

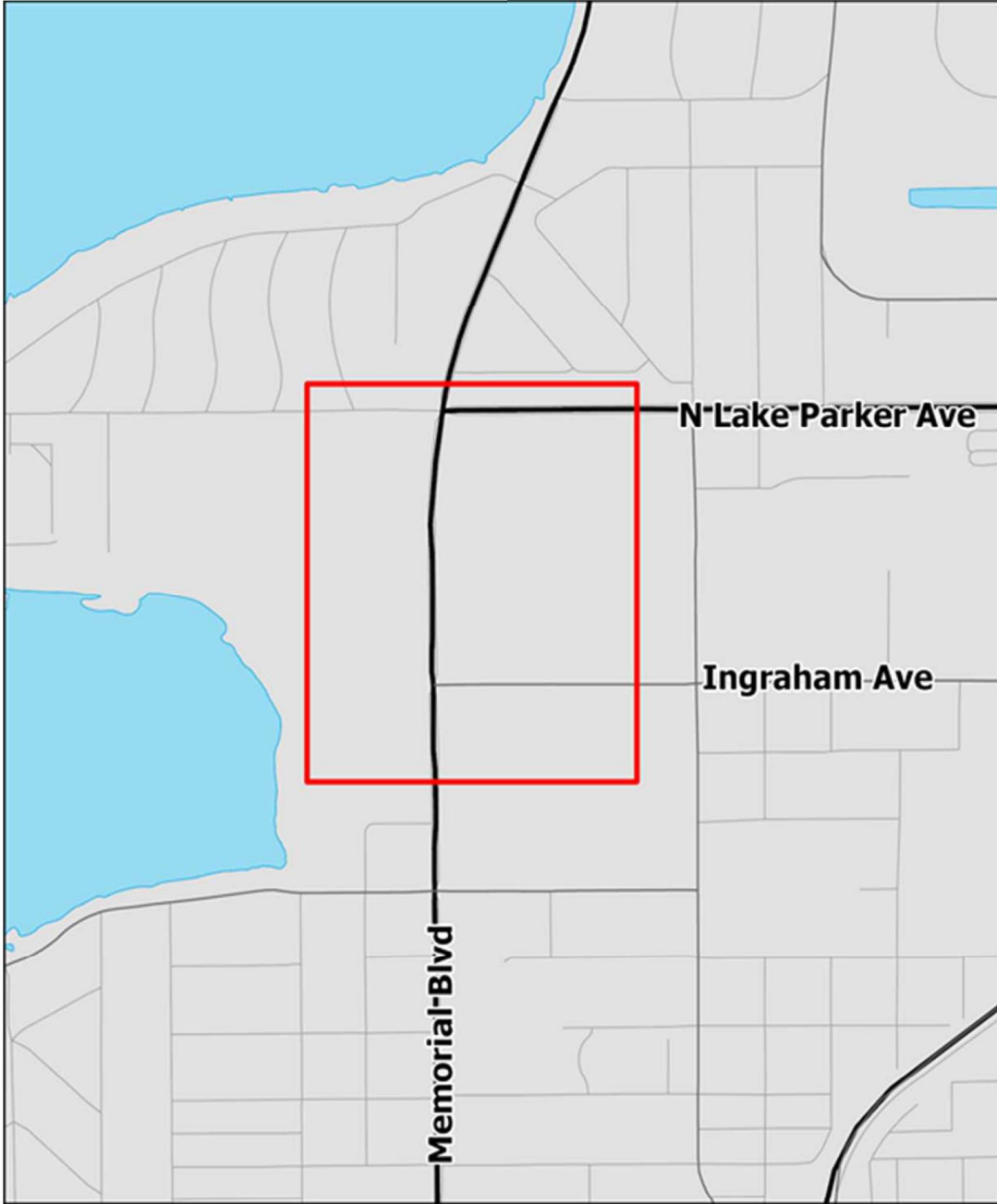
Item 7

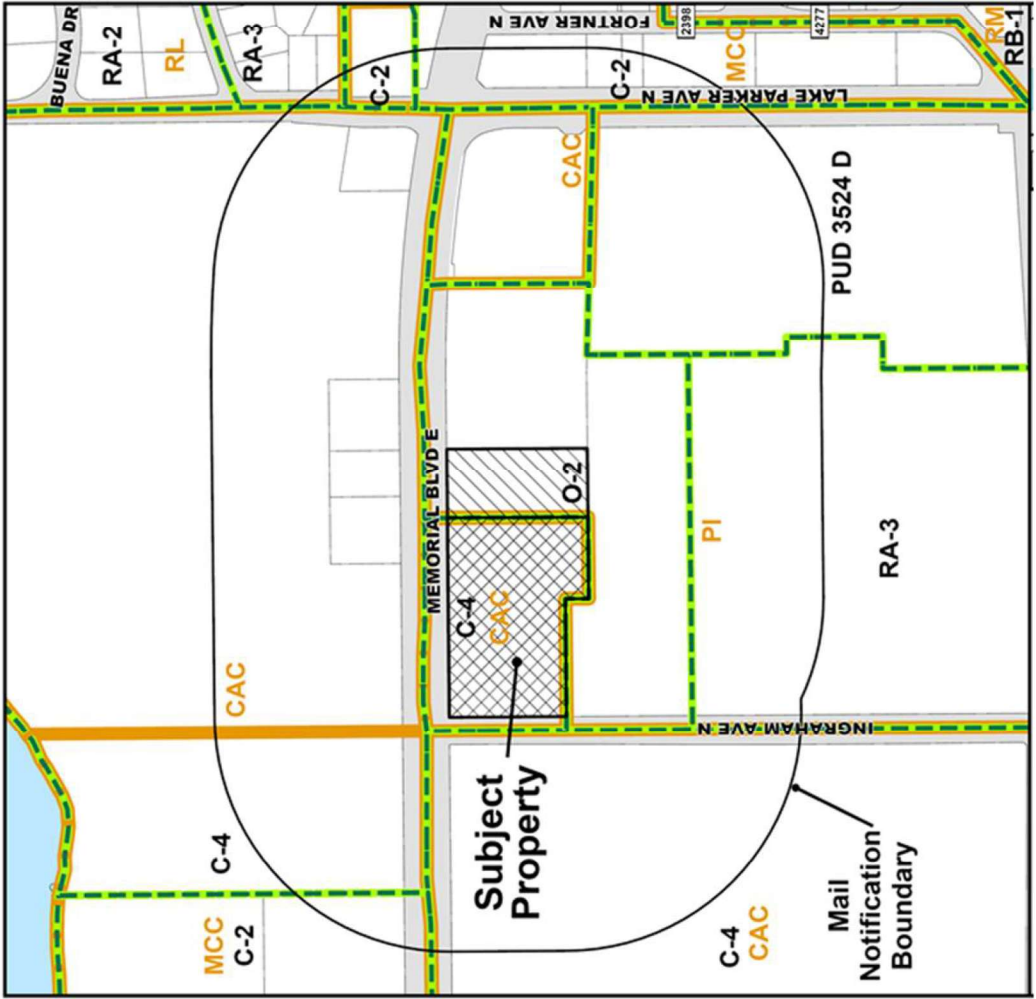
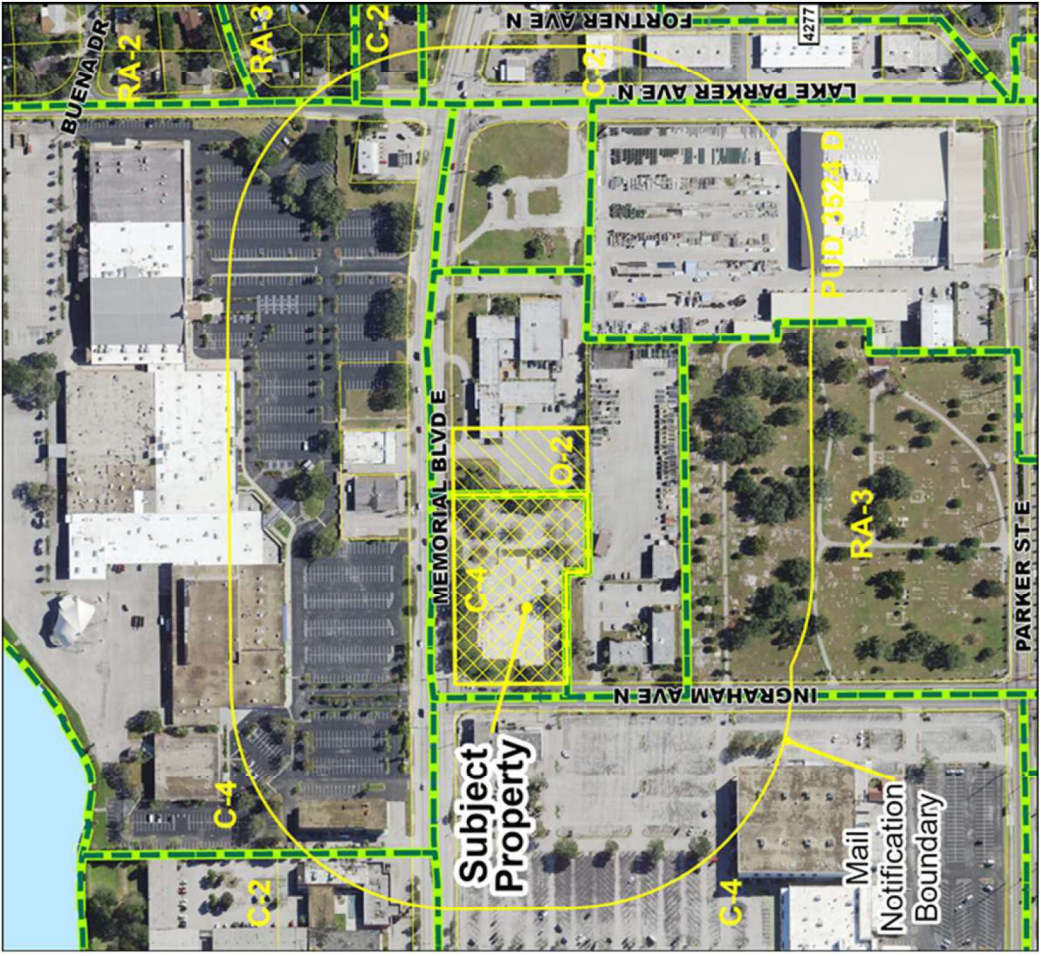
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**PUD25-017/LUS25-006**  
**1005 E. Memorial Boulevard**

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.

# 1005 E. Memorial Boulevard







Northeast Boundary Facing East



Northeast Boundary Facing North

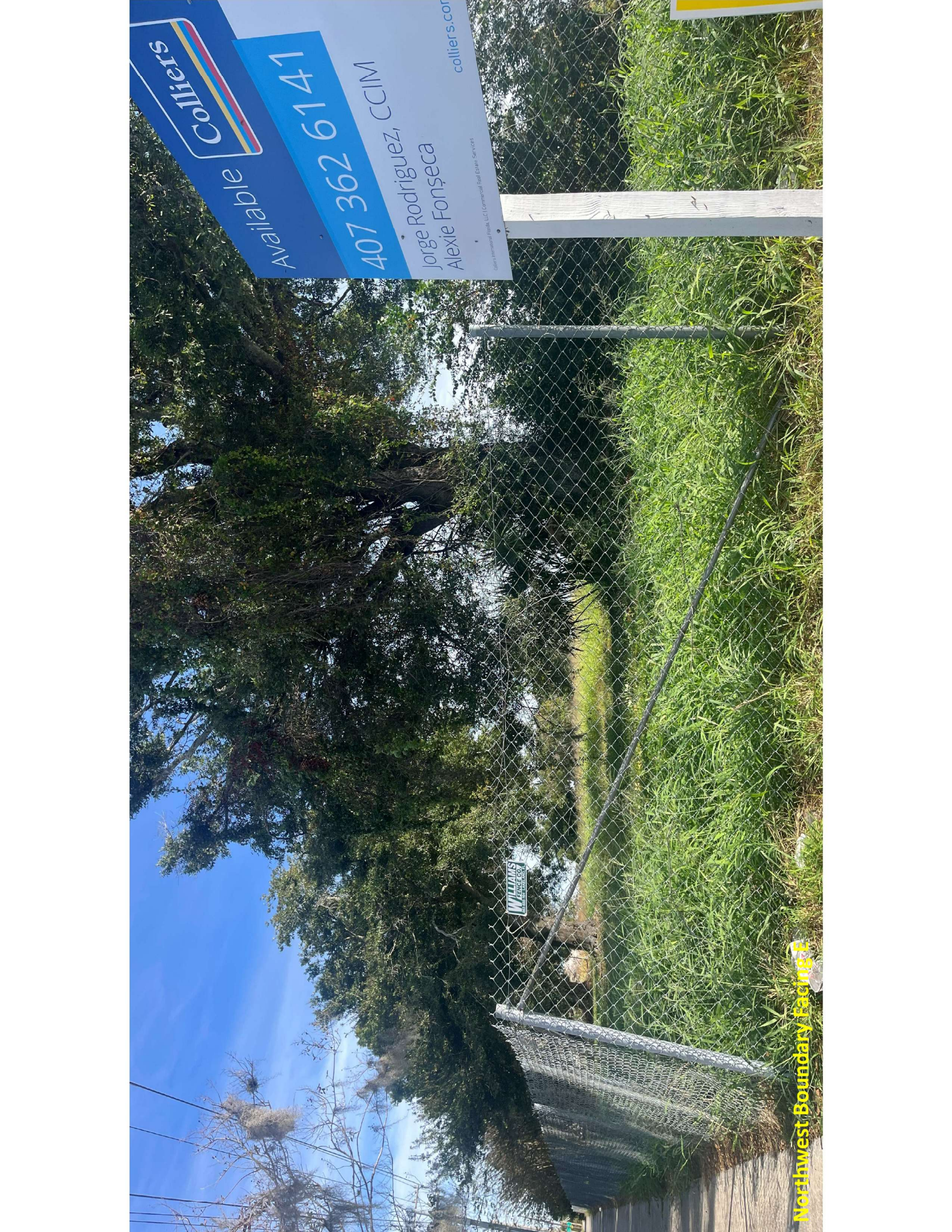


Northeast Boundary Facing West

**Colliers**  
Available  
407 362 6141  
Jorge Rodriguez, CCIM  
Alexie Fonçeca  
colliers.com  
Colliers International Franchise, LLC | Commercial Real Estate Services

WILLIAMS  
FENCE CO.  
EST. 1950

Northwest Boundary facing E





Northwest Boundary Facing West

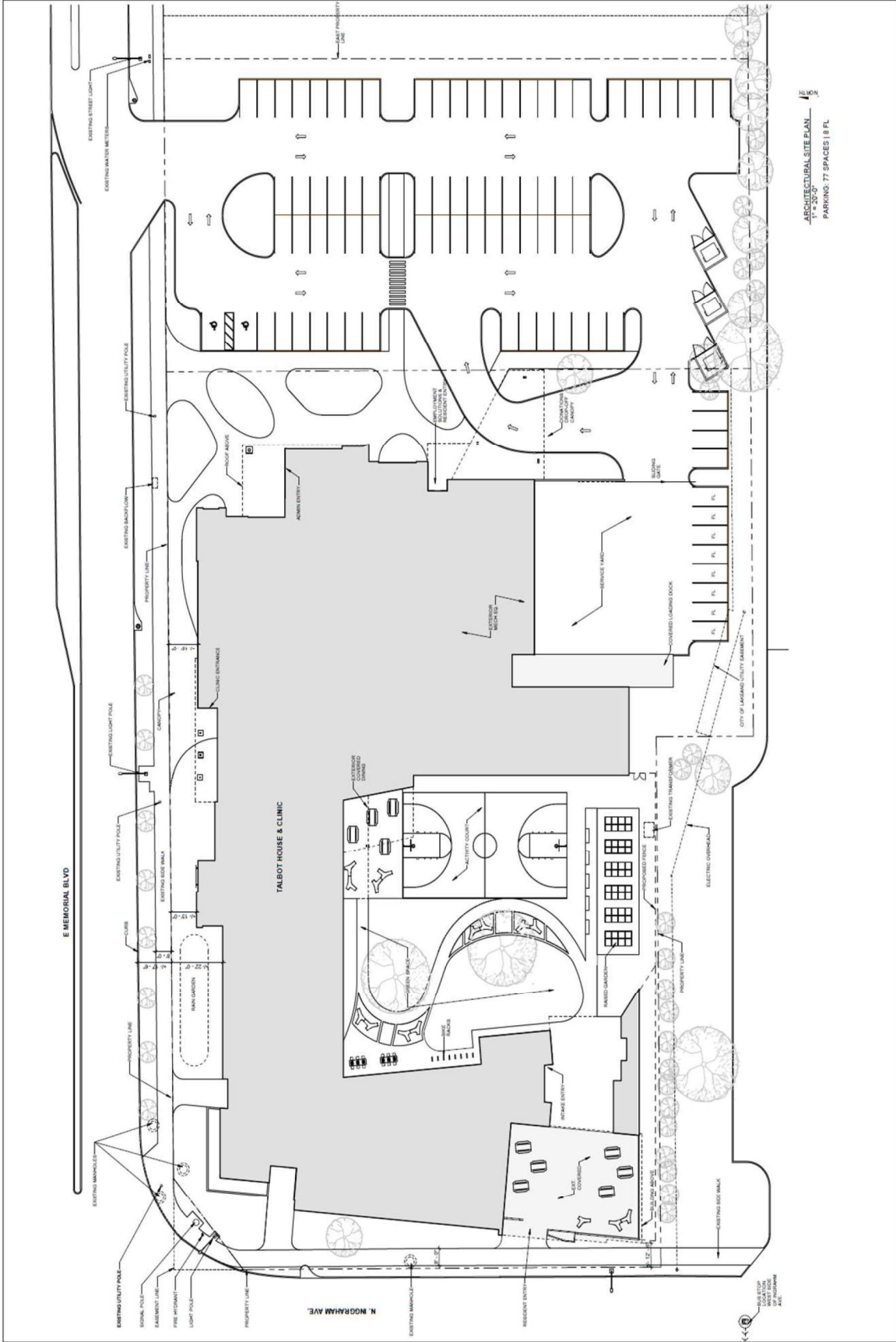


Northwest Boundary Facing South

**TALBOT HOUSE RELOCATION**  
 1005 E MEMORIAL BLVD, LAKELAND, FL  
 33801

PROJECT # 2423  
 CITY PROJECT # 2423  
 PROJECT NAME JAN  
 BY DATE 10/20/2016  
 10/20/2016 12:00:00

ARCHITECTURAL SITE PLAN  
 AS-101



ARCHITECTURAL SITE PLAN  
 1" = 20'-0"  
 PARKING: 77 SPACES | 8 FL

DATE: 10/20/2016 12:00:00  
 PROJECT: 2423  
 CITY PROJECT: 2423  
 PROJECT NAME: JAN  
 BY: 10/20/2016  
 10/20/2016 12:00:00



## **PUD25-017 - Conditions**

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- A. Permitted Uses: A transient lodging and social services facility, not to exceed 72,000 sq. ft. in area, including a 6,500 sq. ft. health clinic as an accessory use, and other support uses and services, as follows:
1. Emergency Shelter and Residential Lodging: Maximum 390 Total Beds
    - a. Men and Women Guests / Residents: 250 Beds and 30 ADA Beds
    - b. Medical Guests: 30 Beds
    - c. Emergency Overflow Cots (Weather Related): 80 Beds
  2. Employment Solutions Center: 3,500 sq. ft.
  3. Donations Center: 2,500 sq. ft.
  4. Other accessory administrative and storage uses.

\*The allocation of beds and square footage of the above uses may fluctuate provided that the overall number of beds does not exceed 390 beds and the total square footage does not exceed 72,000 square feet.

## **PUD25-017 - Conditions**

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- B. **Development Regulations:** In accordance with the C-4 / Urban Corridor sub-district regulations, except where otherwise provided herein.
1. Minimum Front Setback: 13 ft.
  2. Minimum Street Side Setback: 12 ft.
  3. Minimum Rear Setback: 10 ft.
  4. Maximum Building Height: 2-Stories
- C. **Site Development Plan:** The project shall be developed in substantial accordance with the site development plan included as Attachment “D.” With the approval of the Director of Community and Economic Development, minor changes may be made at the time of site plan review without requiring a modification to the PUD zoning.
- D. **Architectural Design:** The project shall be designed in substantial accordance with the architectural elevations included as Attachment “E.” With the approval of the Director of Community and Economic Development, minor changes may be made at the time of building permit review without requiring a modification to the PUD zoning.

## **PUD25-017 - Conditions**

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- E. Landscape / Buffering: In accordance with Section 4.5 of the Land Development Code, except as follows:
1. To ensure visibility and safety throughout the project site, Crime Prevention through Environmental Design (CPTED) principles shall be incorporated as part of the design and maintenance of landscaping to foster a safe environment and discourage individuals from public camping, sleeping or loitering in outside areas not designed on the site development plan for use by clients as open space. The specific plant materials used shall be subject to review and approval by the Parks, Recreation and Cultural Arts Department at the time of site plan review.
- F. Loading / Unloading Areas and Storage:
1. Loading and unloading areas designated as “Loading Dock” and “Service Yard” on the site development plan (Attachment “D”) shall be screened from view of the parking area by a six-foot high view blockage fence or wall compatible with the architecture of the principal building.

## **PUD25-017 - Conditions**

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2. Unloading of donations shall occur only within the area designated as “Donations Drop-Off Canopy” on the site development plan (Attachment “D.”) Receipt of donations shall occur from inside the building and donations shall not be staged, stored, or otherwise left unattended under the drop-off canopy or outside the building. The use of external and free-standing collection bins for donations shall be prohibited.
  3. All storage activities associated with the facility shall occur inside a building, except for outdoor storage located in the service yard behind the view blockage fence or wall. All other outdoor storage shall be prohibited.
- H. Transportation:
1. A Binding Concurrency Determination shall be made at the time of site plan approval.
  2. A Minor Traffic Study or safety analysis shall be submitted in compliance with Section 10.3 of the City Land Development Code, with a special emphasis on bicycle and pedestrian access and safety.

## **PUD25-017 - Conditions**

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3. Prior to Certificate of Occupancy (CO) issuance, the applicant shall convey any rights-of-way or easements to the City and FDOT that are necessary to fully accommodate sidewalks along Ingraham Avenue and US 92/Memorial Boulevard frontages that may exist on the subject property.
4. ADA compliant pedestrian routes shall be provided throughout the development, connecting on-site amenities, mail kiosks, parking lots and adjacent public sidewalk system.
5. Prior to Certificate of Occupancy (CO) issuance, the applicant shall coordinate with the Lakeland Area Mass Transit District (Citrus Connection) to design and construct a mid-block crossing across Ingraham Avenue to the existing transit shelter, subject to final approval and permitting by the City Public Works Department.
6. In addition to providing bicycle parking in compliance with Sub-Section 4.11.6 of the Land Development Code and Index 900 of the City Engineering Standards Manual, bicycle parking for guests and residents shall be provided within various designated bicycle areas to enhance security. A total of at least seventy-five (75) bicycle parking spaces will be provided within the designated bicycle parking areas. “Wave”-style racks will be permitted within the fenced in area of the corral only.

## **PUD25-017 - Conditions**

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7. The site development shall comply with all FDOT permitting requirements.
- I. Termination of Existing Conditional Uses: The existing transient lodging and social services facility located at 814 N. Kentucky Avenue shall terminate following the completion of the new facility on the subject property. Upon the issuance of a Certificate of Occupancy, Community and Economic Development Department staff shall initiate the repeal of Ordinance 3677 by the City Commission. This condition does not apply to the existing Troxel Transitional Apartment Housing, or Level II group home approved through a conditional use permit in 2004 (Ordinance 4507, as amended), which may continue to be used by Talbot House Ministries for long-term housing of clients until the property is sold or redeveloped for another principal use.
- J. Security: Certified facility personnel shall provide 24-hour site monitoring to maintain a safe and secure environment. The entrance at the southwest corner of the building shall be limited to clients of the emergency shelter, residential program and day services. Public access to the health clinic, employment solutions center and donations center shall be from the north and east sides of the building only.