

MINUTES

Planning & Zoning Board

City Commission Chambers

Tuesday, December 16, 2025

8:30 a.m.

The City of Lakeland Planning and Zoning Board met in Regular Session. Board Members, Terry Dennis, Bessie Reina, Jolián Rios, Susan Seitz and Jeri Thom were present. Community & Economic Development staff Chuck Barmby, Urban Planning & Transportation Manager; Matthew Lyons, Executive Planner; Audrey McGuire, Executive Planner; Damaris Stull, Senior Planner and Christelle Burrola, Board Secretary, were present. Assistant City Attorney Alex Landback was also present.

PUBLIC HEARING

ITEM 1: Compatibility review to allow for the construction of an accessory dwelling unit on property located at 804 Lake Hollingsworth Drive. Owner: Stephen Todd Baylis. Applicant: Olivera Construction Inc. (ADU25-008)

Damaris Stull stated the subject property, currently vacant as the original home on the subject property was demolished in September. The applicant is building a new home and an accessory dwelling unit. Ms. Stull pointed to photos on the overhead screen of the subject property, proposed site plan/elevations and surrounding areas.

Phillip Olivera, 2507 Jonila Avenue, representing the applicant, summarized the proposed request.

In response to Susan Seitz, Ms. Stull stated staff did not receive any opposition to the request.

Matthew Lyons stated earlier this month the applicant received approval for a height variance for the ADU from the Zoning Board of Adjustment and Appeals to match the roof pitch on the main home.

Ms. Stull presented the recommended conditions for approval.

In response to Jeri Thom, Mr. Olivera stated he agreed with staff's recommended conditions.

Susan Seitz made a motion for approval of staff's recommendation. Terry Dennis seconded the motion and it passed 5—0.

ITEM 2: Minor modification of PUD (Planned Unit Development) zoning for Orlando Health to amend the comprehensive sign plan on property located at 4000 Lakeland Highlands Road. Owner: Orlando Health Inc. Applicant: Neale Stralow. (PUD25-018)

Audrey McGuire stated the subject property is located south of the Polk Parkway. In August 2025 there was an amendment to the site plan which added light pole banners and a second ambulance sign. The current amendment will add eight additional monument signs throughout the development signs which were erroneously omitted from the previous amendment. Ms. McGuire pointed to photos on the overhead screen of the site plan and sign types.

Neale Stralow, 501 E. Kennedy Boulevard, Suite 1010, Tampa, was present in support of the request.

Terry Dennis made a motion for approval of staff's recommendation. Susan Seitz seconded the motion and it passed 5—0.

ITEM 3: Minor modification of PUD (Planned Unit Development) zoning to amend conditions of approval pertaining to signage and adopt a new sign plan for a freestanding emergency room on property located at 963 Lakeland Park Center Drive. Owner: Orlando Health Inc. Applicant: Neale Stralow. (PUD25-019)

Damaris Stull stated the subject property is located north of Interstate-4 and east of Highway 98. The request is to amend the existing comprehensive sign plan to allow for signage specific to the development of a freestanding emergency room on the subject property. Ms. Stull pointed to photos on the overhead screen of the subject property, site plan and sign types.

Neale Stralow, 501 E. Kennedy Boulevard, Suite 1010, Tampa, was present in support of the request.

Jolián Rios made a motion for approval of staff's recommendation. Susan Seitz seconded the motion and it passed 5—0.

ITEM 4: Annual update to portions of Capital Improvement Element of Lakeland Comprehensive Plan: Our Community 2030 including the five-year Capital Improvement Program. Applicant: City of Lakeland. (CPA25-001)

Chuck Barmby made a brief presentation which summarized the update to portions of the Capital Improvement Element of Lakeland Comprehensive Plan: Our Community 2030 including the 5-year Capital Improvement Program.

Terry Dennis made a motion for approval of staff's recommendation. Susan Seitz seconded the motion and it passed 5—0.

GENERAL MEETING

ITEM 5: Review minutes of the November meeting.

Susan Seitz made a motion for approval of staff's recommendation. Terry Dennis seconded the motion and it passed 5—0.

ITEM 6: Major modification to an existing conditional use for Blake Academy to expand the boundaries of the school campus and allow for the construction of a new 15,291 sq. ft. gymnasium with associated off-street parking on property located at 510 Hartsell Avenue. Owner: School Board of Polk County Rosabelle W Blake Academy. Applicant: Sarah Case, Next Level Planning & Permitting. (CUP25-006) **Note: Continued from the September meeting. Request for an additional one-month continuance until the January 21, 2026 meeting.**

Susan Seitz made a motion to continue the item until January. Jolián Rios seconded the motion and it passed 5—0.

ITEM 7: Small-scale land use amendment to change the future land use designation from Community Activity Center (CAC) to Public Buildings/Ground/Institutional (PI) on approximately 2.63 acres; a change of zoning on approximately 2.63 acres from C-4 (Community Center Commercial) to PUD (Planned Unit Development); and a change of zoning on approximately 1.02 acres from O-2 (Limited Impact Office) to PUD (Planned Unit Development) to allow a transient lodging and social services facility, with a health clinic as an accessory use, on property located at 1005 E. Memorial Boulevard. Owner: CFTB Realty, LLC & Sage LD 1, LLC. Applicant: Timothy F. Campbell, Clark, Campbell, Lancaster, Workman & Arith, P.A. (LUS25-006/PUD25-017)

Audrey McGuire stated the subject property, approximately 3.65 acres in area, is generally located at the southeast corner of US 92 / E. Memorial Boulevard and N. Ingraham Avenue. The subject property is comprised of a 2.63-acre parcel with a future land use designation of Community Activity Center (CAC) and zoned C-4 (Community Center Commercial), and a 1.02-acre portion of the adjacent parcel to the east with a future land use designation of Public Buildings, Grounds and Institutional (PI) and O-2 (Limited Impact Office) zoning. The 2.63-acre western portion of the subject property was previously improved with an office building which served as a courthouse for the Second District Court of Appeals (DCA). The 1.02-acre eastern portion of the subject property is part of a larger parcel of land which was

previously improved with an office building as well. The building served as the headquarters for the Florida Department of Citrus. The applicants request a small-scale land use amendment and rezoning to PUD to allow for the development of a 72,000 sq. ft. transient lodging and social services facility, with a health clinic and other accessory support uses.

Ms. McGuire pointed to photos on the overhead screen of the subject property, surrounding areas and proposed site plan. The proposed new facility will consist of a two-story transient lodging and social services building with a maximum floor area of 72,000 sq. ft. with adequate space for the emergency shelter and residential programs, with segregated areas for male and female guests and residents; a free health clinic available to both guests / residents of Talbot House and low-income members of the public; a donations center; an employment solutions center; and other administrative and office support services. The proposed facility provides over 20,000 sq. ft. of outdoor open space, both covered and uncovered, for recreation, activities and gathering during the day.

Ms. McGuire stated the subject property is located along two designated Transit Oriented Corridors (TOCs): US 92 / Memorial Boulevard and N. Ingraham Avenue. Per the policies of the Lakeland Comprehensive Plan: Our Community 2030, TOCs are encouraged to have a mix of non-residential, medium- to high-density residential, and public and institutional uses. To address decline of the corridor, on July 7th, the City Commission approved the Memorial Boulevard Economic Development Strategy, a strategic plan for the revitalization of a 6.1-mile section of US 92 / Memorial Boulevard between E. Lake Parker Drive and Interstate 4.

Ms. McGuire stated during the November 18th public hearing, and following the public hearing, members of the public expressed concern that the relocation of Talbot House to US 92 / Memorial Boulevard was not consistent with the economic development strategy and would be a hindrance to revitalization efforts. While the Memorial Boulevard Economic Development Strategy does not explicitly state a transient lodging and social services facility is needed in the corridor, it does acknowledge and detail the benefits of such uses when coupled with job training and maintenance programs, and includes several recommended actions related to homelessness and job training in its implementation framework. The proposed transient housing and social services use aligns with the goals, objectives and policies set forth in the Housing and Future Land Use Elements of the Lakeland Comprehensive Plan, which promotes adequate provision of shelters and transitional housing.

Ms. McGuire stated the public expressed concern related to the proximity of the proposed facility to nearby schools and Skate World. The subject property on E. Memorial Boulevard, when measured using the shortest legal pedestrian route of travel, is approximately 1,800 feet away from Lakeland Montessori School on N. Lake Parker Avenue and 1,600 feet away from the primary entrance and outdoor recreation facilities for Lakes Church Academy on the north side of the Lakes Church Campus. Skate World, an indoor commercial recreation use, is more than 1,100 feet away from the subject property. In comparison, the current Talbot House complex on N. Kentucky Avenue is approximately 1,200 feet from the nearest school.

Ms. McGuire stated several comments were made regarding the proximity of the proposed facility to existing residential uses. Most of the neighborhood-related concerns centered around existing issues with crime and trespassing in the area. The closest single-family residence is located on N. Lake Parker Drive, more than 800 ft. northeast of the subject property. Talbot House's current facility is only approximately 200 feet from the nearest single-family dwelling. Additional concerns stated by the public related to potential pedestrian and bicyclist safety, negative impacts to property values and businesses, and the potential to make existing issues in the area worse.

Tim Campbell, 500 S. Florida Avenue was present in support of the request. Mr. Campbell stated to the Board that the application is consistent with the City's comprehensive plan and land development code and that denial could potentially violate the federal Fair Housing Act and Americans with Disabilities Act. Mr. Campbell cited several federal cases including a lawsuit that was filed in relation to violations in Polk County.

In response to Susan Seitz, Ms. McGuire stated the signed petitions that were submitted in opposition to the request at the November meeting included several pages.

In response to Jeri Thom, Mr. Campbell stated the current facility has 150 beds.

In response to Ms. Thom, Ms. McGuire stated the existing group home and transient apartment housing on N. Kentucky Avenue are intended to remain there.

In response to Jolián Rios, Mr. Campbell stated there is a secondary entrance to Lakes Church Academy which is closer to the subject property than the primary one discussed in the staff report.

Ms. McGuire presented the recommended conditions for approval.

In response to Ms. Thom, Mr. Campbell stated that he agrees with staff's recommended conditions.

Chuck Barmby provided clarification to the Board regarding the options which could be considered when making a motion to vote on the application.

Bessie Reina made a motion for approval of staff's recommendation. Terry Dennis seconded the motion. The motion failed 1—4. Terry Dennis, Jolián Rios, Susan Seitz and Jeri Thom voted against the motion.

Alex Landback stated that another motion needed to be made in order to advance the application.

Susan Seitz made a motion to deny the application. Terry Dennis seconded the motion and it passed 4—1. Bessie Reina voted against the motion.

Mr. Landback stated for the record, those that voted against the motion need to specify a reason for denial.

Mr. Dennis stated his primary concern and reason for voting for denial was the potential impacts to the surrounding area.

Ms. Seitz stated that she voted for denial due to the overwhelming opposition to the project from residents. She stated that she does not see this as an improvement to the area.

Mr. Rios stated his primary concern and reason for voting for denial was the proximity of the proposed facility to schools in the area.

Ms. Thom stated that she voted for denial because the proposal would simply move what's become an issue in one location of the city, a mile or two away to another area of the city. She added that she does not think this is the right location for a transient lodging and social services facility.

Mr. Landback stated the applicant has 30 days to file an appeal.

ITEM 8: Report of City Commission action on Planning and Zoning Board recommendations along with Planning & Transportation Manager's Report.

Chuck Barmby reviewed the recent actions of the City Commission. Mr. Barmby also reviewed the new cases for the January hearing.

ITEM 9: Audience.

There were no comments from the audience.


ITEM 10: Adjourn.

There being no further discussion, the meeting was adjourned at 9:44 AM.

Respectfully Submitted,



Jeri Thom, Chair



for

Bessie Reina, Secretary