

## AGENDA

Planning & Zoning Board  
City Commission Chambers  
January 20, 2016  
8:30 a.m.

## PUBLIC HEARING

- ITEM 1:**
- a. Conditional use to allow a medical clinic within an existing building on property located at 110 West 7th Street. Owner: United American Free Will Baptist Church. Applicant: Ann Lockhart. (CUP15-018) (Pg. 1-6)
  - b. Consideration of final decision.

- ITEM 2:**
- a. Conditional use to allow a community garden as an accessory use on property located at 709 South Ingraham Avenue. Owner: Grace Evangelical Lutheran Church. Applicant: Thomas K. Mack. (CUP15-019) (Pg. 7-12)
  - b. Consideration of final decision.

- ITEM 3:** Change in future land use designation from Residential Medium (RM) and Residential High (RH) to Mixed Commercial Corridor (MCC) and a change in zoning classification from MF-12 (Multi-Family) to PUD (Planned Unit Development) to allow a convenience store with motor vehicle fuel sales and other commercial uses on approximately 4.33 acres located at 1410 North Florida Avenue. In a related request, the City of Lakeland proposes the application of the Urban Corridor (UCO) context district. Owner/Applicant: Lakeland Housing Authority. (LUS15-004/PUD15-028/ZON15-010) (Pg. 13-20)

- ITEM 4:** Change of future land use designation from Residential High (RH) to Residential Medium (RM) and a change in zoning classification from MF-22 (Multi-Family) to RA-4 (Single-Family) on approximately 4.67 acres located at 804 West 7th Street. Owner/Applicant: Lakeland Community Redevelopment Agency. (LUS15-005/ZON15-009) (Pg. 21-25)

## GENERAL MEETING

- ITEM 5:** Review minutes of the December meeting. (Pg. 26-30)

- ITEM 6:** Major modification of PUD (Planned Unit Development) zoning to add approximately 4.06 acres and to allow multiple detached dwelling units for the elderly and a storage building on property located north of West Highland Street, east of South Lakeside Avenue, south of Cannon Street and west of South New York Avenue. Owner: Florida Presbyterian Homes, Inc. Applicant: Bradley Lunz, Lunz Prebor Fowler Architects. (PUD15-024) **Note: The applicant has withdrawn the application.** (Pg. 31)

**ITEM 7:** Major modification of PUD (Planned Unit Development) zoning to allow for a 42 unit age-restricted multi-family development on approximately 4.33 acres located at 2575 Harden Boulevard. Owner: New Heritage, LLC. Applicant: JSK Consulting. (PUD15-025) **Note: The applicant requests a second delay to the February 16, 2016 meeting.** (Pg. 32)

**ITEM 8:** Plat approval for Batman Subdivision generally located north of West Hancock Street and east of South Lincoln Avenue. Owner: Batman Enterprises, LLC. Applicant: JSK Consulting. (SUB15-017) (Pg. 33-35)

**ITEM 9:** Report of City Commission action on Planning and Zoning Board recommendations. (Pg. 36-38)

ITEM 10: Director's Report.

ITEM 11: Audience.

ITEM 12: Adjourn.

**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.**