

AGENDA

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

PUBLIC HEARING

ITEM 1:

- a. Compatibility review to allow an accessory dwelling unit within an existing accessory structure on property located at 923 Cumberland Street. Owner/Applicant: Dena Pearce-Cox. (ADU16-006) (Pg. 1-6)
- b. Consideration of final decision.

ITEM 2:

- a. Minor modification of PUD (Planned Unit Development) zoning to allow O-3 uses in addition to motor vehicle sales on property located at 1215 Griffin Road. Owner: KBC Properties II, LLC. Applicant: Roland P. Dove, Spring Engineering Inc. (PUD16-018) (Pg. 7-11)
- b. Consideration of final decision.

ITEM 3:

- a. Major modification of an existing conditional use to allow three modular buildings for church related uses on property located at 212 Antilla Street. Owner/Applicant: Abel Morrobel, Lakeland Spanish Seventh Day Adventist Church. (CUP16-017) (Pg. 12-17)
- b. Consideration of final decision.

ITEM 4:

- a. Conditional use to allow for the reconstruction of the existing Lakeland Yacht and Country Club located at 929 Lake Hollingsworth Drive. Owner: Lakeland Yacht & Country Club. Applicant: Mark E. Wilson, P.E., Kimley-Horn and Associates, Inc. (CUP16-019) (Pg. 18-23)
- b. Consideration of final decision.

ITEM 5:

- 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) **Note: Continued from the October public hearing.** (Pg. 24-32)
- b. Consideration of final decision.

ITEM 6:

Major modification of PUD (Planned Unit Development) zoning for TerraLargo to allow 94 single-family attached units ("paired villas") within Parcel "A"; elimination of the previously requested assisted living and skilled nursing facilities; the designation of Parcels "G" and "H" as wetland mitigation areas; and an overall reduction in the total number of units within the development. Owner: James P. Harvey, OK Terralargo, LLC. Applicant: Jim Urick, Hanson, Walter & Associates, Inc. (PUD16-008) **Note: Application was revised and requires a new public hearing.** (Pg. 33-40)

ITEM 7: Revisions to Special Public Interest Zoning (SPI) Overlay for the Garden District generally located east of downtown Lakeland, north of Lake Morton Drive and E. Walnut Street, west of Bartow Road/U.S. 98 South and north and south of E. Main Street. The proposed changes streamline the SPI by eliminating specific development standards, realigning provisions for home occupations and accessory dwelling units with the Land Development Code, revising entitlements in commercial/office sub-districts, and allowing for office uses in single-family dwellings north of Lemon Street.
Owner/Applicant: City of Lakeland. (SPI16-001) (Pg. 41-65)

GENERAL MEETING

ITEM 8: Review minutes of the November meeting. (Pg. 66-74)

ITEM 9: Expansion of PUD (Planned Unit Development) zoning to allow a 42-unit dormitory facility with associated parking on approximately 2 acres located at 225 Carleton Street. Owner: Florida Holiness Camp Grounds. Applicant: JSK Consulting. (PUD16-016) (Pg. 75-82)

ITEM 10: Annexation, application of Business Park (BP) future land use designation and expansion of the Parkway Corporate Center PUD (Planned Unit Development) zoning on approximately 2.31 acres located at 4190 Waring Road. Owner: Waring Business Properties, Inc. Applicant: JSK Consulting. (ANX16-001/LUS16-005/PUD16-017) (Pg. 83-95)

ITEM 11: Overview of Administrative Adjustments approved from July to December. (Information Only) (Pg. 96-97)

ITEM 12: Report of City Commission action on Planning and Zoning Board recommendations. (Pg. 98)

ITEM 13: Director's Report.

ITEM 14: Audience.

ITEM 15: 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.