

## AGENDA

Planning & Zoning Board  
City Commission Chambers  
June 21, 2016  
8:30 a.m.

## PUBLIC HEARING

- ITEM 1:**
- a. Minor modification of an existing conditional use to allow a private school serving grades K-8 on property located at 1736 New Jersey Road. Owner: Lakeside Baptist Church, Inc. Applicant: Joanna J. Harritt, d/b/a All Hope Christian Academy. (CUP16-006) (Pg. 1-5)
  - b. Consideration of final decision.
- ITEM 2:**
- a. Application of LD (Limited Development) zoning on approximately 345.93 acres comprising the Holloway Park and Nature Preserve located north of the Polk Parkway, south of Edgewood Drive South, east of Lakeland Highlands Road and west of US Highway 98 South. Owner: Holloway Park Foundation, Inc. Applicant: City of Lakeland. (ZON16-001) **Continued from the May 17, 2016 meeting.** (Pg. 6-11)
  - b. Consideration of final decision.
- ITEM 3:** Major modification of PUD (Planned Unit Development) zoning to revise building setbacks and to allow for outdoor storage on approximately 4.76 acres located at 5320 North Road 33. Owner: Sally B. Petcoff Trust. Applicant: StoreRight Management, LLC. (PUD16-011) (Pg. 12-17)
- ITEM 4:** Major modification of PUD (Planned Unit Development) zoning to increase the number of multi-family units from 260 to 340 and to allow a maximum building height of three stories on approximately 44 acres located east of Harden Boulevard and south of the Edgewood Extension. Owner: Drummond Company, Inc. Applicant: Timothy F. Campbell, Clark, Campbell, Lancaster & Munson, P.A. (PUD16-012) (Pg. 18-23)

## GENERAL MEETING

- ITEM 5:** Review minutes of the May meeting. (Pg. 24-27)
- ITEM 6:** PUD (Planned Unit Development) zoning to allow 1.1 million square feet of I-2 (Medium Industrial) uses on approximately 104 acres generally located north of University Boulevard, south of Interstate 4 and east of North Road 33. Owner: BDG Polk I-4, LLC and Mitchell H. and Judy King. Applicant: Timothy F. Campbell, Clark, Campbell, Lancaster & Munson, P.A. (PUD16-004) **Continued from the May 17, 2016 meeting.** (Pg. 28-40)

**ITEM 7:** Change in future land use designation and zoning on approximately 4.97 acres property located at 1175 West 5th Street. More specifically, it is proposed that the future land use designation be changed from Residential Medium (RM) to Business Park (BP) on approximately 4.05 acres of the subject property and that PUD (Planned Unit Development) zoning to allow limited I-2 uses be applied to the entire 4.97 acres. In a related request, the City of Lakeland proposes to change the context district from UNH (Urban Neighborhood) to USP (Urban Special Purpose) on approximately 4.05 acres of the subject property. Owner: Herring Family Partnership, LTD. Applicant: JSK Consulting. (LUS16-002/ PUD16-007/ ZON16-002) (Pg. 41-47)

**ITEM 8:** Plat approval for Ruthven Airpark West generally located south of Drane Field Road and east of Hamilton Road. (Pg. 48-50)

**ITEM 9:** Overview of Administrative Adjustments approved from January to June. (Information Only) (Pg. 51-56)

ITEM 10: Election of new officers.

Current officers:       Burl Wilson, Chair  
                              Penny McAuley, Vice-Chair  
                              Stephanie Franklin, Secretary

**ITEM 11:** Report of City Commission action on Planning and Zoning Board recommendations. (Pg. 57)

ITEM 12: Director's Report.

ITEM 13: Audience.

ITEM 14: 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.**