

## AGENDA

Planning & Zoning Board  
City Commission Chambers  
October 18, 2016  
8:30 a.m.

## PUBLIC HEARING

- ITEM 1:**
- a. Minor modification of an existing conditional use to allow a preschool within an existing structure on property located at 3140 Troy Avenue. Owner: Unitarian Universalist Congregation of Lakeland. Applicant: Breeona Williams, Orange Blossom Montessori School. (CUP16-015) (Pg. 1-6)
  - b. Consideration of final decision.

- ITEM 2:**
- a. Conditional use to provide exceptions to separation requirements within the Land Development Code to allow for a 150 foot cell tower on property located at 1716 US Highway 98 South. Owner: Juice Bowl Products, Inc. Applicant: James Johnston, Shutts & Bowen, LLP. (CUP16-010) (Pg. 7-15)
  - b. Consideration of final decision.

- ITEM 3:** Major modification of an existing conditional use to allow a restaurant with alcoholic beverage sales on property located at 210 West 8th Street. Owner: Randolph Goosby. Applicant: Graig Tulloch. (CUP16-011) (Pg. 16-21)

- ITEM 4:** Major modification of PUD (Planned Unit Development) zoning to allow a second, 110 room hotel within Lakeside Village located at 1376 Town Center Drive. Owner: CASTO Oakbridge Venture, LTD. Applicant: Jason Alligood, Chastain-Skillman, Inc. (PUD16-014) (Pg. 22-28)

- ITEM 5:** Application of I-2 (Medium Industrial) zoning on approximately 76.87 acres comprised of three parcels generally located north of W. Pipkin Road, west of Old Medulla Road and south of Airside Center Drive. Owner: Multiple. Applicant: City of Lakeland. (ZON16-003) (Pg. 29-33)

## GENERAL MEETING

- ITEM 6:** Review minutes of the September meeting. (Pg. 34-37)

- ITEM 7:** Change in future land use designation on 18.93 acres from Residential Low (RL) to Residential Medium (RM) and a major modification of PUD (Planned Unit Development) zoning to allow for the development of either single-family attached dwelling units or an assisted living facility/nursing home within Parcel "A" of the TerraLargo subdivision. Owner: James P. Harvey, Ok Terralargo, LLC. Applicant: Jim Urick, Hanson, Walter & Associates, Inc. (LUL16-001/ PUD16-008)  
**Note: Continued from the September meeting. The applicant has withdrawn the future land use map amendment application and requests a one month delay for the PUD modification application. (Pg. 38)**

**ITEM 8:** Plat approval for Hobbs & Sellers Subdivision generally located south of Azalea Street and east of S. Florida Avenue. (Pg. 39-41)

**ITEM 9:** Report of City Commission action on Planning and Zoning Board recommendations. (Pg. 42)

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.**