

AGENDA

Planning & Zoning Board
City Commission Chambers
March 17, 2009
8:30 a.m.

PUBLIC HEARING

ITEM 1. a. Conditional use to allow a day spa on property located at 200 Allamanda Drive. The subject property is zoned O-1 (Small Lot Office). Owner: Allamanda Professional Center, LLC. Applicant: Dawn Cowart. (09-MAR-002-C)

b. Final decision.

ITEM 2. Change in future land use from County BPC-1 (Business Park Center-1) to City BP (Business Park) and application of O-1 (Small Lot Office) zoning on 1.16 acres located at 3240, 3250, 3252 and 3260 Kathleen Road. The subject property was recently annexed and contains an existing pawn shop. Owner: Ronald G. Peterson. Applicant: City of Lakeland. (SS-09-007) (09-MAR-007-Z)

ITEM 3. Change in future land use from County RL-1 (Residential Low-1) to City RM (Residential Medium) and application of O-1 (Small Lot Office) zoning for an existing church on 1.53 acres located at 3225 Kathleen Road. The subject property was recently annexed. The south 31 feet of the property was annexed approximately ten years ago and presently has RM future land use and City PUD zoning that is associated with Highland Fairways. O-1 zoning will also be applied to the south 31 feet. Owner: Griffin Baptist Church. Applicant: City of Lakeland. (SS-09-008)(09-MAR-008-Z)

GENERAL MEETING

ITEM 4. Review minutes of the February 17, 2009 meeting.

ITEM 5. Change in future land use from RM (Residential Medium) to LCC (Linear Commercial Corridor) and a change in zoning from MH (Mobile Home) to C-2 (Highway Commercial) on approximately 3.02 acres located at 2121 New Tampa Highway. Owner: Woodalls, Inc. Applicant: Genesis Group. (09-JAN-001-Z)

ITEM 6. Change in future land use from RL (Residential Low) to BP (Business Park) and a change in zoning from LD (Limited Development) to PUD (Planned Unit Development) to allow office, hotel, restaurant and flex space uses on approximately 24.2 acres located at 3485 Airport Road. Owner: Delores Dunkman Davis Revocable Living Trust. Applicant: Neil Frazee, MSCW, Inc. (LS-09-002/09-FEB-003-Z)

ITEM 7. Change in future land use from County BPC (Business Park Center) to City BP (Business Park) and application of I-2 (Medium Industrial) zoning on 129.8 acres north and south of Swindell Road, east of County Line Road. Owners: Multiple. Applicant: City of Lakeland. (LS-09-003/09-FEB-004-Z)

ITEM 8. Changes in future land use and zoning on portions of Tenoroc Fish Management Area, located east of Lakeland Hills Boulevard and west of East Lake Parker Drive, as follows:

- (1) Change in future land use from C (Conservation) to R (Recreation) on 131.8 acres.
- (2) Change in future land use from R (Recreation) to C (Conservation) on 97.1 acres.
- (3) Change in zoning from MF-16 (Multiple-Family) to LD (Limited Development) on 36.6 acres.

Owners: Fish & Wildlife TIITF; City of Lakeland. Applicant: City of Lakeland. (LS-09-004/09-FEB-005-Z)

ITEM 9.

Text amendment T-09-005 is proposed in order to update the City's Comprehensive Plan, Intergovernmental Coordination Element, with an annual adjustment to an illustration which depicts the geographic boundaries for the City's Comprehensive Plan Certification Program. Applicant: City of Lakeland.

ITEM 10.

Text amendment T-09-006 is proposed in order to update the City's Comprehensive Plan, Future Land Use Element, by adding a maximum floor area ratio (F.A.R.) intensity standard to the Business Park (BP) future land use designation. Applicant: City of Lakeland.

ITEM 11.

Report of City Commission action on Planning and Zoning Board recommendations.

ITEM 12. Director's Report.

ITEM 13. Audience.

ITEM 14. Adjourn.