

## AGENDA

Planning & Zoning Board  
City Commission Chambers  
May 19, 2009  
8:30 a.m.

## PUBLIC HEARING

- ITEM 1:** a. Minor modification of PUD (Planned Unit Development) zoning to adopt a revised site development plan and allow additional uses on property located at 3030 Harden Boulevard. Owner: J&H Investments of Polk County, LLC. Applicant: Rodda Construction, Inc. (09-MAY-011-Z)
- b. Final decision.
- ITEM 2:** Change in future land use from County BPC-1 (Business Park Center) to City BP (Business Park) and application of I-2 (Medium Industrial) zoning on approximately 6.5 acres located at 4820 Lakeland Commerce Parkway. Owner: Florida Treatt USA. Applicant: City of Lakeland. (SS-09-009/09-MAY-012-Z)
- ITEM 3:** Proposed changes to the Land Development Regulations: Reducing the maximum height of fences and walls in rear and side yards in residential zoning districts from eight feet to six feet; modifying Figure 30.01 accordingly; Correcting a reference in Table 31.01 to the State of Florida alcoholic beverage license type issued to restaurants for on-premises consumption of beer and wine; Establishing standards governing the placement of bicycle racks; Establishing standards governing the placement of sidewalk signs in the C-6 (Downtown Commercial) and C-7 (Munn Park Historic District) zoning districts. Applicant: City of Lakeland. (09-MAY-013-Z)

## GENERAL MEETING

- ITEM 4:** Review minutes of the April 21, 2009 meeting.
- ITEM 5:** 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 6:** 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)
- ITEM 7:** 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)
- ITEM 8:** 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 9: Report of City Commission action on Planning and Zoning Board  
recommendations.

ITEM 10: Director's Report.

ITEM 11: Audience.

ITEM 12: Adjourn.