning	Context
North	Multi-family Residential	RH	PUD	UNH
South	Single-Family Residential	RM	RA-3	UNH
East	Multi-family Residential	RH	RA-3	N//A
West	Single-Family Residential	RM	RA-3	UNH

2.5 Attachments

Attachment A: Legal Description

Attachment B: Base Map of Subject Property

3.0 Discussion

The O-3 zoning classification is intended for large-scale office uses, both medical and non-medical, which meet regional needs and generate relatively low traffic volumes per unit of floor area. In addition to office uses, O-3 also allows limited commercial uses such as restaurants (high-turnover, low-turnover, and carry out/delivery), limited personal service uses (barber shops, hair salons and day spas and exercise/fitness studios) and office support retail uses. This segment of N. Florida Avenue functions primarily as a residential collector and the market has shown little interest in developing the property for O-3 uses since the zoning was adopted in 2002.

The applicant is requesting a small-scale map amendment to change the future land use designation from BP to RH. In accordance with the Comprehensive Plan, the RH future land use designation allows for high density residential development at densities greater than 12 units per acre contingent upon natural and physical limitations of the proposed development site. The RH future land use designation is intended to promote compact development and infill redevelopment through a variety of housing types which support transit and walkable communities.

Adjacent land uses to the north and east consist of multi-family residential uses (The Park at Palazzo Apartments). Adjacent land uses to south and west, across Glenwood Drive and N. Florida Avenue, consist of single-family detached dwellings and nonconforming mobile homes which were established in the County prior to annexation. The applicant's justification for the small-scale map amendment and rezoning pertains to proximity of the property to the adjacent apartment complex and Lakeland Hills Boulevard, which is designated as a Transit-Oriented Corridor (TOC). Outside of downtown, the RH future land use designation allows for multi-family residential development at densities between 12.1 and 75 dwelling units per gross acre subject to transit-friendly site design when located within the Central City Transit Supportive Area or a TOC.

Preliminary development plans for the property consist of a three-story-high apartment complex with a maximum 150 dwelling units which translates to a density of 38 dwelling units per acre on the 3.9-acre development. The adjacent apartment complex, which is zoned PUD (Planned Unit Development), shares the requested RH future land use designation. Approved in 2005, it consists of eight, three-story apartment buildings with a total 352 dwelling units on 22.54 acres which translates to approximately 16 dwelling units per acre. While the density is well below the maximum allowed under the RH future land use designation, it is consistent with the density range specified by the Comprehensive Plan.

Since this request is for conventional zoning, the proposed multi-family project will be developed in accordance with the MF-22/Urban Neighborhood context sub-district standards. This zoning classification allows for multi-family residential development with a maximum height of 55 feet or five stories. Development of the project will be subject to the civic open space requirements specified by Section 3.4.6 of the Land Development Code and off-street parking requirements specified by Section 4.11 of the Land Development Code.

At the public hearing on November 21, 2023, one comment was received from a nearby property owner regarding traffic impacts on N. Florida Avenue. Traffic impacts are addressed below in the Transportation and Concurrency section.

3.1 Transportation and Concurrency

The subject property fronts N. Florida Avenue, an urban collector roadway operated by the City of Lakeland, and Glenwood Drive, a sub-standard local street between N. Florida Avenue and State Road 33/Lakeland Hills Boulevard with an approximate width of 16-17 feet and no sidewalks or bicycle facilities. Based on information provided in the Polk Transportation Planning Organization's Roadway

Network Database, dated October 13, 2023, the adjacent segment of N. Florida Avenue between Griffin Road and Lakeland Hills Boulevard has an Annual Average Daily Traffic volume of 2,600 vehicles and operates at an acceptable Level-of-Service “C” during the PM Peak with two-hour average volumes of 91 northbound and 94 southbound vehicles (directional capacity is 790 vehicles).

The site is located within the Central City Transit Supportive Area (CCTSA) as designated in the Comprehensive Plan and is served by fixed-route transit service via the Lakeland Area Mass Transit District’s (Citrus Connection’s) Pink Line in the southbound direction on N. Florida Avenue, with 30-minute frequencies during much of the service day. The Pink Line operates in the northbound direction on Lakeland Hills Boulevard. The site is also located within one-quarter mile of a designated Transit Oriented Corridor (TOC) that is centered on Lakeland Hills Boulevard meaning that the ultimate site design must be pedestrian- and bicycle-friendly and encourage access to transit.

Sidewalks and paved shoulders exist on both sides of North Florida Avenue between Robson Street and Carpenters Way. The Proposed Pathways Corridors map in the Comprehensive Plan includes the Tenoroc Trail, a component of the statewide Shared-Use Nonmotorized (SUN) Trail network that will ultimately connect the City’s Lake-to-Lake Bikeway routes with the TECO-Auburndale and Van Fleet State Trails. A portion of the Tenoroc Trail between Lake Crago Park and the State Road 33/Old Combee Road intersection is programmed for construction in FY 2027 of the Florida Department of Transportation Five-Year Work Program. At this time, there are no signalized crosswalks across Lakeland Hills Boulevard between Griffin Road and N. Socrum Loop Road to facilitate access to the Tenoroc Trail from the subject property.

For the 3.9-acre subject property, the maximum development potential for the existing O-3 zoning/BP land use, which has a Floor to Area Ratio (FAR) limit of 5.0, would be 84,942 sq. ft. of office or medical office uses subject to a maximum height of 36 feet. For the proposed MF-22 zoning/RH land use, the maximum development potential would be 292 multi-family dwelling units subject to setbacks, minimum parking and open requirements, a maximum height limit of 55 feet.

Using data published in the Institute of Transportation Engineers (ITE) Trip Generation Manual (11th Edition) for Land Use Code 710 (General Office Building), a 84,942 square foot office building would generate an estimated 921-1,007 Daily trips and 122-145 P.M. Peak Hour (of Adjacent Street Traffic, 4-6 P.M.) trips. If a medical office were proposed, Land Use Code 720 (Medical-Dental Office Building – Stand Alone) would generate 3,238 Daily and 353-363 P.M. Peak Hour (of Adjacent Street Traffic, 4-6 P.M.) trips. For the proposed MF-22 zoning and RH land uses, a 292-unit apartment community would generate an estimated 1,326-1,346 Daily and 114 P.M. Peak Hour (of Adjacent Street Traffic, 4-6 P.M.) trips based on data for Land Use Code 221 (Multifamily Housing – Mid-Rise). The maximum intensity of the existing zoning and land use categories on the subject property could generate more Daily and P.M. Peak Hour trips on the surrounding road network than the maximum densities allowed under the proposed land use and zoning categories. Ultimately, Binding Concurrency Determinations will be required at the time of site plan review with site layout and design complying with the City’s Land Development Code.

3.2 Comprehensive Plan Compliance

The Community and Economic Development Department reviewed this request for compliance with the Lakeland Comprehensive Plan: Our Community 2030 and it is our opinion that the request is consistent with the Comprehensive Plan. Actual construction is subject to final concurrency determinations at the time of subdivision plat and construction plan review.

4.0 Recommendation

4.1 Community and Economic Development Staff

The Community & Economic Development Department reviewed this request and recommends approval of the change in future land use designation, from Business Park (BP) to Residential High (RH), and a change in zoning from O-3 (Moderate Impact Office) to MF-22 (Multi-Family Residential), concurrent with a City-initiated application to change the context sub-district designation from Urban Special Purpose (USP) to Urban Neighborhood (UNH). Letters of notification were mailed to 53 property owners within 500 feet of the subject property and one objection was received as noted above.

ATTACHMENT "A"

Legal Description:

Legal Description for Parcel 242731164500011141:

LAKE HILLS COURT PB 15 PG 12 BLK K LOTS 14 N1/2 & 18 & THAT PART OF HERMOSA DR LYING N OF SAME LESS
ADDNL R/W AS PER OR 7825 PG 1458

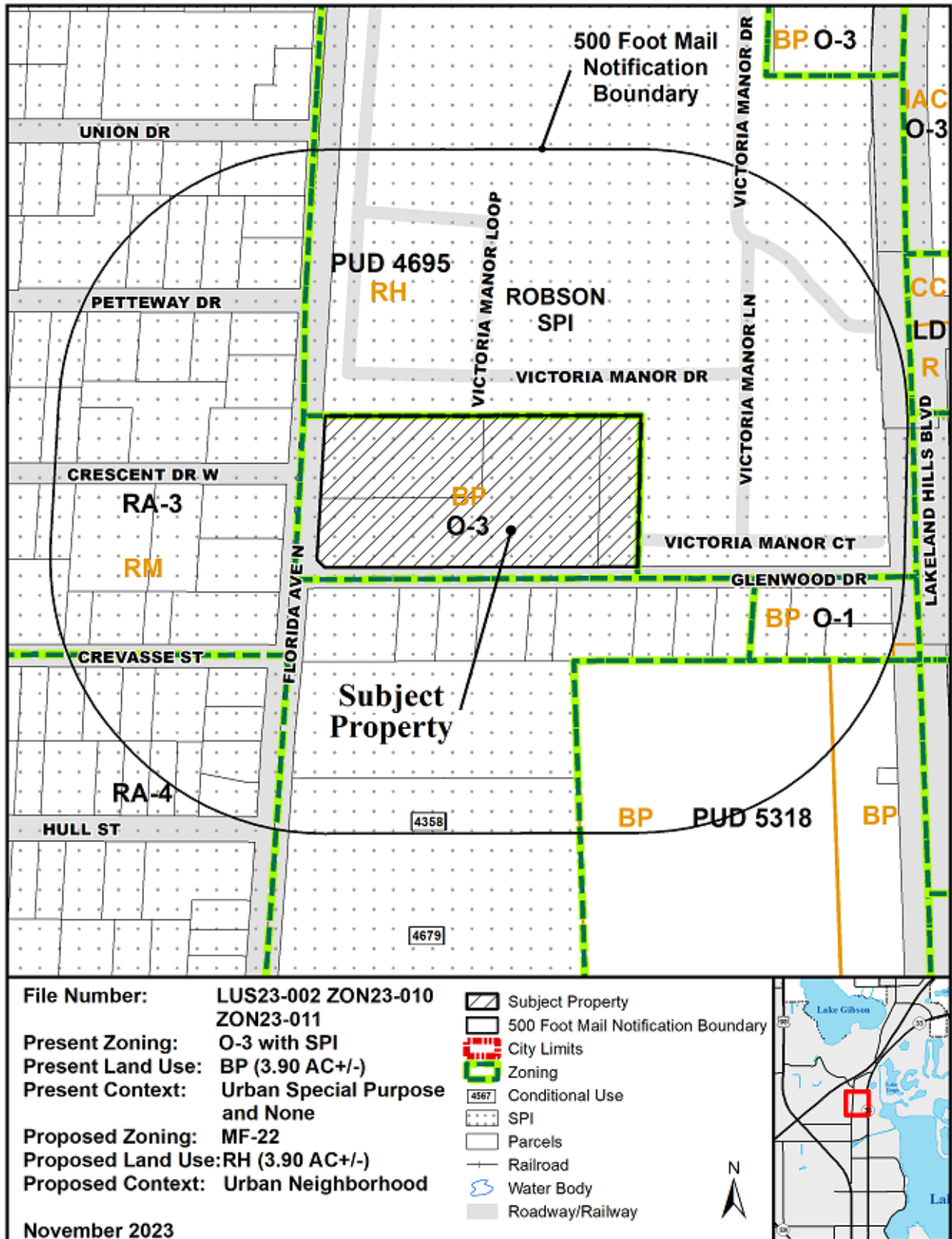
Legal Description for Parcel 242731164500011110:

LAKE HILLS COURT PB 15 PG 12 BLK K LOTS 11 THRU 13 S1/2 14 & 15 THRU 17 & THAT PART OF VACATED
HERMOSA DR LYING N OF LOTS 11 THRU 13 LESS ADDNL R/W AS PER OR 7825 PG 1458

Legal Description for Parcel 242731164500011100:

LAKE HILLS COURT PB 15 PG 12 BLK K LOTS 10 & THAT PT OF VACATED HERMOSA DR LYING N OF SAME

ATTACHMENT "B"





Report of City Commission Action on Planning and Zoning Board Recommendations

Tuesday, December 19, 2023

Meeting of December 4, 2023

Ordinances (First Reading)

Proposed 23-045; Annual Update to the Capital Improvements Element (CIE) of the Lakeland Comprehensive Plan: Our Community 2030, Including Updates to the Five-Year Schedule of Capital Improvements. (CPA23-002)

Proposed 23-046; Approving 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. (CUP23-010)

Proposed 23-047; Approving a Conditional Use to Allow for the Construction of an Accessory Dwelling Unit on Property Located at 706 Gilmore Avenue. (CUP23-023)

Proposed 23-048; Approving a Conditional Use to Allow OffStreet Parking as a Principal Use on Property Located at 719 E. Orange Street. (CUP23-024)

Proposed 23-049; Amending Ordinance 4324; Major Modification of a Conditional Use for the Providence Church of God Located at 1990 Otis Avenue, in Order to Relocate Driveway Access for the Church from Providence Road to Otis Avenue. (CUP23-018)

Proposed 23-050; 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 I1 Warehouse, Office and Flex Space Uses on Property Located at 1530 and 1543 Kendrick Lane. (PUD23-019)

Proposed 23-051; Amending Ordinance 5875; Major Modification of PUD (Planned Unit Development) Zoning to Allow Motor Vehicle Fuel Sales, Minor, within Tract A of the Cypress Point at Lake Parker Subdivision Located at 2012 U.S. Highway 92 East. (PUD23-011)

Proposed 23-052; Amending Ordinance 5875; Major Modification of PUD (Planned Unit Development) Zoning to Allow Motor Vehicle Fuel Sales, Minor, within Tract A of the Cypress Point at Lake Parker Subdivision Located at 2012 U.S. Highway 92 East. (PUD23-016)

Meeting of November 20, 2023

Ordinances (Second Reading)

Proposed 23-043; Change in Zoning from C-2 (Highway Commercial District) to I-2 (Medium Industrial District) and a Change from Suburban Corridor (SCO) to Suburban Special Purpose (SSP) Context District, on Approximately 0.46 Acres Located at 3070 New Tampa Highway. (ZON23-007) **Approved 0—0, Ordinance 6010**