

**AGENDA**

Planning & Zoning Board  
City Commission Chambers  
April 21, 2009  
8:30 a.m.

**PUBLIC HEARING**

ITEM 1. a. Minor modification to existing PUD (Planned Unit Development) zoning to allow boat, trailer and RV storage as a principal use on property located at 5320 N. State Road 33. The original PUD was approved in May, 2007 for a self-storage facility. As a condition of approval, the storage of boats, trailers, vehicles, equipment and the like was specifically prohibited. The new owners wish to use the property for outdoor storage until a self-storage facility is constructed. Owner: Thomas Petcoff. Applicant: Cory Petcoff. (09-APR-010-Z)

b. Final decision.

ITEM 2. a. Conditional use to allow a camouflaged cell tower on the campus of the Presbyterian Church in the Highlands, 1010 Lake Miriam Drive. Owner: Presbyterian Church in the Highlands. Applicant: Laura Belflower, on behalf of Verizon Wireless. (09-APR-003-C)

b. Final decision.

ITEM 3. PUD (Planned Unit Development) zoning to allow a mixed use regional shopping center on approximately 50.9 acres located northwest of Interstate-4, east of North Road 98 and north of Crevasse Street. Owner: Multiple. Applicant: North Lakeland Properties Inc., RG Lakeland Properties LLC & RG Lakeland Tiki LLC. (09-APR-009-Z)

ITEM 4. a. Proposed Text Amendment T-09-010 to update portions of the Transportation Element of the Lakeland Comprehensive Plan: 2000-2010 regarding pathways planning and roadway functional classification. Applicant: City of Lakeland.

b. Final decision.

ITEM 5. a. Request of City of Lakeland to remove all lands subject to trade with the State of Florida (TIITF) from the Bridgewater Development Order as set forth in Ordinance 4193, as amended by Ordinance 4831.

b. Final decision.

ITEM 6. a. Proposed Text Amendment T-09-011 to add policies to the Goals, Objectives and Policies section of the Future Land Use Element of the Lakeland Comprehensive Plan: 2000-2010, in regard to employment related land uses. Applicant: City of Lakeland.

b. Final decision.

**GENERAL MEETING**

ITEM 7. Review minutes of the March 17, 2009 meeting.

- ITEM 8. 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. (09-FEB-003-Z)
- ITEM 9. 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 and a music store. Owner: Ronald G. Peterson. Applicant: City of Lakeland. (SS-09-007/09-MAR-007-Z)
- ITEM 10. 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)
- ITEM 11. Report of City Commission action on Planning and Zoning Board recommendations.
- ITEM 12. Director's Report.
- ITEM 13. Audience.
- ITEM 14. Adjourn.