

## AGENDA

Planning & Zoning Board  
City Commission Chambers  
August 18, 2009  
8:30 a.m.

### PUBLIC HEARING

- ITEM 1: a. Compatibility review to allow an accessory dwelling unit on property located at 404 West Highland Street. Owner/Applicant: Christina Rogers. (09-JUL-007-C) **Note: Withdrawn by applicant.**
- b. Final decision.
- ITEM 2: a. Conditional use to allow a nail salon within one unit of an existing building located at 1412 South Florida Avenue. Owner/Applicant: Harper Realty & Development, Inc. (09-AUG-009-C)
- b. Final decision.
- ITEM 3: Annexation, City BP (Business Park) future land use and inclusion within PUD (Planned Unit Development) 5065 to allow office uses. The subject property contains 1.74 acres and is located at 3812 and 3828 Kathleen Road. Owner/Applicant: Highland Equities, Inc. (SS-09-013, 09-AUG-016-Z)

### GENERAL MEETING

- ITEM 4: Review minutes of the July 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 Applicant: Neil Frazee, MSCW, Inc. (09-FEB-003-Z) **Note: Withdrawn by applicant.**
- ITEM 6: 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) **Note: Applicant has requested a one month delay.**
- ITEM 7: Conditional use to allow 150,000 square feet of office, retail, grocery, restaurant and other uses on 22.34 acres located north of Interstate 4 and west of Kathleen Road. The proposed project consists of an anchor parcel for 100,000 square feet of building space and four outparcels for an additional 50,000 square feet of building space. Owner/Applicant: Interchange Group, LLC. (09-JUN-006-C)
- ITEM 8: Conditional use to allow a church and youth ministry on property located at 519 Pear Street. Owner: Faith Praise and Worship International Ministry. Applicant: Gloriet Brown. (09-JUL-008-C) **Note: Applicant has requested a one month delay.**
- ITEM 9: Proposed change to the Land Development Regulations to establish standards governing the placement of bicycle racks. Applicant: City of Lakeland. (09-MAY-013-Z)

ITEM 10: Report of City Commission action on Planning and Zoning Board recommendations.

ITEM 11: Director's Report.

ITEM 12: Audience.

ITEM 13: Adjourn.