

## AGENDA

Planning & Zoning Board  
Lakeland Electric First Floor Conference Room  
January 18, 2017  
8:30 a.m.

## PUBLIC HEARING

- ITEM 1:**
- a. Conditional use to allow for the expansion of an existing school on property located at 1124 North Lake Parker Avenue. Owner: The Lakeland Montessori Schoolhouse. Applicant: Josie Hill. (CUP16-022) (Pg. 1-6)
  - b. Consideration of final decision.

**ITEM 2:** Change in zoning designation from I-2 (Medium Industrial) to O-3 (Moderate Impact Office) on approximately 1.88 acres generally located east of County Line Road and south of Great Oak Drive. Owner/Applicant: Reilly Food Products, LLC. (ZON16-005) (Pg. 7-11)

**ITEM 3:** Application of C-5 (Regional Center Commercial) zoning on approximately 3.25 acres generally located northwest of Interstate-4, north of Union Drive and south of the Wedgewood Subdivision. Owner: Multiple. Applicant: Larry Norman, Ulysses Realty Group, Inc. (ZON16-004) (Pg. 12-16)

**ITEM 4:** 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: James Urick, Hanson, Walter & Associates, Inc. (PUD16-008) (Pg. 17-26)  
**Note: Continued from the December meeting.**

## GENERAL MEETING

**ITEM 5:** Review minutes of the December 20, 2016 meeting. (Pg. 27-38)

**ITEM 6:** Conditional use to provide exceptions to separation requirements within the Land Development Code to allow for a 110-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. 39-50)

**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: Multiple. Applicant: City of Lakeland. (SPI16-001) (Pg. 51-75)

**ITEM 8:** Plat approval for Lakes at Laurel Highlands Phase 1C generally located east of Airport Road and north of Steeplechase Subdivision (Pg. 76-79)

**ITEM 9:** Plat Approval for LPC R10 R12 R13 generally located east of US Highway 98 N and north of Lakeland Park Center Drive (Pg. 80-82)

**ITEM 10:** Plat approval for Towne Park Estates Phase 2A generally located south of West Pipkin Road and West of Yates Road (Pg. 83-91)

**ITEM 11:** Plat approval for Towne Park Estates Phase 2B generally located south of West Pipkin Road and West of Yates Road (Pg. 92-99)

**ITEM 12:** Report of City Commission action on Planning and Zoning Board recommendations. (Pg. 100)

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.**