



PLANNING AND ZONING BOARD MEETING

December 16, 2025

Public Hearing

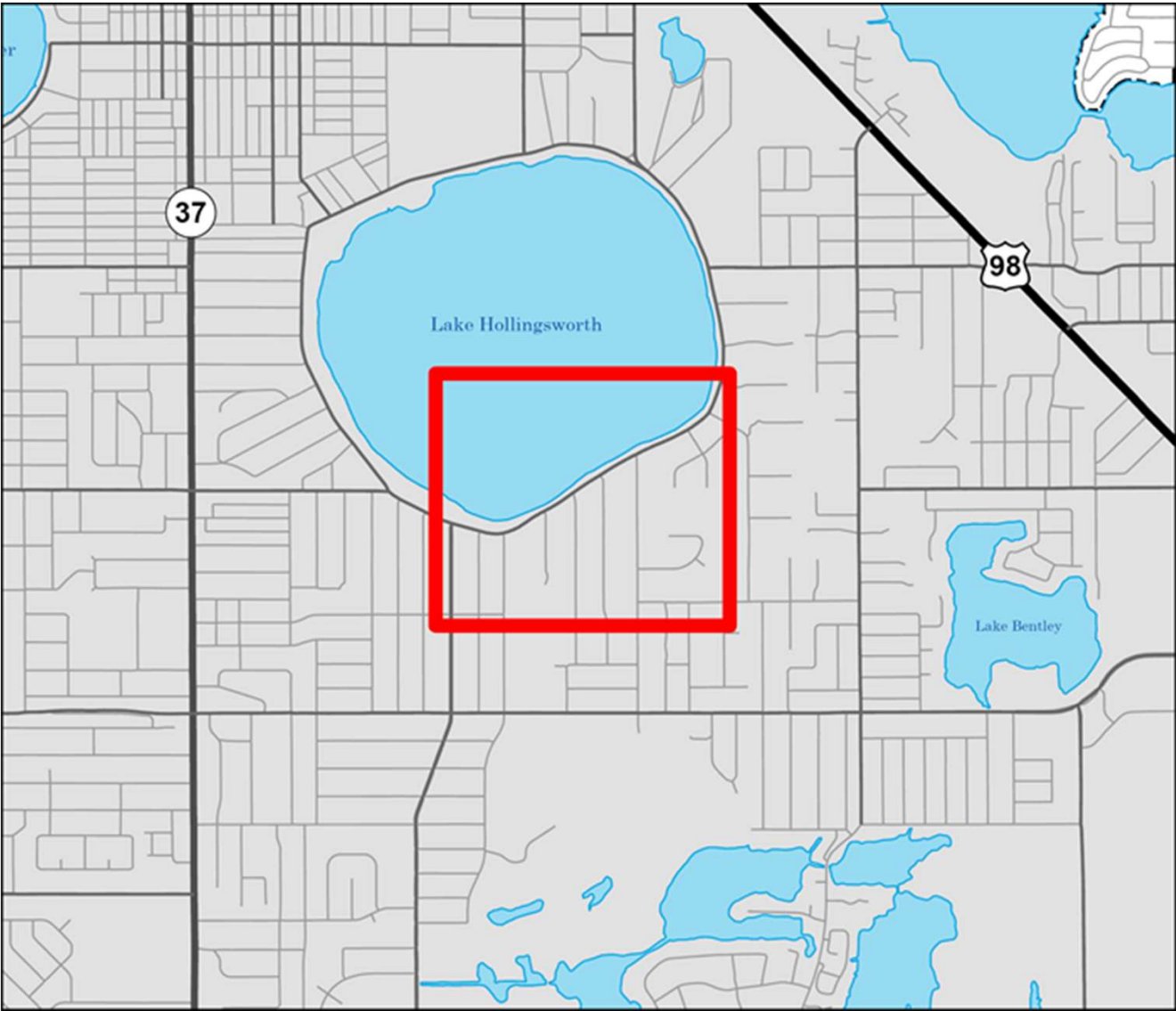


Item 1

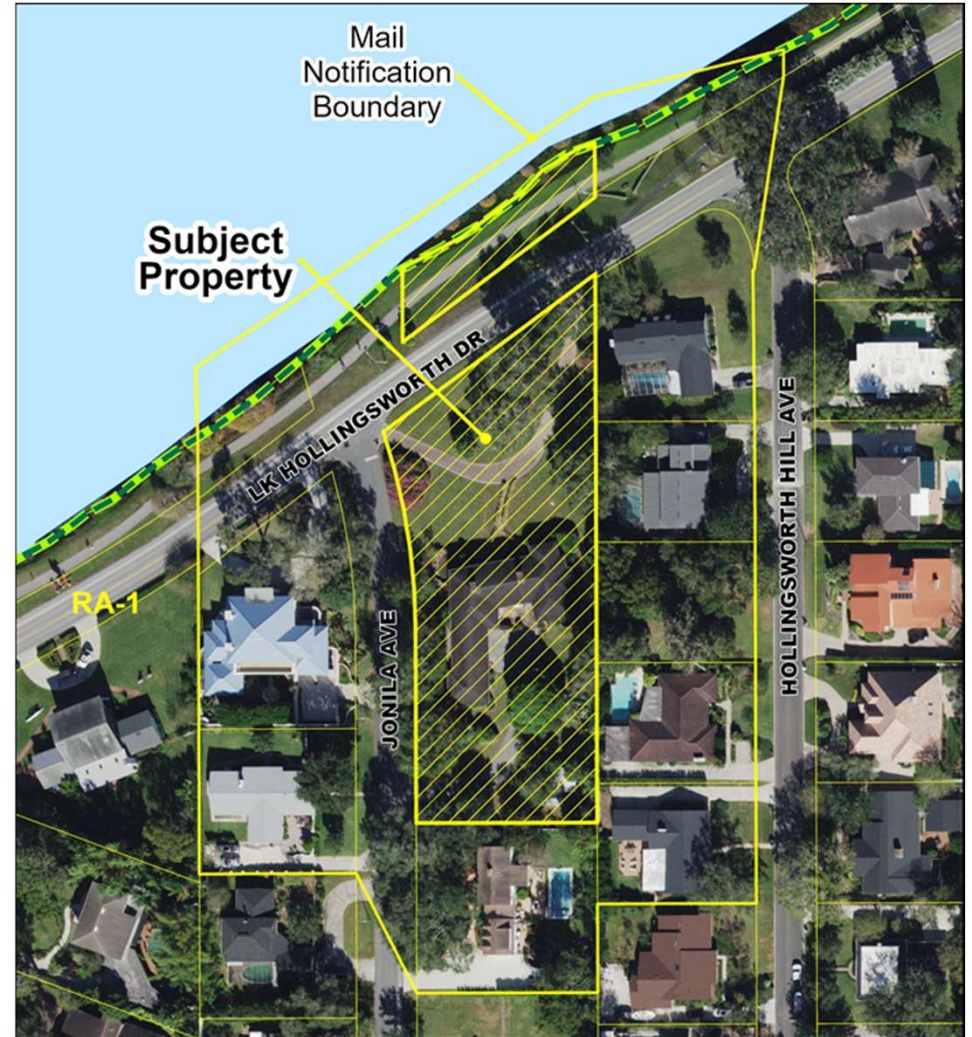
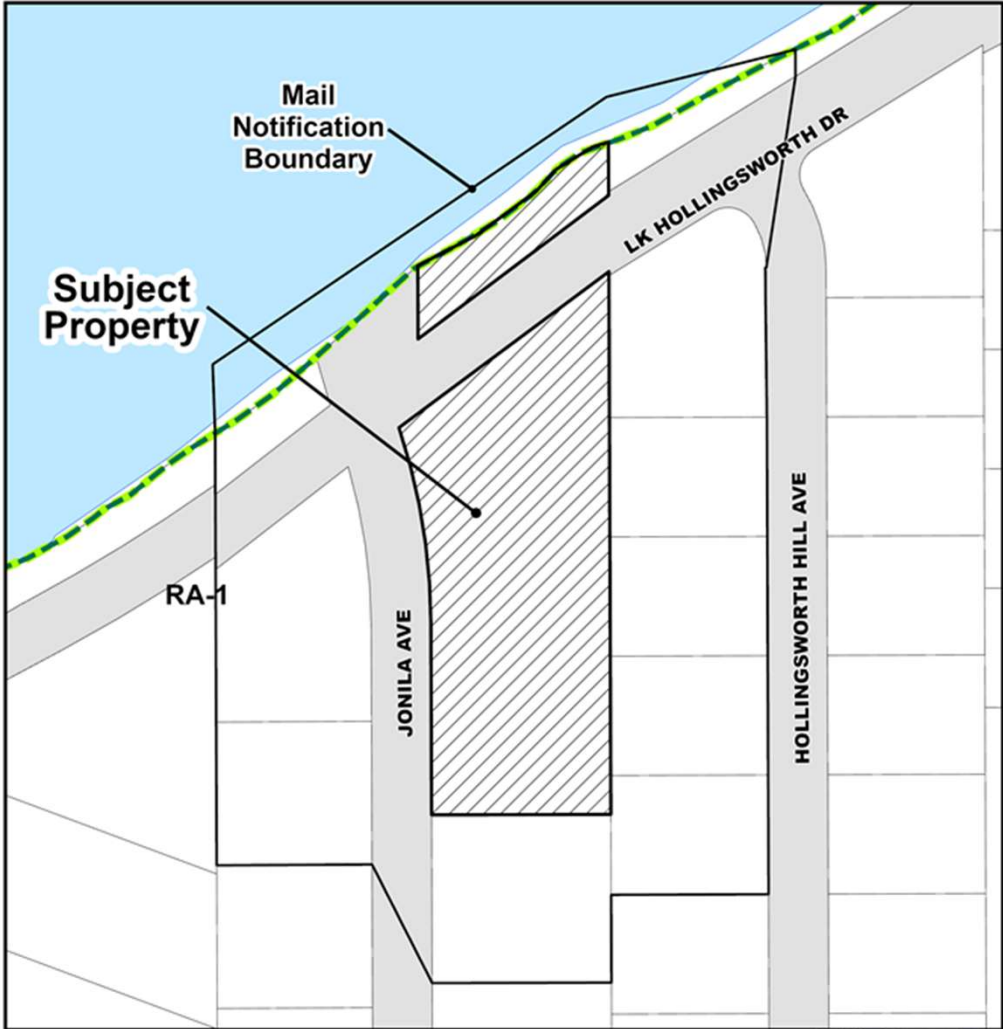
ADU25-008

804 Lake Hollingsworth Drive

Compatibility review to allow for the construction of an accessory dwelling unit on property located at 804 Lake Hollingsworth Drive.



804 Lake Hollingsworth Drive





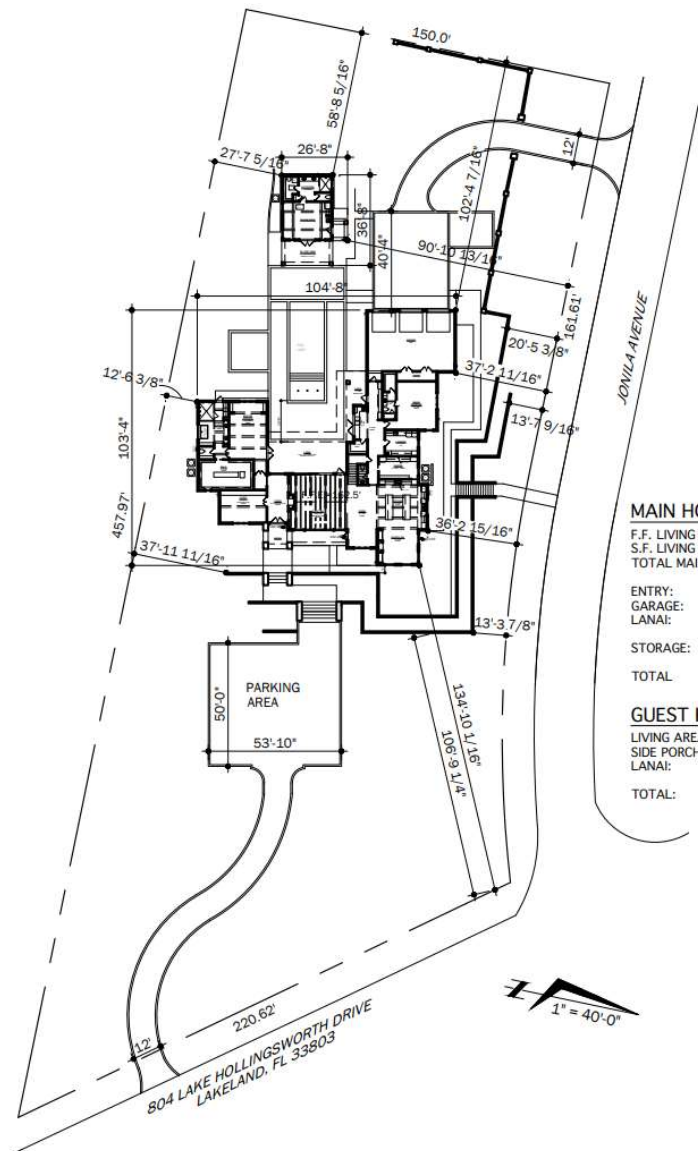
N boundary F S



SE corner F N



Existing driveway on Jonila Av



MAIN HOUSE

F.F. LIVING AREA: 4,283 S.F.
 S.F. LIVING AREA: 2,083 S.F.
 TOTAL MAIN LIVING: 6,366 S.F.

ENTRY: 314 S.F.
 GARAGE: 993 S.F.
 LANAI: 401 S.F.

STORAGE: 410 S.F.

TOTAL 9,358 S.F.

GUEST HOUSE

LIVING AREA: 551 S.F.
 SIDE PORCH: 48 S.F.
 LANAI: 206 S.F.
 TOTAL: 805 S.F.

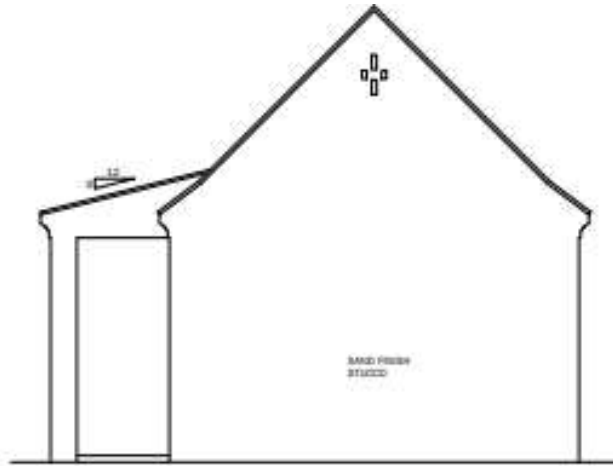
ZONE 5 :
FOR 1ND:
RIND 228
SPECIFII
AND BRG
BY MWND



FRONT ELEVATION
3/16"=1'-0"



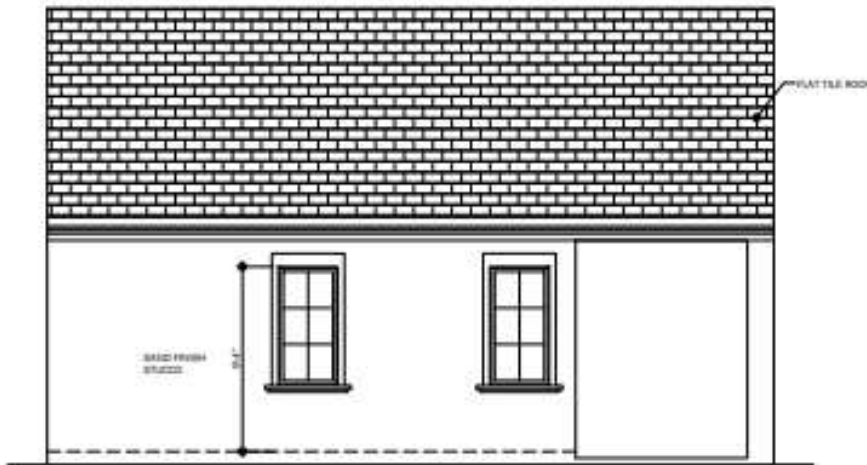
REAR ELEVATION
3/16"=1'-0"



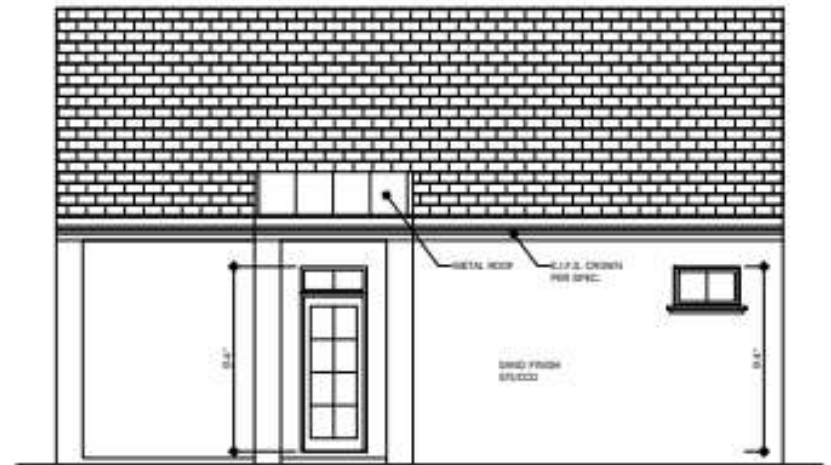
REAR ELEVATION
3/16"-1'-0"



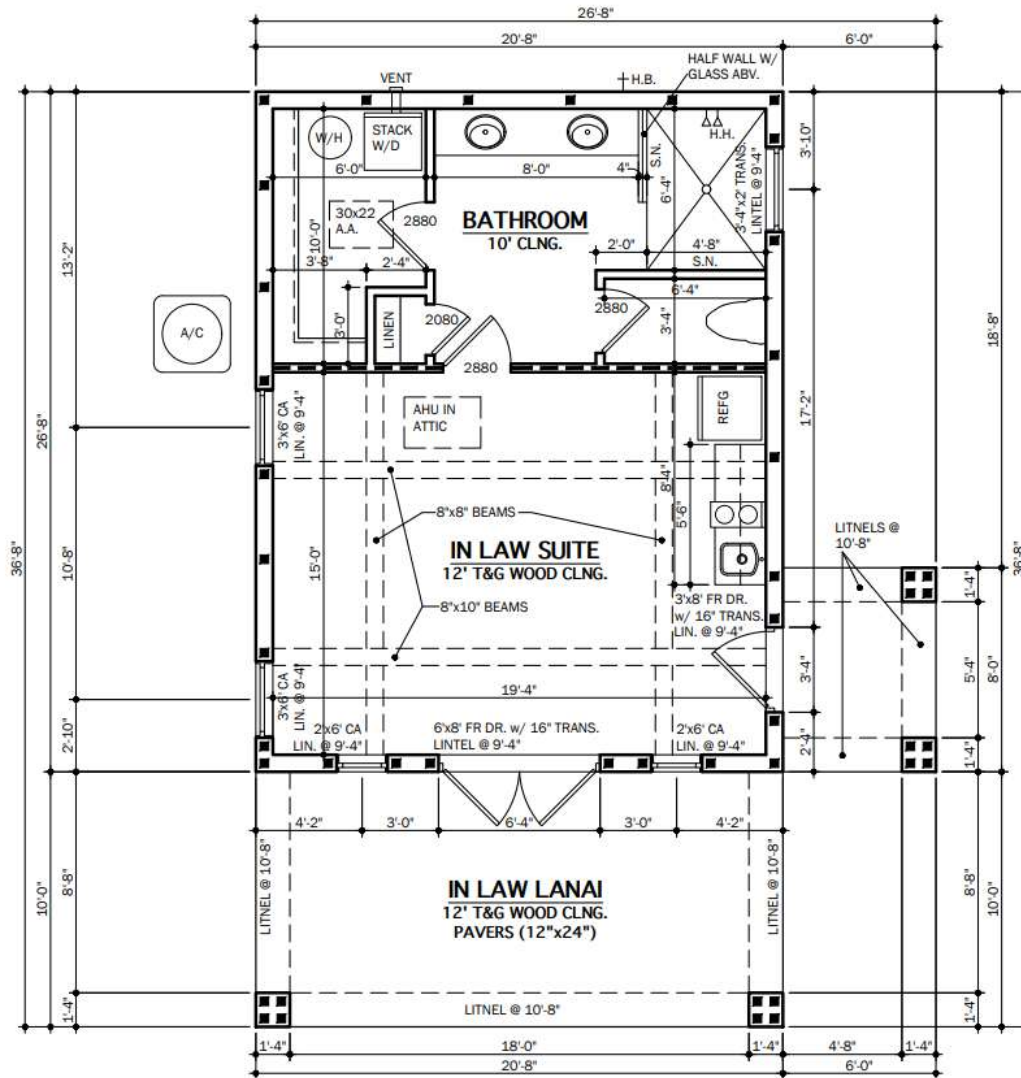
FRONT ELEVATION
3/16"-1'-0"



LEFT SIDE ELEVATION
3/16"-1'-0"



RIGHT SIDE ELEVATION
3/16"-1'-0"



NOTE: ALL CMU WALLS
TOP @ 12' A.F.F.

NOTE: TRUSES ARE
DROPPED INSIDE
12' HIGH WALL TO
MAKE 10' CLNG.

— SOUND PROOF WALLS

IN LAW FLOOR PLAN

3/16"=1'-0"

LIVING AREA:	551 S.F.
LANAI:	206 S.F.
SIDE PORCH:	48 S.F.
TOTAL	805 S.F.

ADU25-008 - Conditions

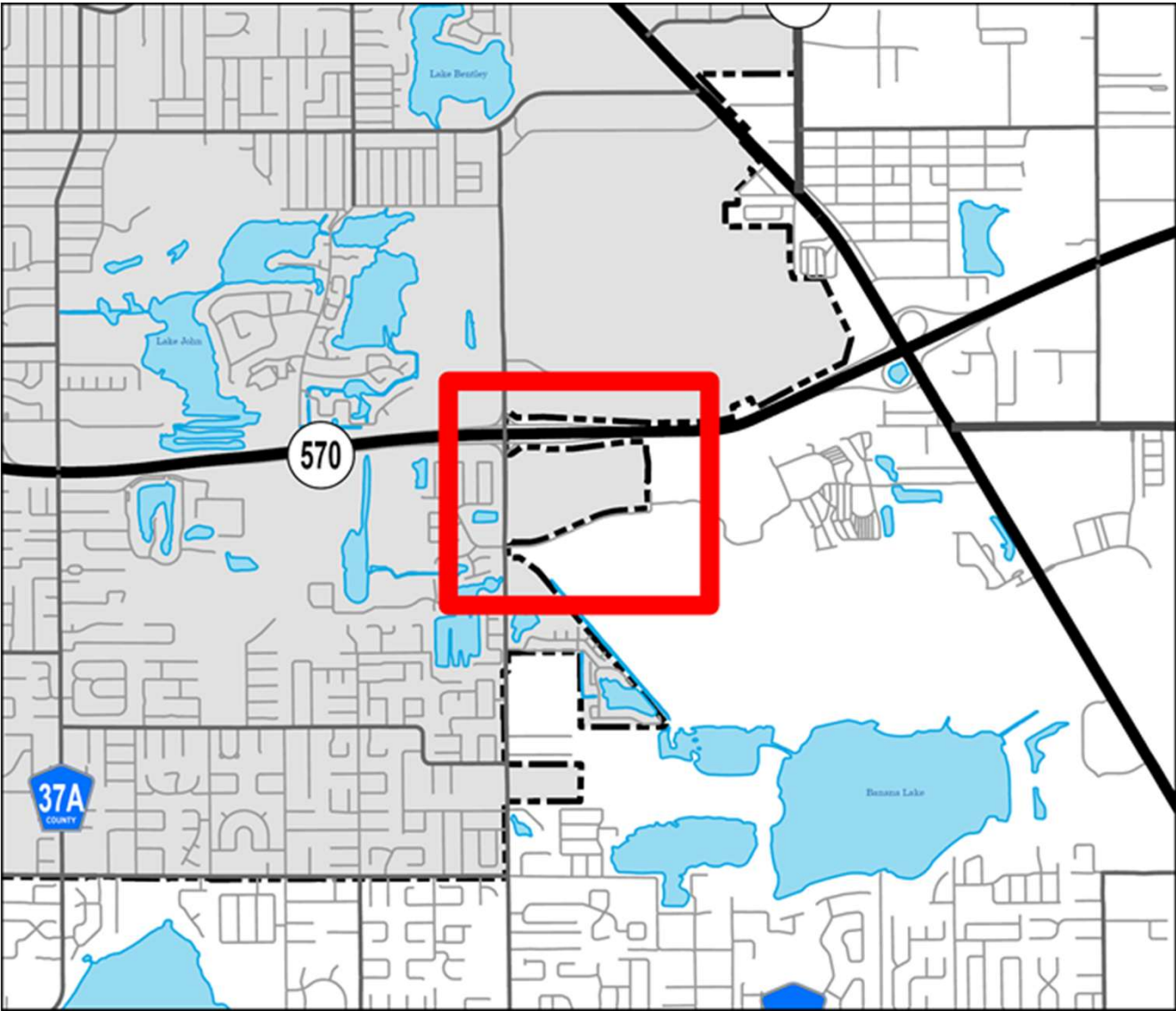
1. **Development Standards:** In accordance with the RA-1/Urban Neighborhood context sub-district zoning standards and Sub-Section 4.3.2 of the City of Lakeland Land Development Code, except as otherwise provided herein.
2. **Site Development Plan:** The project shall be developed in substantial accordance with the site development plan included as Attachment "A".
3. **Architectural Plans:** The project shall be designed in substantial accordance with the floor plans, Attachment "B", and architectural elevations, Attachment "C".
4. **The Certificate of Occupancy (CO) for the Accessory Dwelling Unit shall not be issued prior to the issuance of the CO for the principal dwelling unit.**

Item 2

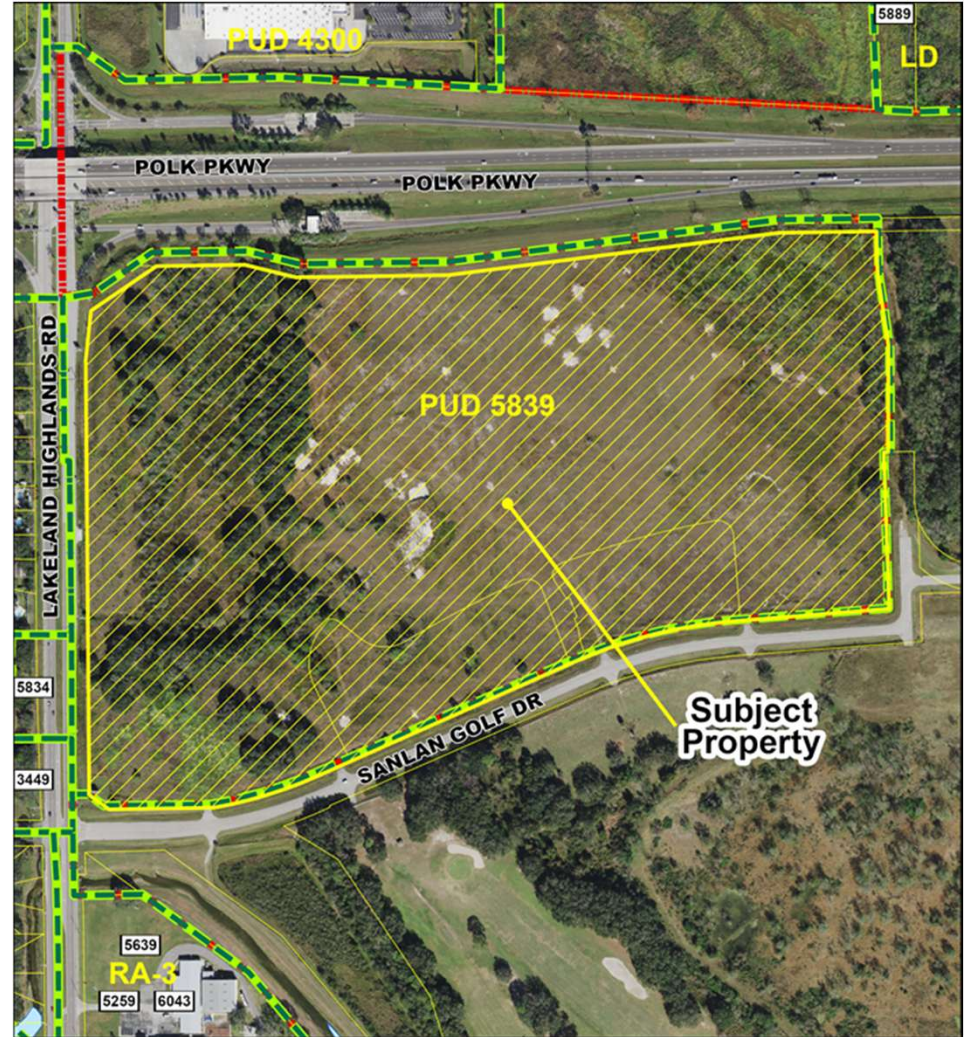
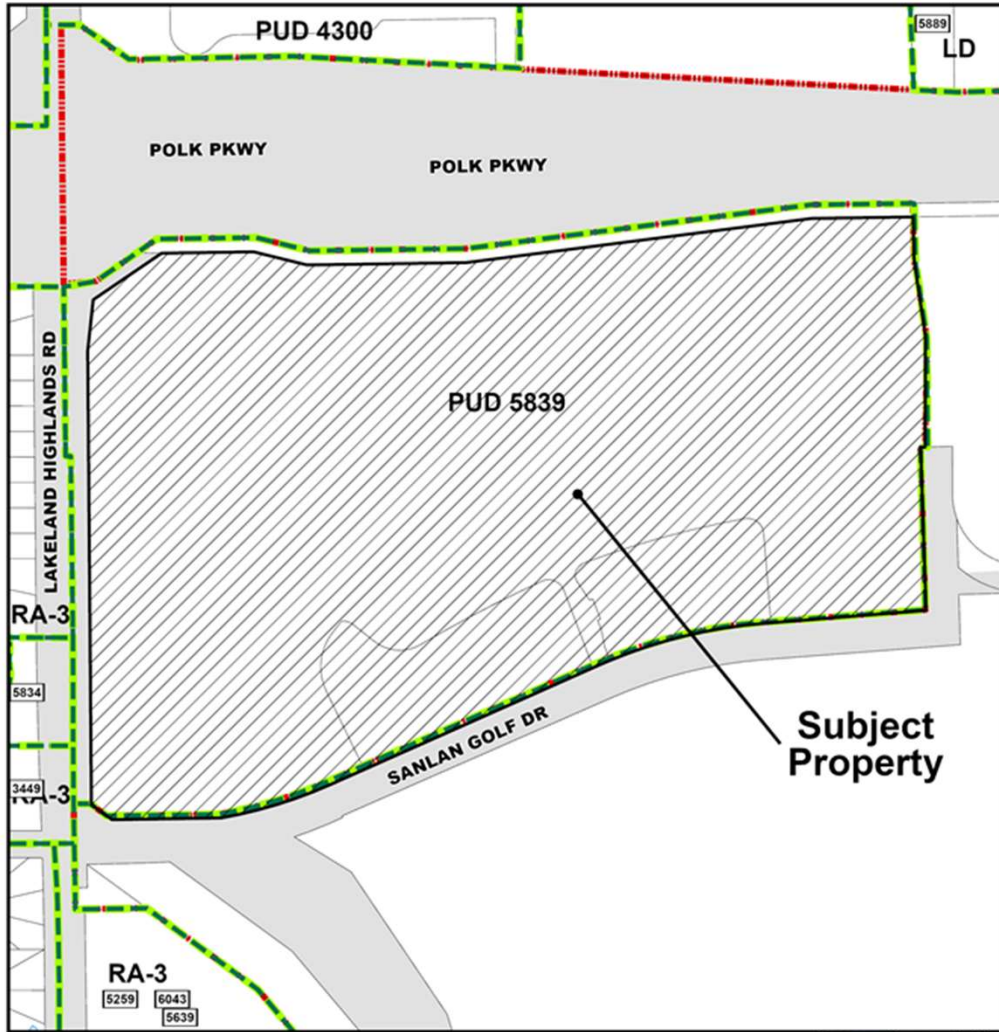
PUD25-018

4000 Lakeland Highlands Road

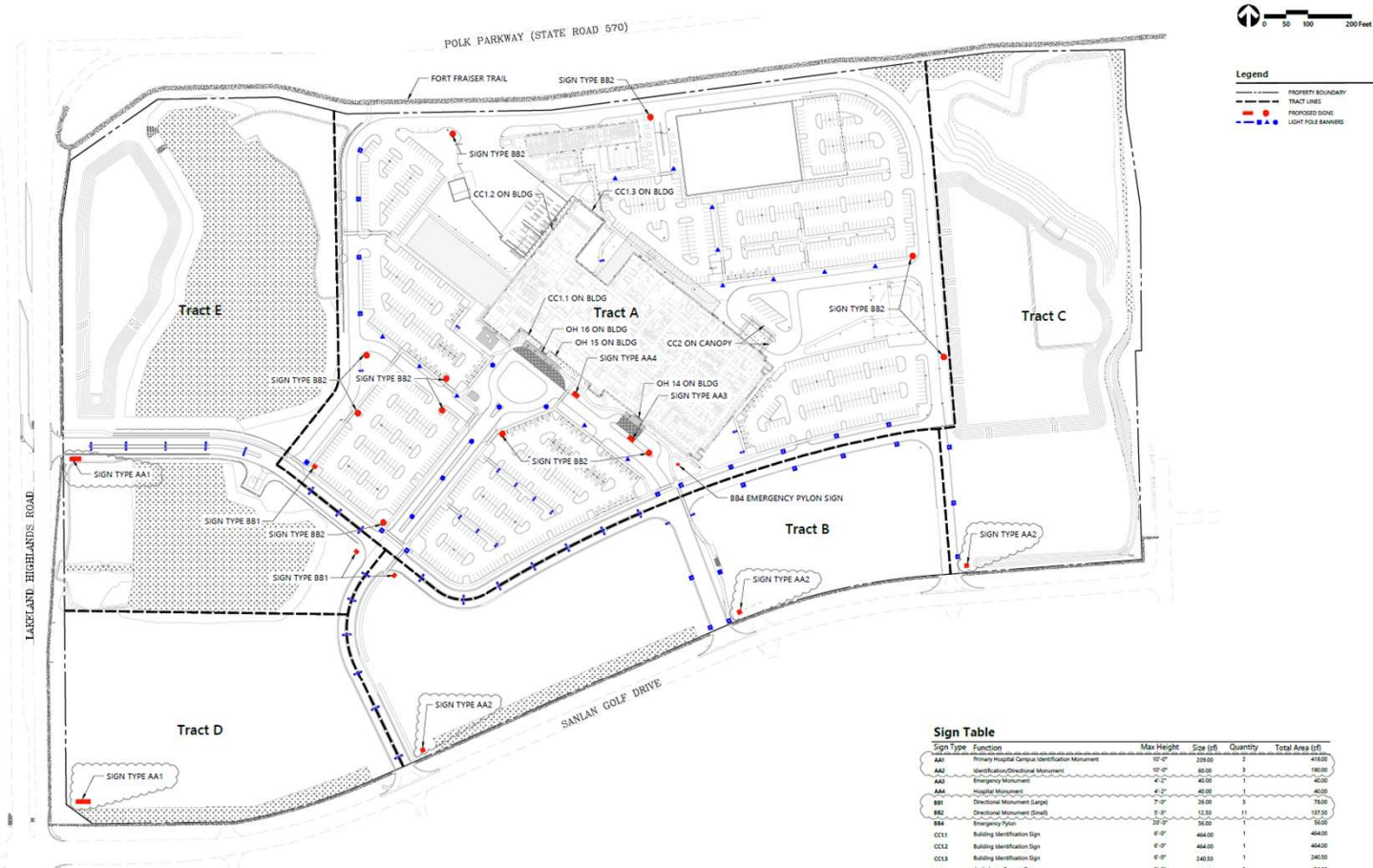
Minor modification of PUD (Planned Unit Development) zoning for Orlando Health to amend the comprehensive sign plan on property located at 4000 Lakeland Highlands Road.



4000 Lakeland Highlands
Road



Sign Plan Approved August 19, 2025



Sign Table

Sign Type	Function	Max Height	Size (sq)	Quantity	Total Area (sq)
AA1	Primary Hospital Campus Identification Monument	10'-0"	209.00	2	418.00
AA2	Identification/Directional Monument	10'-0"	61.00	3	183.00
AA3	Emergency Monument	4'-2"	40.00	1	40.00
AA4	Hospital Monument	4'-2"	40.00	1	40.00
BB1	Directional Monument (Large)	7'-0"	26.00	3	78.00
BB2	Directional Monument (Small)	3'-0"	12.50	11	137.50
BB4	Emergency Pylon	30'-0"	56.00	1	56.00
CC1	Building Identification Sign	6'-0"	464.00	1	464.00
CC2	Building Identification Sign	6'-0"	464.00	1	464.00
CC3	Building Identification Sign	6'-0"	240.50	1	240.50
CC2	Ambulance Canopy Sign	2'-0"	18.00	2	36.00
OH-14	Emergency Canopy Sign	2'-0"	35.50	1	35.50
OH-15	Hospital Entrance Wall Sign	2'-6"	5.00	1	5.00
OH-16	Hospital Entrance Wall Sign (Over Door)	0'-10"	8.00	1	8.00
				Total of	2199.00

Light Pole Banners	Max Height	Quantity	Total Area (sq)
SP4	6'-0"	13	130.00
SP3	3'-0"	543	61.93
SP4	6'-0"	13.00	360.00
SP4	6'-0"	13.00	360.00
SP5	6'-0"	15.00	90.00

Attachment D
Orlando Health Campus
Lakeland, Florida

Source: Tract A Construction Plan
 Prepared for: PHO
 Date: Aug 1, 2025



Sign Type	Max Height	Size (SF)	Quantity	Total Area (SF)
AA1	10'	209	2	418.0
AA2	10'	60	3	180.0
AA3	4'-2"	40	1	40.0
AA4	4'-2"	40	1	40.0
BB1	7'	26	3	78.0
BB2	5'-3"	12.5	11	137.5
BB4 Emergency Pylon Sign	20'	56	1	56.0
CC1.1 Hospital Building Sign 1	6'	464	1	464.0
CC1.2 Hospital Building Sign 2	6'	464	1	464.0
CC.1.3 Hospital Building Sign 3	6'	240.5	1	240.5
CC2 Ambulance Canopy Sign	2'	18	2	36.0
OH-14 Emergency Canopy Sign	2'	35.5	1	35.5
OH-15 Hospital Entrance Wall Sign (Pedestrian)	2'-8"	8.5	1	8.5
OH-16 Hospital Entrance Wall Sign (Door)	0'-10"	8.9	1	8.9
Sub-Total				2,198.0
APPROVED PUD				3,030.79
Difference				-832.79
Light Pole Banners				
XP1A	6'	15	13	195.0
XP3	3'-9"	5.63	11	61.93
XP4	6'	15	24	360.0
XP4A	6'	15	24	360.0
XP5	6'	15	6	90.0
Sub-Total				1,066.93
TOTAL				3,264.93
Difference				-234.14

Notes

- 1) Building signage and internal wayfinding for outparcels are not included in the above calculations and shall be additional signage permitted in accordance with signage standards for the C-1 zoning district.
- 2) Exact colors and sign designs can be adjusted without the need to amend this Comprehensive Sign Plan as long as total area listed above does not change.
- 3) Locations are approximate and may be adjusted based on detailed site plans without the need to modify this Comprehensive Sign Plan.
- 4) Text can be modified during sign permit application and review as long as total copy area of signs is not greater than the maximum total area identified above for the identified signs.
- 5) Exact design of Sign AA1 to be determined during sign plan application and review process, but shall be no greater than 250 sf.
- 6) The Owner agrees to regular maintenance and replacement of signage in accordance with the approved Master Sign Plan provisions.

Sign Type	Max Height	Size (SF)	Quantity	Total Area (SF)
AA1	10'	209	2	418.0
AA2	10'	60	3	180.0
AA3	4'-2"	40	1	40.0
AA4	4'-2"	40	1	40.0
BB1	7'	26	3	78.0
BB2	5'-3"	12.5	19	237.5
BB4 Emergency Pylon Sign	20'	56	1	56.0
CC1.1 Hospital Building Sign 1	6'	464	1	464.0
CC1.2 Hospital Building Sign 2	6'	464	1	464.0
CC.1.3 Hospital Building Sign 3	6'	240.5	1	240.5
CC2 Ambulance Canopy Sign	2'	18	2	36.0
OH-14 Emergency Canopy Sign	2'	35.5	1	35.5
OH-15 Hospital Entrance Wall Sign (Pedestrian)	2'-8"	8.5	1	8.5
OH-16 Hospital Entrance Wall Sign (Door)	0'-10"	8.9	1	8.9
	Sub-Total			2,306.90
	APPROVED PUD			3,030.79
	Difference			-723.89
Light Pole Banners				
XP1A	6'	15	13	195.0
XP3	3'-9"	5.63	11	61.93
XP4	6'	15	24	360.0
XP4A	6'	15	24	360.0
XP5	6'	15	6	90.0
	Sub-Total			1,066.93
	TOTAL			3,373.83
	Difference			-343.04

Notes

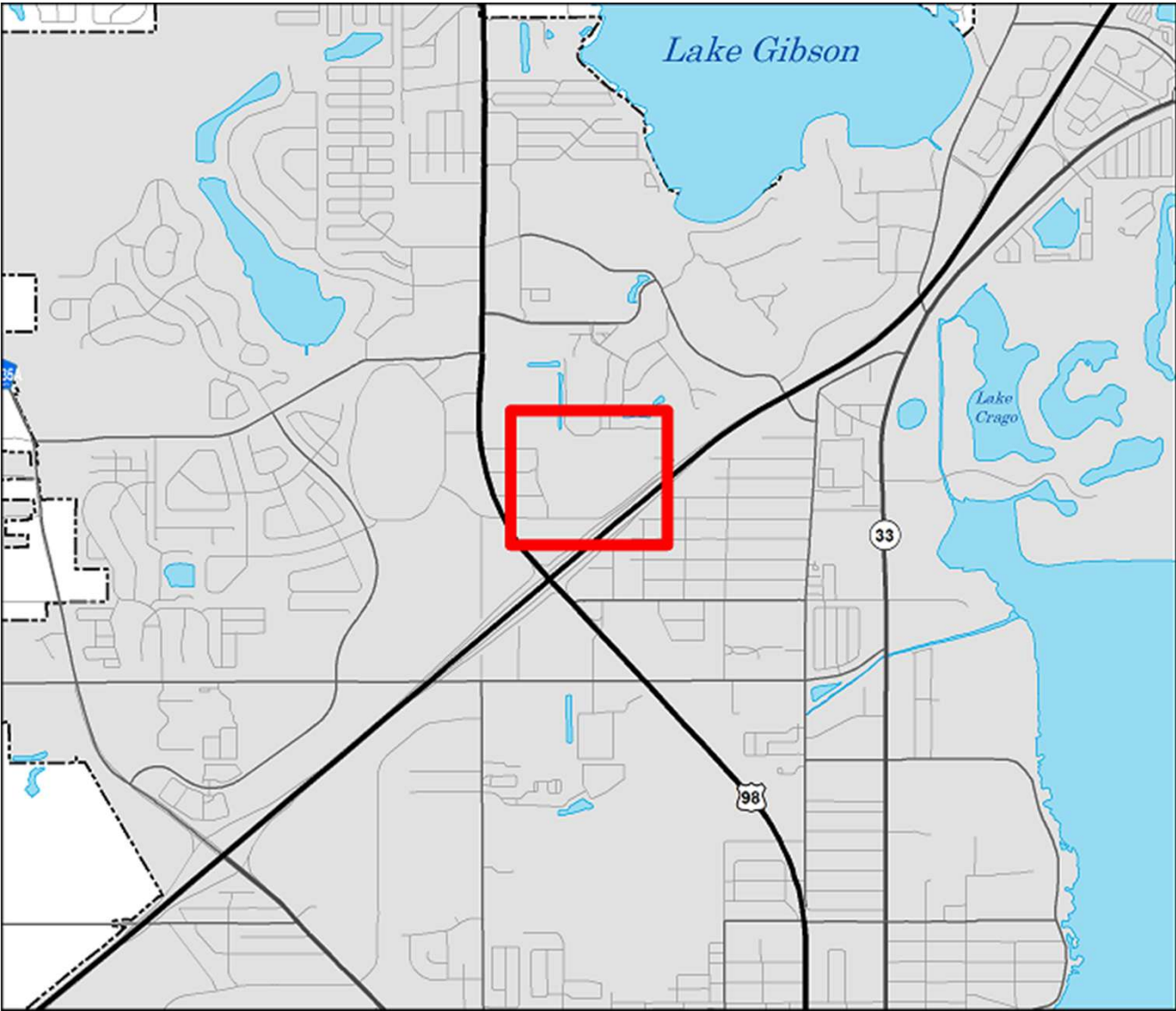
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- 2) Exact colors and sign designs can be adjusted without the need to amend this Comprehensive Sign Plan as long as total area listed above does not change.
- 3) Locations are approximate and may be adjusted based on detailed site plans without the need to modify this Comprehensive Sign Plan.
- 4) Text can be modified during sign permit application and review as long as total copy area of signs is not greater than the maximum total area identified above for the identified signs.
- 5) Exact design of Sign AA1 to be determined during sign plan application and review process, but shall be no greater than 250 sf.
- 6) The Owner agrees to regular maintenance and replacement of signage in accordance with the approved Master Sign Plan provisions.

Item 3

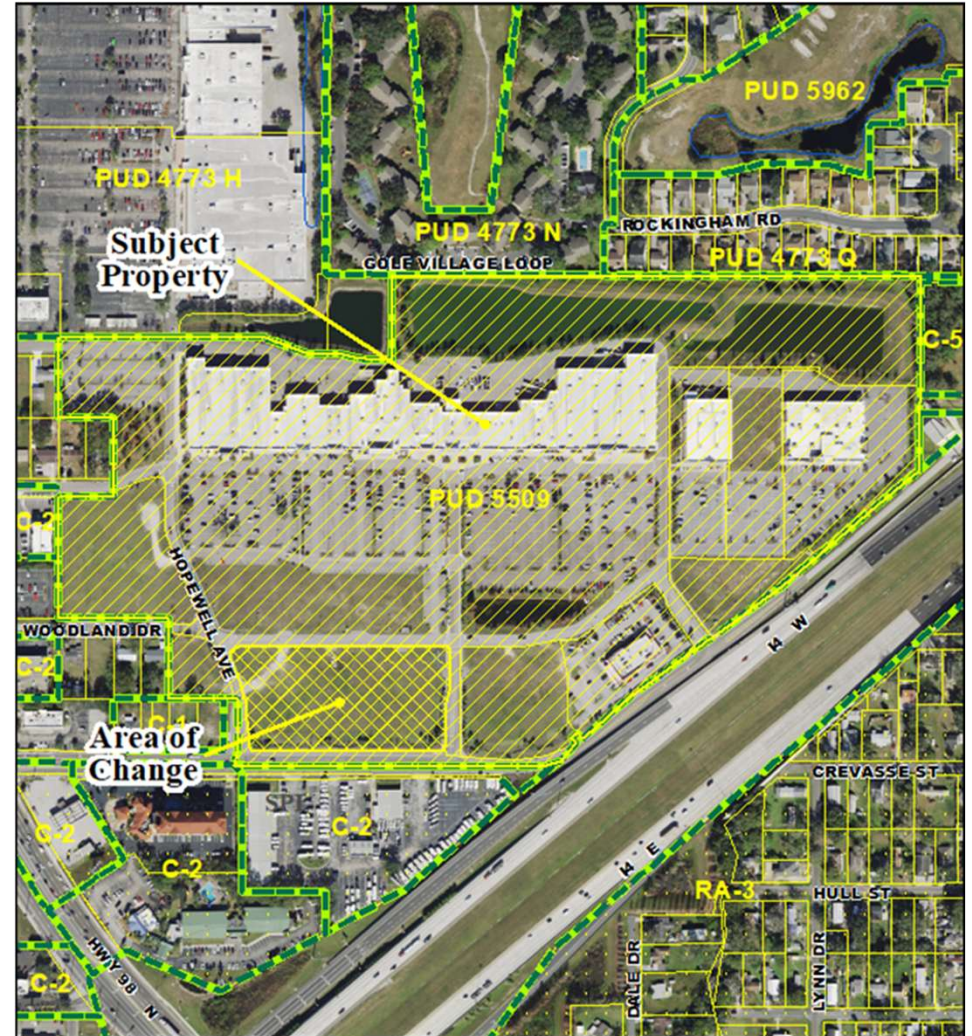
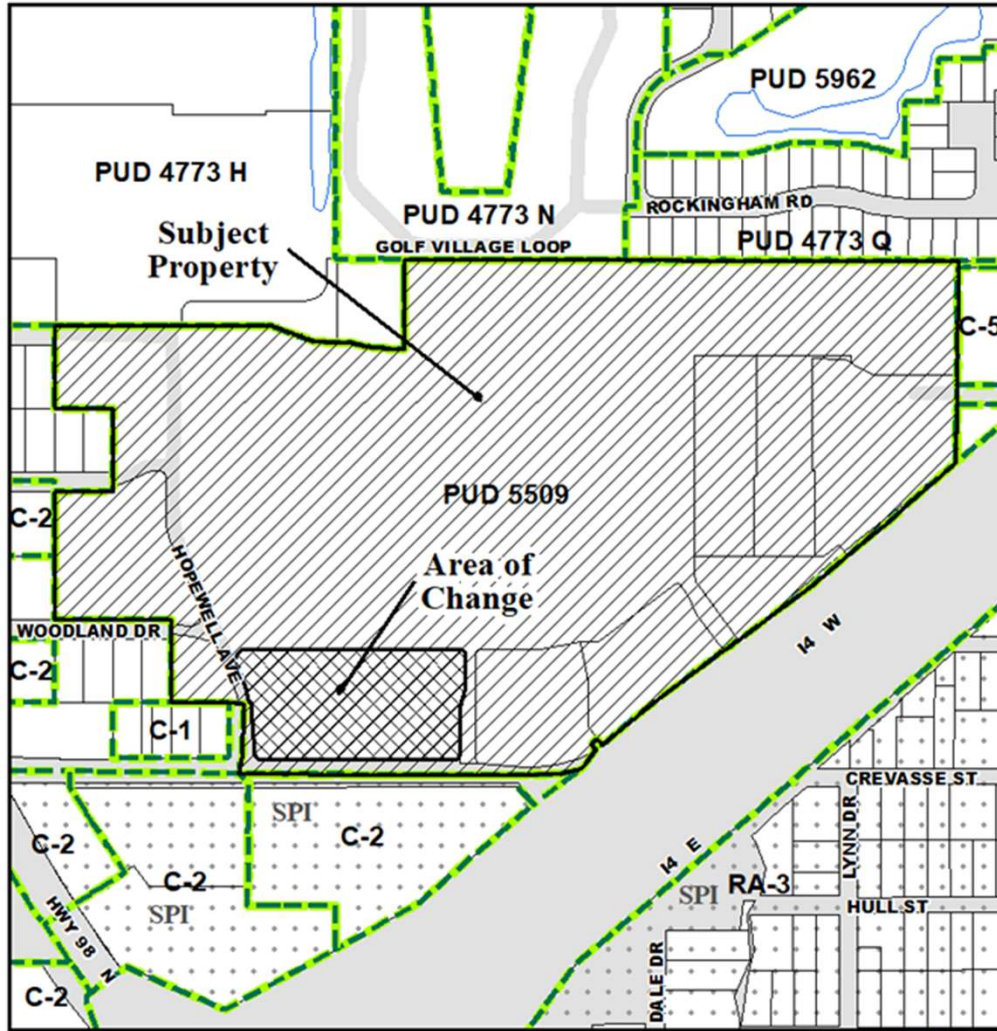
PUD25-019

963 Lakeland Park Center Drive

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.



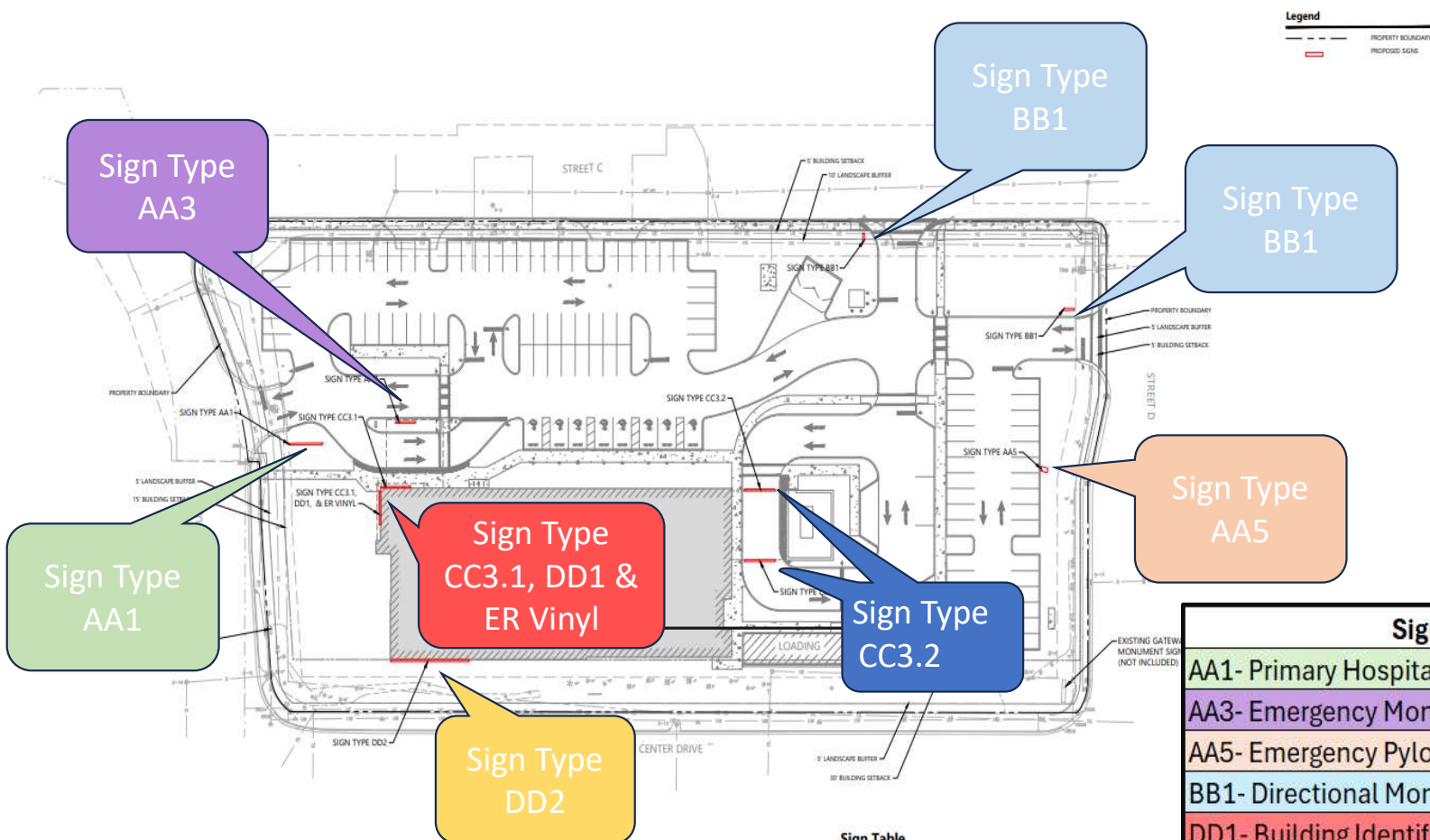
963 Lakeland Park Center
Drive





LAKELAND PARK CENTER
DICK'S
FLOOR & DECOR
ROSS DRESS FOR LESS
OLD NAVY
SHOE STATION **ULTA**

SE corner of Lakeland Park Center Dr & mall access entrance F W



Sign Type	Max Height
AA1- Primary Hospital Campus ID Monument	8'-4"
AA3- Emergency Monument	4'-2"
AA5- Emergency Pylon	20'-0"
BB1- Directional Monument (Large)	7'-0"
DD1- Building Identification Sign	4'-9.5"
DD2- Building Identification Sign	2'-10.5"
CC3.1- Emergency Canopy Sign	2'-0"
CC3.2- Ambulance Canopy Sign	2'-0"
Vinyl- ER Vinyl	6'-0"

Sign Table

Sign Type	Function	Max Height	Size (sq)	Quantity
AA1	Primary Hospital Campus Identification Monument	8'-4"	100.00	1
AA3	Emergency Monument	4'-2"	10.00	1
AA5	Emergency Pylon	20'-0"	100.00	1
BB1	Directional Monument (Large)	7'-0"	50.00	2
DD1	Building Identification Sign	4'-9.5"	50.00	1
DD2	Building Identification Sign	2'-10.5"	50.00	1
CC3.1	Emergency Canopy Sign	2'-0"	10.00	2
CC3.2	Ambulance Canopy Sign	2'-0"	40.00	2
VINYL	ER Vinyl	6'-0"	50.00	1
Total of				

PUD25-019 Proposed changes

Ordinance 5509, as amended:

- H. Signage: Signage shall be in accordance with Section 4.9 of the Land Development Code except as otherwise provided in the comprehensive sign plan included as Attachments “E-1,” “E-2,” “E-3,” “E-4,” and “E-5,” and as follows.
 - 1. For Outparcels 2, 3 and 4, signage specific to the development of a free-standing emergency room shall be in accordance with Attachments “E-6,” “E-7,” “E-8,” “E-9,” and “E-10”.

**Lakeland Park Center
Index to Attachments**

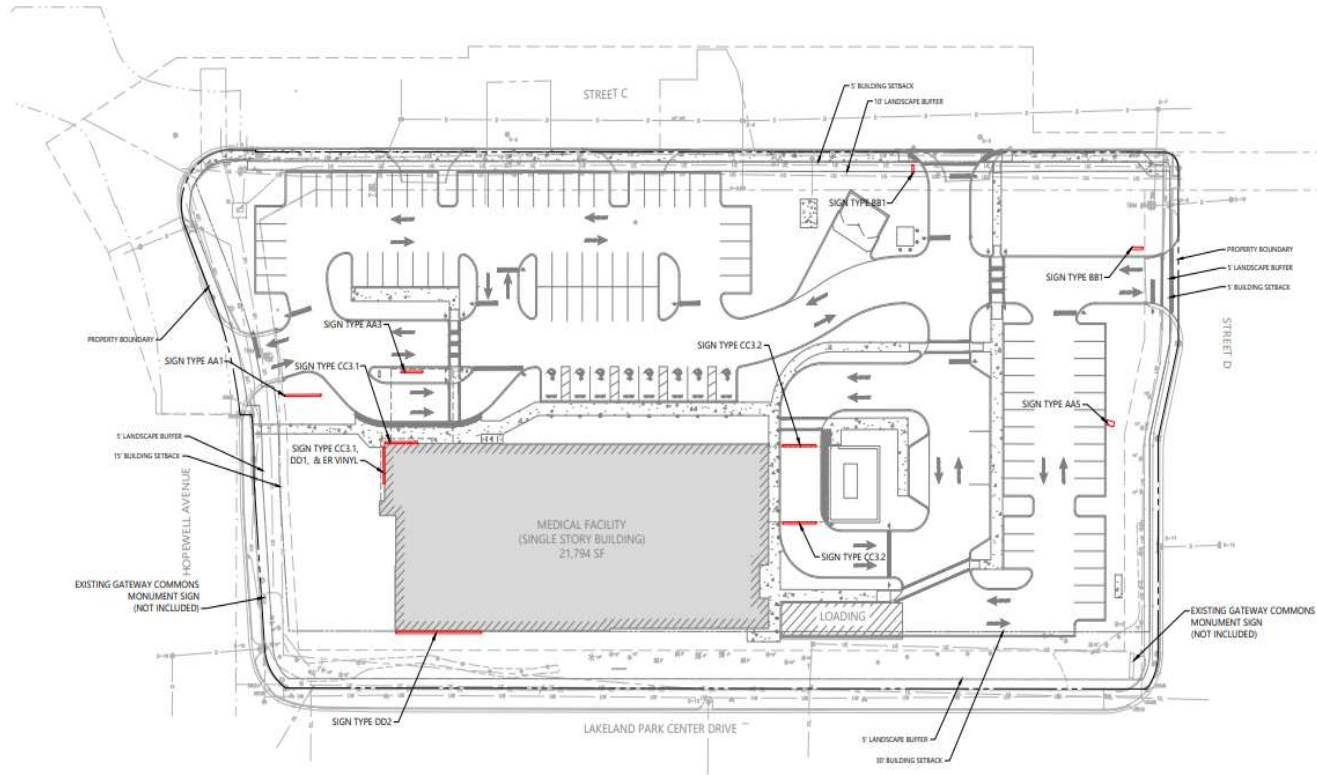
Attachment

A	Legal Description
B	Proposed Zoning Map
C	Site Plan
C-1 through C-3	Buffer Plans
D-1	Partial South Elevations & Sidewalk Plans Majors A, B, C and D, and Retail A & B)
D-2	Partial North, East and West Elevations & Sidewalk Plans (Major A)
D-3	Partial North Elevations & Sidewalk Plans (Major E & Retail E & F)
D-4	Partial South Elevations & Sidewalk Plans (Major E & Retail E & F)
E-1 through E-5	Signage Map and Sign Elevations
E-6 through E-10	<u>Signage Provisions Specific to the Development of a Free-Standing Emergency Room on Outparcels 2, 3 and 4.</u>
F.	Park & Ride and Bus Superstop Configuration
G.	Free-Standing Emergency Room Site Plan

ATTACHMENT "E-6"

Legend

	PROPERTY BOUNDARY
	PROPOSED SIGN



Sign Table

Sign Type	Function	Max Height	Size (sf)	Quantity	Total Area (sf)
AA1	Primary Hospital Campus Identification Monument	8'-4"	199.52	1	199.52
AA3	Emergency Monument	4'-2"	75.52	1	75.52
AA5	Emergency Pylon	30'-0"	168.00	1	168.00
BB1	Directional Monument (Large)	7'-0"	52.70	2	105.40
DD1	Building Identification Sign	4'-8.5"	58.45	1	58.45
DD2	Building Identification Sign	2'-10.5"	52.82	1	52.82
CC3.1	Emergency Canopy Sign	2'-0"	35.15	2	70.30
CC3.2	Ambulance Canopy Sign	2'-0"	40.87	2	81.74
VWVL	ER Vinyl	8'-0"	54.50	1	54.50
				Total of	876.11

ATTACHMENT "E-7"

DD2 - Wall Mounted Illuminated Channel Letter

[A] - CHANNEL LETTER FACE
Material: 3/16" Acrylic Face with Black Tempra-Jessie®
Graphics Method: Translucent Vinyl to Match Approved vinyl Specs

[B] - LETTER CONSTRUCTION
Material: 3" Aluminum Returns Painted Black
Backer Material: 3/8" Aluminum Backer

[C] - LETTER INTERIOR
Lighting: White Scon LED's or Approved Equal
Background Method: Paint
Background Color: Bright White - no recesses are permitted on any wall sign
Mounting: Non-Compressive Fasteners as Per Building Requirement

ORLANDO HEALTH COPY AREA: 39.68 SF
ER BOX COPY AREA: 12.64 SF
TOTAL COPY AREA: 52.32 SF

SIGN TYPE - DD2
SCALE: NTS

DD1 - Wall Mounted Dimensional Letters

[A] - LETTER CONSTRUCTION
Material: 3/8" Thick Aluminum Flat Metal
Finish: Painted MP-2000, Orlando Health Logo Gray PMS 422C
Mounting: 1/2" - 20 Studs or Approved Stud as per Wall Construction

TOTAL COPY AREA: 58.45 SF

SIGN TYPE - DD1
SCALE: NTS

CC3 - Canopy Mounted Illuminated Channel Letter

[A] - CHANNEL LETTER FACE
Material: 3/16" Acrylic Face with Black Tempra-Jessie®
Graphics Method: Translucent Vinyl to Match Approved vinyl Specs

[B] - LETTER CONSTRUCTION
Material: 3" Aluminum Returns Painted Black
Backer Material: 3/8" Aluminum Backer

[C] - LETTER INTERIOR
Lighting: White Scon LED's or Approved Equal
Background Method: Paint
Background Color: Bright White - no recesses are permitted on any wall sign
Mounting: Non-Compressive Fasteners as Per Building Requirement

Color Schedule
C1: Red
C2: Black

AMBULANCE COPY AREA: 40.67 SF

SIGN TYPE - CC3
SCALE: NTS

CC3 - Canopy Mounted Illuminated Channel Letter

[A] - CHANNEL LETTER FACE
Material: 3/16" Acrylic Face with Black Tempra-Jessie®
Graphics Method: Translucent Vinyl to Match Approved vinyl Specs

[B] - LETTER CONSTRUCTION
Material: 3" Aluminum Returns Painted Black
Backer Material: 3/8" Aluminum Backer

[C] - LETTER INTERIOR
Lighting: White Scon LED's or Approved Equal
Background Method: Paint
Background Color: Bright White - no recesses are permitted on any wall sign
Mounting: Non-Compressive Fasteners as Per Building Requirement

EMERGENCY COPY AREA: 39.13 SF

SIGN TYPE - CC3
SCALE: NTS

ATTACHMENT "E-8"

AA3 - Emergency Directional Monument

[A] 1/2" Acrylic lettering with translucent vinyl overlays to match approved colors

[B] 2" 30mm Chroma KT with nebulous white color center with removable matte face finish

[C] 3/4" "poraflex" 946 gpc illuminated face with translucent or printed graphics illuminated with white stick signs (if LEDs)

[D] 1/8" Aluminum construction metal face and sides with T Square tubing aluminum frame

PLACEMENT GUIDELINE & USAGE EXAMPLE
Placement will be in front of emergency department.



1 SIGN TYPE - AA3
SCALE: N.T.S.

AA1 - Primary Campus Entrance Monument

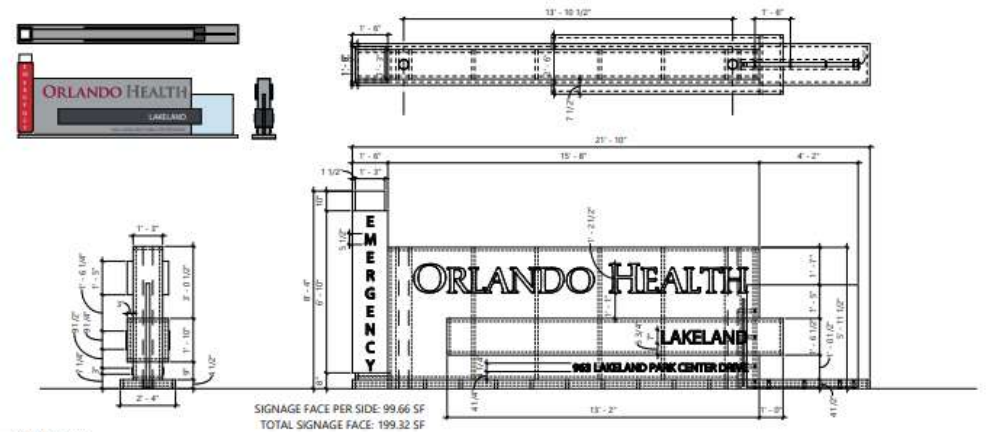
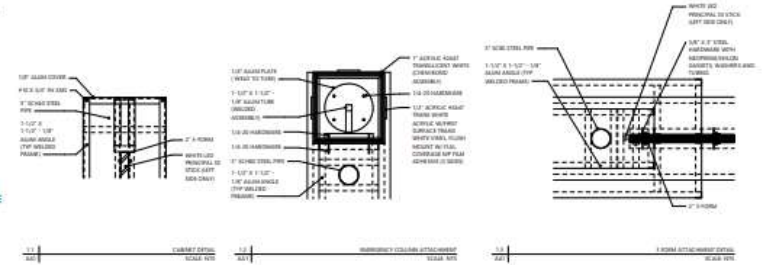
[A] 1" Acrylic Chemically Bonded With 1/2" Acrylic Letters Applied To Face With Translucent Vinyl Overlay

[B] 2" Foot illuminated channel letters with translucent vinyl overlay

[C] 2" 30mm Chroma KT with nebulous white color center with removable matte face finish

[D] 1/8" Aluminum construction cabinet with push thru cap

PLACEMENT GUIDELINE & USAGE EXAMPLE
Placement will be at the campus entrance. Options include curved or linear design.



1 SIGN TYPE - AA1
SCALE: N.T.S.

ATTACHMENT “E-10”

Sign Type	Max Height	Size (SF)	Quantity	Total Area (SF)
AA1 – Primary Hospital Campus ID Monument	8’-4”	199.32	1	199.32
AA3 – Emergency Monument	4’-2”	78.52	1	78.52
AA5 – Emergency Pylon	20’-0”	168.00	1	168.00
BB1 – Directional Monument (Large)	7’-0”	52.70	2	105.40
DD1 – Building Identification Sign	4’-9.5”	58.45	1	58.45
DD2 – Building Identification Sign	2’-10.5”	52.32	1	52.32
CC3.1 – Emergency Canopy Sign	2’-0”	39.13	2	78.26
CC3.2 – Ambulance Canopy Sign	2’-0”	40.67	2	81.34
VINYL– ER Vinyl	6’-0”	54.50	1	54.50
Sub-Total				876.11

Notes

- 1) Exact colors and sign designs can be adjusted without need to amend this Comprehensive Sign Plan as long as total area listed above does not change.
- 2) Locations are approximate and may be adjusted based on detailed site plans without the need to modify this Comprehensive Sign Plan.
- 3) Text can be modified during sign permit application and review as long as total copy area of signs is not greater than the maximum total area identified above for the identified signs.
- 4) The Owner agrees to regular maintenance and replacement of signage in accordance with the approved Master Sign Plan provisions.

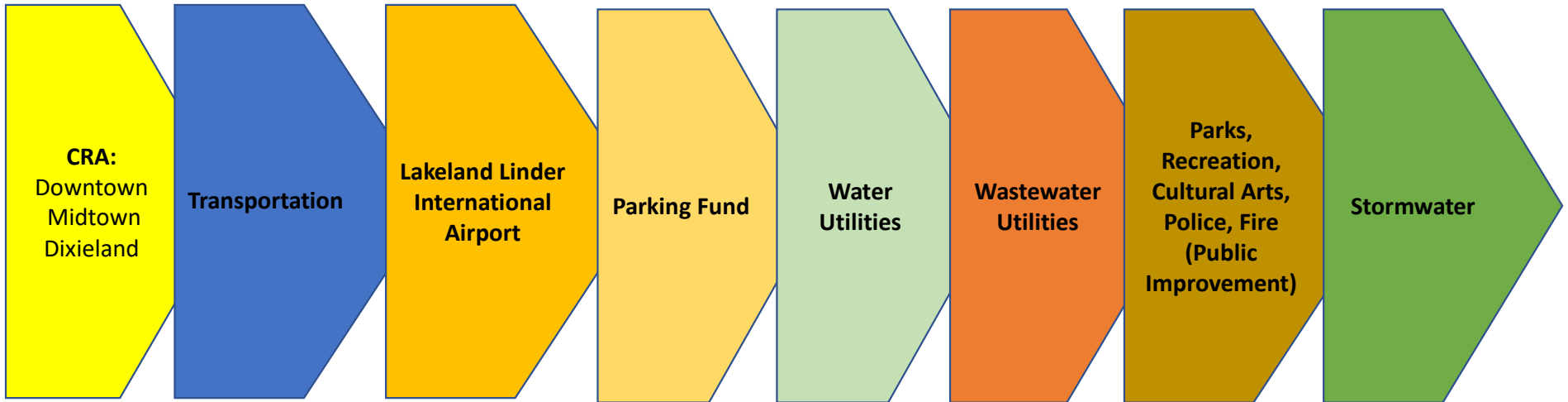
Item 4

CPA25-001

Annual update to portions of Capital Improvement Element of Lakeland Comprehensive Plan: Our Community 2030 including the five-year Capital Improvement Program.

Item 4

Elements within Capital Improvement Element



Item 4

- **City Five-Year Capital Improvement Plan**
 - Already adopted by the City Commission;
 - Compliance with City Comprehensive Plan;
 - Includes infrastructure investments to maintain and achieve level-of-service requirements;
 - Local and State/Federal discretionary funding; and
 - 10-Year Funding Program.

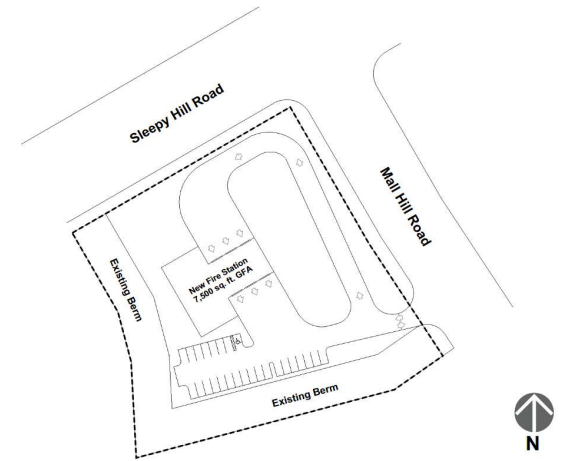
Item 4



**City Partnerships
(Transportation & CRA)**



City Wastewater



Fire Department

Capital Improvement Plan

Revenue and Expenditures

	Adjusted 2025 Budget	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Total Project Cost
Revenue												
Transportation	25,212,397	12,980,638	27,655,912	14,139,647	13,495,549	11,873,424	11,933,562	11,475,328	10,599,060	11,333,857	10,059,845	160,759,219
Public Improvement	67,247,517	27,568,226	19,591,210	19,309,733	17,491,924	18,819,436	18,434,262	18,868,233	16,547,517	16,859,496	15,810,303	256,547,857
Community Redevelopment Agencies (CRA)	31,888,398	12,777,440	18,305,572	16,102,641	17,176,480	19,451,859	20,291,291	19,167,085	5,823,601	6,256,361	6,103,827	173,344,555
Downtown	9,317,609	4,201,055	4,949,264	5,423,085	5,447,094	5,637,299	6,177,714	6,280,691	5,823,601	6,256,361	6,103,827	65,617,600
Midtown	19,805,477	8,016,113	12,768,717	10,089,553	11,061,957	13,169,691	13,466,252	12,321,162	-	-	-	100,698,922
Dixieland	2,765,312	560,272	587,591	590,003	667,429	644,869	647,325	565,232	-	-	-	7,028,033
Airport	14,379,878	9,006,555	6,520,681	12,706,105	12,965,803	4,145,371	6,140,676	6,136,927	3,631,424	3,641,626	3,636,527	82,911,573
Stormwater Utility	19,034,176	9,301,621	9,212,228	9,483,105	10,236,121	10,291,204	10,429,784	10,611,924	11,029,463	11,327,938	11,554,296	122,511,860
Water	29,512,078	7,076,714	10,970,730	10,171,351	9,331,327	7,228,438	7,144,536	7,661,895	12,888,196	9,930,142	11,876,356	123,791,763
Wastewater	69,773,802	31,729,500	99,355,500	13,567,500	9,327,500	14,119,534	15,184,534	12,439,534	13,679,534	12,729,534	12,524,534	304,431,006
Expenses												
Transportation	25,212,397	12,980,638	27,655,912	14,139,647	13,495,549	11,873,424	11,933,562	11,475,328	10,599,060	11,333,857	10,059,845	160,759,219
Public Improvement	67,247,517	27,568,226	19,591,210	19,309,733	17,491,924	18,819,436	18,434,262	18,868,233	16,547,517	16,859,496	15,810,303	256,547,857
Community Redevelopment Agencies (CRA)	31,888,398	12,777,440	18,305,572	16,102,641	17,176,480	19,451,859	20,291,291	19,167,085	5,823,601	6,256,361	6,103,827	173,344,555
Downtown	9,317,609	4,201,055	4,949,264	5,423,085	5,447,094	5,637,299	6,177,714	6,280,691	5,823,601	6,256,361	6,103,827	65,617,600
Midtown	19,805,477	8,016,113	12,768,717	10,089,553	11,061,957	13,169,691	13,466,252	12,321,162	-	-	-	100,698,922
Dixieland	2,765,312	560,272	587,591	590,003	667,429	644,869	647,325	565,232	-	-	-	7,028,033
Airport	14,379,878	9,006,555	6,520,681	12,706,105	12,965,803	4,145,371	6,140,676	6,136,927	3,631,424	3,641,626	3,636,527	82,911,573
Stormwater Utility	19,034,176	9,301,621	9,212,228	9,483,105	10,236,121	10,291,204	10,429,784	10,611,924	11,029,463	11,327,938	11,554,296	122,511,860
Water	29,512,078	7,076,714	10,970,730	10,171,351	9,331,327	7,228,438	7,144,536	7,661,895	12,888,196	9,930,142	11,876,356	123,791,763
Wastewater	69,773,802	31,729,500	99,355,500	13,567,500	9,327,500	14,119,534	15,184,534	12,439,534	13,679,534	12,729,534	12,524,534	304,431,006

General Meeting



5. Review minutes of the November 18, 2025 meeting

Item 6

CUP25-006

510 Hartsell Avenue

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.

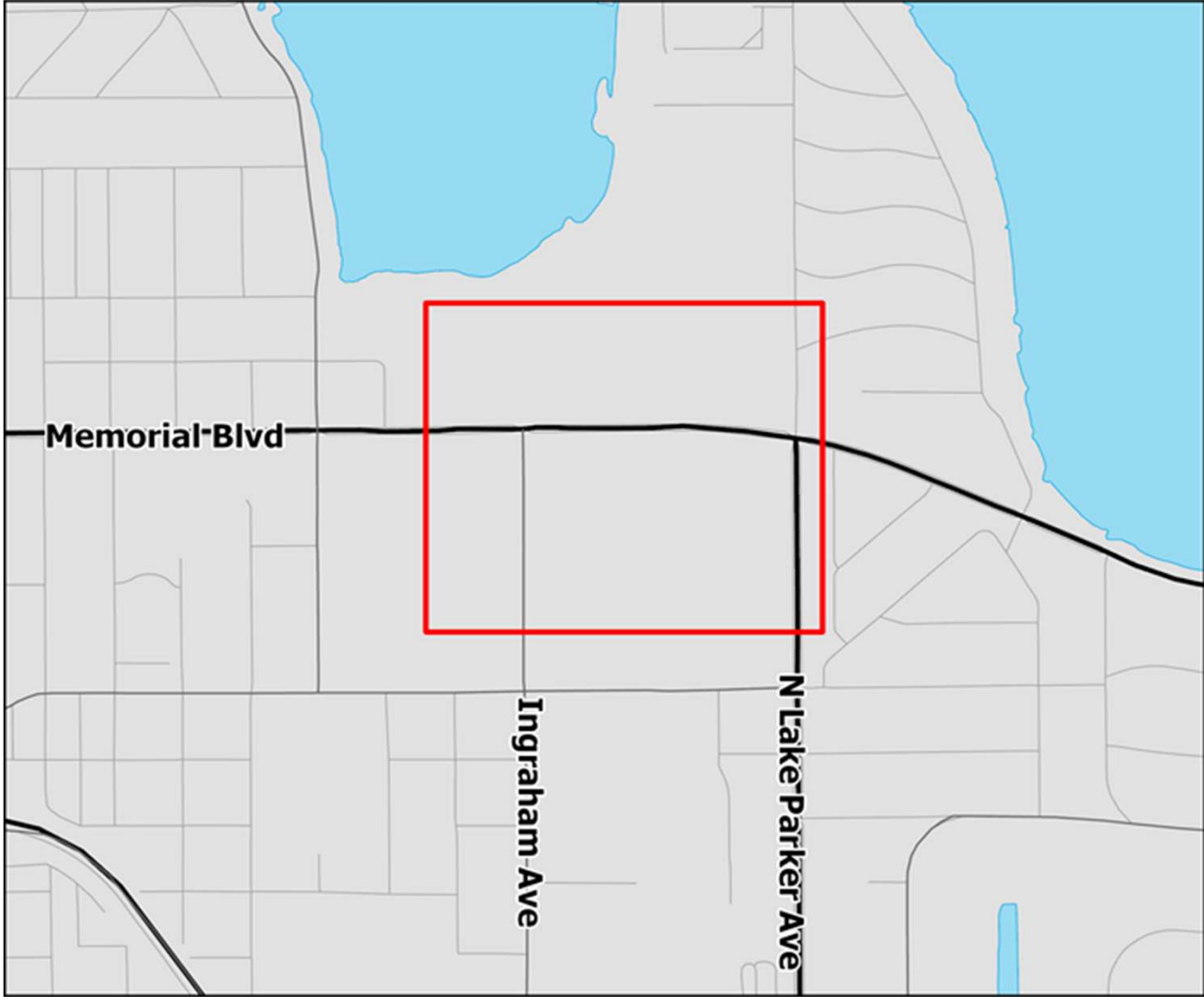
**Continued from September
Request for an additional one-month continuance**

Item 7

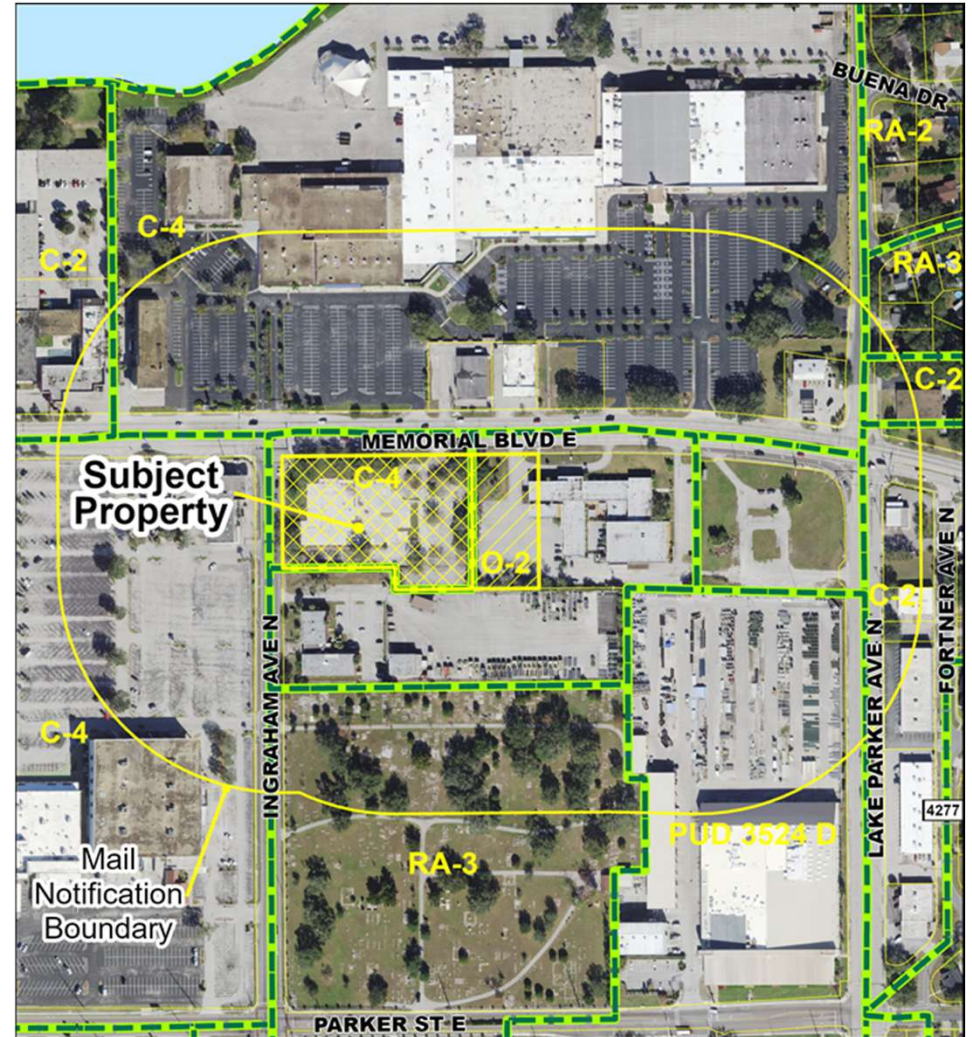
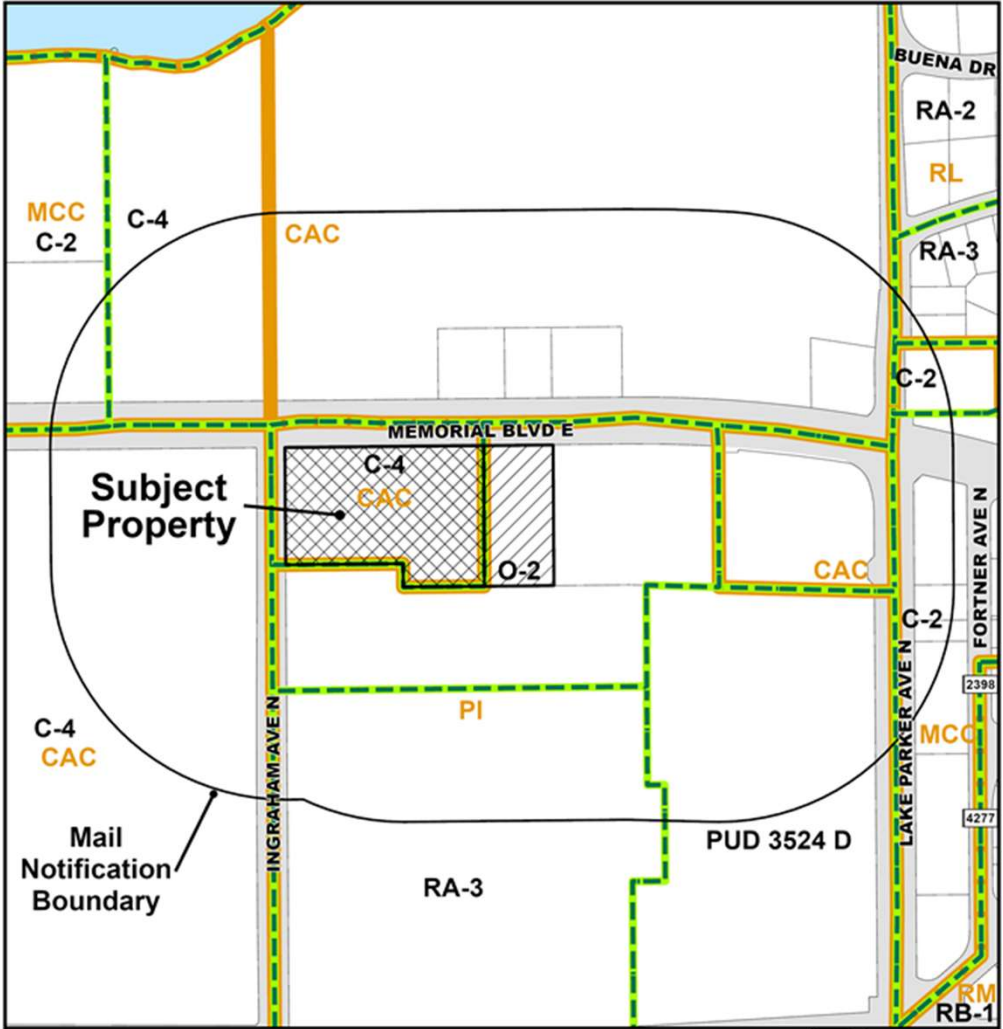
PUD25-017/LUS25-006

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



Available **Colliers**
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Jorge Rodriguez, CCIM
Alexie Fonseca
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Colliers International Florida, LLC | Commercial Real Estate Services

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FENCE CO.
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MIAMI, FL 33149

Northwest Boundary Facing E



Northwest Boundary Facing West



Northwest Boundary Facing South

PUD25-017 - Conditions

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

- 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

- 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

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

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

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.

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8. Report of City Commission action on Planning & Zoning Board recommendations along with Planning & Transportation Manager's Report
 9. Audience
 10. Adjourn